

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

July 15, 2014

Regular Meeting – 7:00 p.m.

Work Session – 5:00 p.m.

Ypsilanti Township Civic Center

7200 S. Huron River Drive

Ypsilanti, MI 48197

DEPARTMENTAL REPORTS

14-B District Court

Revenue Report for June 2014

General Account

Account Number		
Due to Washtenaw County		
(101-000-000-214.222)		<u>\$2,311.00</u>
Due to State Treasurer		
Civil Filing Fee Fund (MCL 600.171):	\$17,955.00	
State Court Fund (MCL 600.8371):	\$1,220.00	
Justice System Fund (MCL 600.181):	\$17,541.00	
Juror Compensation Reimbursement Fund:		
Civil Jury Demand Fee (MCL 600.8371):	\$0.00	
Drivers License Clearance Fees (MCL 257.321a):	\$1,620.00	
Crime Victims Rights Fund (MCL 780.905):	\$6,066.90	
Judgment Fee (Dept. of Natural Resources):	\$10.00	
Due to Secretary of State		
(101-000-000-206.136)	\$1,620.00	
	Total:	<u>\$46,032.90</u>

Due to Ypsilanti Township

Court Costs (101-000-000-602.136):	\$30,682.72	
Civil Fees (101-000-000-603.136):	\$16,605.00	
Probation Fees (101-000-000-604.000):	\$9,804.25	
Ordinance Fines (101-000-000-605.001):	\$41,223.46	
Bond Forfeitures (101-000-000-605.003):	\$2,631.00	
Interest Earned (101-000-000-605.004):	\$0.00	
State Aid-Caseflow Assistance (101-000-602.544):	\$8,714.54	
Expense Write-Off:	\$0.00	
Bank Charges (Expense - 101.136.000.957.000):	(\$1,763.42)	
	Total:	<u>\$107,897.55</u>

Total to General Account - (101.000.000.004.136): **\$156,241.45**

Escrow Account

(101-000-000-205.136)		
Court Ordered Escrow:	\$6,613.68	
Garnishment Proceeds:	\$0.00	
Bonds:	\$21,977.00	
Restitution:	\$8,724.30	
Total to Escrow Account - (101.000.000.205.136):		<u>\$37,314.98</u>

14-B District Court

Monthly Disbursements

June 2014

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.

June 2014 Disbursements:

Washtenaw County:	\$ 2,311.00
State of Michigan:	\$ 46,032.90
Ypsilanti Township Treasurer:	\$ 107,897.55

TOTAL: \$156,241.45

		Year to Date	
		Prior Year Comparison	
Month	Revenue	Revenue	
	2013	2014	
January	\$93,843.72	\$93,424.58	
February	\$120,646.88	\$134,377.46	
March	\$120,330.43	\$116,070.56	
April	\$87,844.43	\$104,192.57	
May	\$91,209.97	\$106,156.14	
June	\$90,086.73	\$107,897.55	
July	\$75,083.36		
August	\$89,198.00		
September	\$92,229.66		
October	\$137,889.48		
November	\$70,380.21		
December	\$81,613.89		
Caseload			
Standardization			
Payment:	\$45,724.00	\$45,724.00	
Year-to Date			
Totals:	\$1,196,080.76	\$707,842.86	
Expenditure			
Budget:	\$1,265,772.00	\$1,267,085.00	
Difference:	(\$69,691.24)	(\$557,929.14)	

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

BUILDING DEPARTMENT MONTHLY REPORT - JUNE 2014

Permit Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Building	55	44	66	90	127	124							506
	\$ 16,244	\$ 16,632	\$ 12,783	\$ 18,614	\$ 96,726	\$ 56,621							\$ 217,620
Electrical	16	16	23	18	49	43							165
	\$ 1,290	\$ 2,175	\$ 1,815	\$ 1,800	\$ 3,855	\$ 2,775							\$ 13,710
Mechanical	85	51	50	58	81	98							423
	\$ 4,980	\$ 2,760	\$ 3,095	\$ 4,185	\$ 5,925	\$ 10,000							\$ 30,945
Plumbing	28	30	83	35	46	107							329
	\$ 2,145	\$ 2,010	\$ 4,545	\$ 2,745	\$ 3,525	\$ 6,300							\$ 21,270
Zoning	2	-	1	14	13	26							56
	\$ 90	\$ -	\$ 45	\$ 630	\$ 585	\$ 1,170							\$ 2,520
Sub Totals	186	141	223	215	316	398	-	-	-	-	-	-	1,479
TOTAL YTD	\$ 24,749	\$ 23,577	\$ 22,283	\$ 27,974	\$ 110,616	\$ 76,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,065

BUILDING DEPARTMENT MONTHLY REPORT - 2013

Permit Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Building	61	57	63	100	85	96	107	90	100	143	61	68	1,031
	\$ 14,504	\$ 14,185	\$ 9,331	\$ 31,205	\$ 15,676	\$ 28,985	\$ 24,060	\$ 22,689	\$ 19,098	\$ 74,598	\$ 8,597	\$ 10,382	\$ 273,310
Electrical	37	27	27	29	49	30	30	36	36	35	21	25	382
	\$ 2,435	\$ 2,475	\$ 2,190	\$ 2,685	\$ 4,805	\$ 2,745	\$ 2,430	\$ 2,880	\$ 3,750	\$ 3,585	\$ 3,165	\$ 2,460	\$ 35,605
Mechanical	69	30	38	51	59	63	45	39	61	116	70	51	692
	\$ 5,115	\$ 2,680	\$ 3,005	\$ 4,198	\$ 6,670	\$ 10,565	\$ 3,750	\$ 3,035	\$ 3,675	\$ 6,105	\$ 3,935	\$ 3,235	\$ 55,968
Plumbing	34	21	29	46	36	49	37	29	45	56	29	21	432
	\$ 2,895	\$ 1,680	\$ 2,055	\$ 3,555	\$ 3,855	\$ 4,260	\$ 2,910	\$ 2,370	\$ 3,435	\$ 8,040	\$ 1,920	\$ 1,605	\$ 38,580
Zoning	1	2	4	17	14	16	17	12	14	12	3	2	114
	\$ 90	\$ 90	\$ 180	\$ 765	\$ 630	\$ 675	\$ 765	\$ 540	\$ 630	\$ 540	\$ 135	\$ 90	\$ 5,130
Sub Totals	202	137	161	243	243	254	236	206	256	362	184	167	2,651
TOTAL YTD	\$ 25,039	\$ 21,110	\$ 16,761	\$ 42,408	\$ 31,636	\$ 47,230	\$ 33,915	\$ 31,514	\$ 30,588	\$ 92,868	\$ 17,752	\$ 17,772	\$ 408,593

**BUILDING DEPARTMENT REPORT
RON FULTON - BUILDING DIRECTOR**

INSPECTION RUNNING TOTALS													
Inspections	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Total 2014	318	253	354	417	429	501							2,272
Total 2013	336	328	239	306	445	404	389	507	459	647	410	378	4,848
Total 2012	852	259	592	328	340	268	275	419	317	382	340	276	4,648
Total 2011	319	238	280	311	371	369	319	411	349	432	316	143	3,858
Total 2010	292	220	361	366	379	358	427	405	350	449	322	140	4,069
Total 2009	323	315	340	337	350	372	440	401	463	374	341	137	4,193
Total 2008	460	352	326	432	432	628	727	562	533	577	393	128	5,550

Rental Inspections	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTALS
Total 2014	234	225	303	337	310	290							1,699
Total 2013	197	237	206	175	226	251	291	302	222	297	215	175	2,794
Total 2012	142	165	228	194	209	202	185	258	225	265	231	131	2,435
Total 2011	95	49	102	146	129	179	183	243	177	214	187	153	1,857
Total 2010	214	170	139	216	223	158	264	179	212	183	83	48	2,089
Total 2009	(Began tracking separate rental inspection totals Oct, 2009)									57	160	77	294

YPSILANTI TOWNSHIP FIRE DEPARTMENT
MONTHLY REPORT

JUNE 2014

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	17 Fire Fighters
1 Fire Marshall	3 Shift Lieutenants	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 367 requests for assistance. Of those requests, 251 were medical emergency service calls, with the remaining 116 incidents classified as non-medical and/or fire related.

Department activities for the month of June, 2014:

- 1) The Public Education Department participated in the following events:
 - a) Landing Zone Security for U of M Burn Center @ Wiards Orchard
 - b) Station 1 Tour & Truck Demonstration for Girl Scout Troop
 - c) Fairway Hills Subdivision annual Bike Parade
 - d) Hosted American Red Cross Blood Drive
 - e) Smoke Alarms: 677 Cayuga (2)
 - f) Car Seat fittings
- 2) Fire fighters attended 16 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
 - a) Washtenaw County Tech Rescue
 - b) Washtenaw County HazMat
 - c) FireHouse Software

The Fire Marshal had these activities for the month of June, 2014:

- 1) Inspections / Tests completed:
 - a) Fireworks Tent Inspections with State Fire Marshal: 10
 - b) Building Inspections: 13
 - c) Fire Sprinkler System Inspections: 3
 - d) Fire Alarm Inspections: 2
 - e) Carnival Inspections: 2
 - f) Plan Reviews: 5
 - g) Court Preparation / Appearances: 5
 - h) Burning Complaints: 4
 - i) Burn Permits Issued: 2
 - j) HazMat Team Responses – Mutual Aid: 2 (Ann Arbor & Ypsilanti City)
- 2) Attended 12 meetings / events:
 - a) University of Michigan Cancer Center Debriefing (HazMat Incident)
 - b) WAMAA Chiefs meeting
 - c) HazMat Team training
 - d) HazMat Team Equipment Inventory with State of Michigan
 - e) 8 Interview meetings with Entry-Level Firefighter Candidates

The Fire Chief attended 21 meetings / events for the month of June, 2014:

- 1) Met with American Red Cross Representative regarding Blood Drive
- 2) WAMAA meeting
- 3) Box Alarm Fire Chiefs meeting
- 4) Mutual Aid Association meeting
- 5) Rapid Recovery luncheon
- 6) 8 Interview meetings with Entry-Level Firefighter Candidates
- 7) Board Up Rotation meeting
- 8) Officers meeting
- 9) Meeting with HVA regarding Dispatch Codes
- 10) 2 Sight Surveys for Fire Suppression System
- 11) 2 Burning Complaints
- 12) Counseling Session with Paramedic Supervisor regarding staff

There were 0 injuries and 0 deaths reported this month for civilians.

There were 0 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at **\$26,600.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 06/02/2014	1900 Prospect	\$ 0.00 (Mutual Aid-Superior Twp)
2) 06/07/2014	100 N Ford Blvd	\$ 0.00 (grass)
3) 06/08/2014	2153 Lakeview	\$ 0.00 (dumpster)
4) 06/10/2014	99 S Harris	\$ 0.00 (dumpster)
5) 06/11/2014	2940 International Dr	\$ 1,500.00 (building / balcony)
6) 06/13/2014	281 Stevens Dr	\$ 0.00 (special outside)
7) 06/16/2014	529 Tyler	\$ 0.00 (Mutual Aid-Ypsi City)
8) 06/16/2014	8799 Trillium Dr	\$ 10,000.00 (building)
9) 06/17/2014	Margery @ S Grove	\$ 0.00 (natural vegetation)
10) 06/23/2014	7210 Royal Troon	\$ 10,000.00 (building)
11) 06/24/2014	1776 Ware	\$ 2,500.00 (vehicle)
12) 06/24/2014	1776 Ware – exp #1	\$ 500.00 (vehicle / garage)
13) 06/26/2014	2273 Ellsworth	\$ 0.00 (dumpster)
14) 06/27/2014	1175 James Hart Pkwy	\$ 2,100.00 (vehicle)

Respectfully submitted,

Rhonda Bates, Clerical Support Staff
Charter Township of Ypsilanti Fire Department

Attachment: Fire House Incident Type Report (Summary) 06/01/2014 – 06/30/2014

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {06/01/14} And {06/30/14}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
111 Building fire	4	1.09%	\$21,500	80.82%
131 Passenger vehicle fire	3	0.82%	\$5,100	19.17%
140 Natural vegetation fire, Other	1	0.27%	\$0	0.00%
143 Grass fire	1	0.27%	\$0	0.00%
154 Dumpster or other outside trash receptacle fire	4	1.09%	\$0	0.00%
160 Special outside fire, Other	1	0.27%	\$0	0.00%
	14	3.81%	\$26,600	100.00%
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	35	9.54%	\$0	0.00%
311 Medical assist, assist EMS crew	55	14.99%	\$0	0.00%
320 Emergency medical service, other	18	4.90%	\$0	0.00%
321 EMS call, excluding vehicle accident with injury	27	34.60%	\$0	0.00%
322 Motor vehicle accident with injuries	5	1.36%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	9	2.45%	\$0	0.00%
331 Lock-in (if lock out , use 511)	1	0.27%	\$0	0.00%
381 Rescue or EMS standby	1	0.27%	\$0	0.00%
	251	68.39%	\$0	0.00%
4 Hazardous Condition (No Fire)				
411 Gasoline or other flammable liquid spill	2	0.54%	\$0	0.00%
412 Gas leak (natural gas or LPG)	1	0.27%	\$0	0.00%
422 Chemical spill or leak	1	0.27%	\$0	0.00%
424 Carbon monoxide incident	1	0.27%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	1	0.27%	\$0	0.00%
441 Heat from short circuit (wiring), defective/worn	1	0.27%	\$0	0.00%
444 Power line down	8	2.18%	\$0	0.00%
445 Arcing, shorted electrical equipment	4	1.09%	\$0	0.00%
	19	5.18%	\$0	0.00%
5 Service Call				
500 Service Call, other	2	0.54%	\$0	0.00%
511 Lock-out	1	0.27%	\$0	0.00%
520 Water problem, Other	1	0.27%	\$0	0.00%
531 Smoke or odor removal	4	1.09%	\$0	0.00%
550 Public service assistance, Other	2	0.54%	\$0	0.00%
551 Assist police or other governmental agency	2	0.54%	\$0	0.00%
552 Police matter	1	0.27%	\$0	0.00%
553 Public service	2	0.54%	\$0	0.00%
554 Assist invalid	1	0.27%	\$0	0.00%

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {06/01/14} And {06/30/14}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
5 Service Call				
561 Unauthorized burning	1	0.27%	\$0	0.00%
	17	4.63%	\$0	0.00%
6 Good Intent Call				
600 Good intent call, Other	2	0.54%	\$0	0.00%
611 Dispatched & cancelled en route	34	9.26%	\$0	0.00%
622 No Incident found on arrival at dispatch address	3	0.82%	\$0	0.00%
631 Authorized controlled burning	2	0.54%	\$0	0.00%
650 Steam, Other gas mistaken for smoke, Other	1	0.27%	\$0	0.00%
651 Smoke scare, odor of smoke	1	0.27%	\$0	0.00%
652 Steam, vapor, fog or dust thought to be smoke	1	0.27%	\$0	0.00%
653 Smoke from barbecue, tar kettle	1	0.27%	\$0	0.00%
	45	12.26%	\$0	0.00%
7 False Alarm & False Call				
700 False alarm or false call, Other	4	1.09%	\$0	0.00%
710 Malicious, mischievous false call, Other	1	0.27%	\$0	0.00%
715 Local alarm system, malicious false alarm	1	0.27%	\$0	0.00%
721 Bomb scare - no bomb	1	0.27%	\$0	0.00%
733 Smoke detector activation due to malfunction	2	0.54%	\$0	0.00%
736 CO detector activation due to malfunction	2	0.54%	\$0	0.00%
741 Sprinkler activation, no fire - unintentional	2	0.54%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	1	0.82%	\$0	0.00%
744 Detector activation, no fire - unintentional	1	0.27%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	2	0.54%	\$0	0.00%
746 Carbon monoxide detector activation, no CO	1	0.27%	\$0	0.00%
751 Biological hazard, malicious false report	1	0.27%	\$0	0.00%
	21	5.72%	\$0	0.00%

Total Incident Count: 367

Total Est Loss:

\$26,600

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**Office of
Community Standards**

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

MEMORANDUM

July 7, 2014

To: Township Board

From: Joe Lawson
Planning Director

Re: **Planning Division (OCS) June/July 2014**

Please be advised of the following activities related to the Planning Department for June/July 2014.

Planning Commission Activity

The following is a summary of actions taken by the Planning Commission since my last report:

The regular June 2014 meeting date was canceled due to an overall lack of agenda items. It should be noted that the regular July meeting date include the following public hearings:

- 435 Joe Hall Drive – Special Conditional Use permit to allow the establishment of medical marihuana dispensary/nursery.
- 2220 East Michigan – To consider the Class 'A' Non-Conforming Use permit for the former ABCAT Auto Salvage facility. The new owner/operator (Ferrous Processing) is requesting the approval to permit their plans for further improvements to the site.
- 527 N. Mohawk – Special Conditional Use permit request to permit the establishment of a group daycare home, providing care for up to 12 children.
- Proposed Sign Ordinance Amendment – to consider changes to the current sign ordinance in order to better regulate LED message boards and other forms of digital signage. Any proposed changes will be further discussed with staff and brought to the Board for final consideration and approval.

Plans in Process

Kroger Fuel Station – 1771 East Michigan: No new or additional information has been provided in relation to this project, though the Commission did receive a request from the developer requesting a 12 month extension to their previously approved site plan. The Commission considered and approved the 12 month extension during their February meeting date.

Lakeside Park/Boat House Project: Site work continues on the site. The project is anticipated to be completed in fall of 2014.

WalMart Expansion – 2515 Ellsworth: The project is currently under construction with an anticipated completion date of November 2014 with the possibility of minor site restoration to occur into the spring of 2015.

Blackmore Addition #3 – The preliminary site plan was reviewed and approved by the Planning Commission during their May 27th meeting date. The applicant has submitted the detailed engineered drawing for review. It is anticipated that once approved, construction will begin later this summer.

Cueter Chrysler Dealership – Staff had the opportunity to meet with representatives of Cueter to discuss the review comments noted during the first review. Staff was able to clarify a number of our comments and to negotiate a few aesthetic upgrades to the site in conformity with the Re-Imagine Washtenaw vision. We are currently awaiting a copy of the revised plans for further review and consideration.

Los Amigos – The property owner of the Los Amigos building located at 2851 East Michigan submitted plans requesting to expand their existing parking lot in order to allow the further expansion of their restaurant space into a neighboring building. The additional space and parking is needed as their business is thriving. This is great news for Los Amigos and the East Michigan corridor. Unfortunately due to the timing of the latest submittal and the lack of the requested information, the presentation of this proposal to the Planning Commission will be delayed until August.

Zoning Board of Appeals

The following is a summary of actions taken by the Zoning Board of Appeals since my last report:

The regularly scheduled July 2014 meeting date was canceled due to a lack of agenda items.

Committee Meetings

WATS Technical Committee – The July meeting date was canceled due to a lack of agenda items. The cancellation of meetings during this time period seems to be contagious.

Willow Run Storm Water Meeting – Since the June 4th meeting, it is the understanding of staff that the Yankee Air Museum has closed on the property permitting the future establishment of the museum on the former bomber site. Since that time, staff has had discussions with YAM representatives via a digital conference call to discuss utility issues specifically related to the YAM site. In reviewing the proposed plans, it was suggested by staff that YAM enter into a development agreement with the Township as many of the site and utility related requirements of the Township will be difficult or impossible to meet due to the environmental related issues of the site. YAM representatives are currently working on a final site plan in the hopes of receiving site plan approval from the Township Planning Commission to permit them to further secure the site before the upcoming winter season. I have offered my assistance and attention in order to make this proposal become reality and would anticipate the same assistance from the Planning Commission should a special meeting be requested.

I94/Huron Street Pedestrian Crossing – On July 2, 2014, staff had the opportunity to participate in a conference call with project consultant URS. The purpose of the call was to introduce the consultant to all parties involved and to provide the consultant with additional back up information and reports as it relates to the proposed crossing. As this project is on a very tight timeline, public workshops are planned for this fall to allow for additional public input in relation to the crossing. Once specific dates have been scheduled, I will certainly inform the Board of such.

Paint Ypsilanti Project: As a newly appointed Board member, the meeting of July 7, 2014 was my first interaction with the Paint Ypsilanti Group. During this meeting, long standing Executive Director Eric Datzeaur resigned his position in favor of continuing his association with the group as a standing board member. In his place, Board Secretary Nancy Corfman was appointed to the Executive Director position. The group continues in its search for volunteers to tackle a number of home improvement projects focused primarily in the West Willow neighborhood. More information will follow as it becomes available.

Re-Imagine Washtenaw: The Re-Imagine Washtenaw group continues to meet on a monthly basis in order to provide updates to the larger group on progress made in relation to adopting new ordinances, regulations or policies as it relates to the goals and objectives of the Re-Imagine project. A hot topic of discuss during the June meeting was related to the future funding of the County position overseeing this project. As proposed by the County, Ypsilanti Township, Pittsfield Township, City of Ypsilanti and the City of Ann Arbor would all contribute \$12,500/yr for 3 years while Washtenaw County and AAATA would contribute \$10,000/yr for 3 years in order to continue funding the County position. City of Ypsilanti Mayor Paul Schreiber proposed that other funding

sources be considered including the position being fully funded by Washtenaw County. Mayor Schreiber stated that he would be petitioning the County Board to fund said position into the foreseeable future. I anticipate that further updates will be provided during the July meeting of the Re-Imagine group.

Administrative Items:

On June 11th the undersigned had the opportunity to provide testimony through a deposition as it related to the ongoing Leonard Woodard case (2260 E. Michigan). In my opinion Attorney McLain was well prepared and in turn adequately prepared the undersigned for the questions that were posed. I would like to thank Attorney McLain for this assistance in this matter.

If you should have any question or comments as it relates to this report, please contact me at my office (734-544-3651) or by email at jlawsen@ytown.org.



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriffinfo@ewashtenaw.org

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Jim Anuszkiewicz, Police Services Lieutenant
Cc: Mike Radzik, Ypsilanti Township Police Administrator & Ypsilanti Township Board
Dieter Heren, WCSO Police Services Commander
Date: June 16, 2014
Re: May 2014 Police Services Monthly Report

In May of 2014 there were 4,048 calls for service in Ypsilanti Township, which is a 9% increase in calls for service as compared to May of 2013. Removing non-terminal (medical) calls and traffic stops result in 2,592 calls for service.

SEARCH WARRANTS EXECUTED THIS MONTH

80 Blk of Ohio Street on May 5, 2014

1300 Blk of W. Michigan on May 27, 2014

7400 Blk of Bermuda on May 23, 2014

1000 Blk of Zephyr on May 28, 2014

PARTNERSHIP WITH ANN ARBOR PAROLE OFFICE

The CAT team working in conjunction with the Ann Arbor Parole Office made unannounced visits and checks on parolees. Several arrests were made for parole violations and/or other crimes, such as drug or weapon possession. Additional random parolee visits and checks will be scheduled.

SECONDARY ROAD PATROL FUNDING ENFORCEMENT

Grant funded traffic details resulted in: 105 traffic stops, 47 seat belt tickets, 5 citations for driving on a suspended license, 30 other miscellaneous citations and 1 felony warrant arrest. The enforcement details were targeted towards high crash intersections. In addition to the grant funded seat belt details, drunk driving arrests were up 27% compared to May of 2013.

Traffic stops resulted in guns being taken off the street at the following locations:

Harris/Forest on May 8, 2014

James/Ivanhoe on May 10, 2014

Michigan/Mansfield on May 19, 2014

Michigan/Ridge on May 24, 2014

NEIGHBORHOOD WATCH PROGRAM

The Sheriff's Office in partnership with Ypsilanti Township attended 27 meetings interacting with 306 residents. Residents, working in a constructive manner with the Sheriff's Office and Ypsilanti Township, remain a strong part in addressing problems within our neighborhoods.

On April 29, neighbors spotted a Sheriff Patrol vehicle that had been stolen by a suspect in the area of Glenwood/Parkwood. As a result of the neighbors reporting this information to 911 dispatch, Sheriff units were able to apprehend the individual involved in stealing the patrol vehicle. The suspect is facing 25-40 years in prison when convicted.

Ypsilanti Community Schools during the month of May increased their police presence in Ypsilanti Community Middle School by contracting for an additional deputy. This contract carried on to the end of school this year and provided much needed support to the middle school.

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



Month:	May
Year:	2014
Print Option:	Print Both Monthly and YTD
Include Unfounded:	Yes
Report Offenses:	Include Primary Only
Attempted/Completed/NA:	Includes Attempted, Completed
City:	Ypsilanti Twp-YPT

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of May

Classification	May/2013	May/2014	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%
09004 JUSTIFIABLE HOMICIDE	0	1	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	1	1	0%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	0	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	2	0	-100%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	1	0%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	1	-50%
12000 ROBBERY	1	7	600%
13001 NONAGGRAVATED ASSAULT	71	42	-40.8%
13002 AGGRAVATED/FELONIOUS ASSAULT	27	21	-22.2%
13003 INTIMIDATION/STALKING	6	3	-50%
20000 ARSON	2	2	0%
22001 BURGLARY -FORCED ENTRY	32	26	-18.7%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	9	5	-44.4%
23001 LARCENY -POCKETPICKING	0	2	0%
23002 LARCENY -PURSESNAATCHING	0	1	0%
23003 LARCENY -THEFT FROM BUILDING	20	15	-25%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	24	13	-45.8%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	2	4	100%
23007 LARCENY -OTHER	18	12	-33.3%
24001 MOTOR VEHICLE THEFT	5	13	160%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	0	1	0%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	2	3	50%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	11	6	-45.4%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	2	4	100%
26003 FRAUD -IMPERSONATION	4	7	75%
26005 FRAUD -WIRE FRAUD	0	0	0%
27000 EMBEZZLEMENT	1	1	0%
28000 STOLEN PROPERTY	2	4	100%
29000 DAMAGE TO PROPERTY	31	31	0%
30001 RETAIL FRAUD -MISREPRESENTATION	0	0	0%
30002 RETAIL FRAUD -THEFT	11	8	-27.2%
30003 RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	13	17	30.76%
35002 NARCOTIC EQUIPMENT VIOLATIONS	2	3	50%
37000 OBSCENITY	0	2	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	0	4	0%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	6	0	-100%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of May

Classification	May/2013	May/2014	%Change
52001 WEAPONS OFFENSE- CONCEALED	1	2	100%
52002 WEAPONS OFFENSE -EXPLOSIVES	0	0	0%
52003 WEAPONS OFFENSE -OTHER	0	0	0%
Group A Totals	308	263	-14.6%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	0	-100%
26006 FRAUD -BAD CHECKS	4	1	-75%
36003 PEEPING TOM	0	0	0%
36004 SEX OFFENSE -OTHER	1	1	0%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	3	3	0%
38003 FAMILY -OTHER	0	0	0%
41001 LIQUOR LICENSE -ESTABLISHMENT	1	0	-100%
41002 LIQUOR VIOLATIONS -OTHER	0	1	0%
42000 DRUNKENNESS	0	0	0%
48000 OBSTRUCTING POLICE	2	3	50%
50000 OBSTRUCTING JUSTICE	3	8	166.6%
53001 DISORDERLY CONDUCT	3	3	0%
53002 PUBLIC PEACE -OTHER	0	1	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	0	0	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	9	9	0%
55000 HEALTH AND SAFETY	1	1	0%
57001 TRESPASS	1	0	-100%
62000 CONSERVATION	0	0	0%
63000 VAGRANCY	0	1	0%
70000 JUVENILE RUNAWAY	9	19	111.1%
73000 MISCELLANEOUS CRIMINAL OFFENSE	0	1	0%
75000 SOLICITATION	1	0	-100%
77000 CONSPIRACY (ALL CRIMES)	0	1	0%
Group B Totals	39	53	35.89%
2800 JUVENILE OFFENSES AND COMPLAINTS	63	75	19.04%
2900 TRAFFIC OFFENSES	50	18	-64%
3000 WARRANTS	48	49	2.083%
3100 TRAFFIC CRASHES	85	78	-8.23%
3200 SICK / INJURY COMPLAINT	64	58	-9.37%
3300 MISCELLANEOUS COMPLAINTS	1001	893	-10.7%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	1	3	200%
3500 NON-CRIMINAL COMPLAINTS	770	798	3.636%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	764	1243	62.69%
3800 ANIMAL COMPLAINTS	68	112	64.70%
3900 ALARMS	178	195	9.550%
Group C Totals	3092	3522	13.90%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	0	-100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	4	0	-100%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of May

Classification	May/2013	May/2014	%Change
4200 PARKING CITATIONS	3	1	-66.6%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%
4500 MISCELLANEOUS A THROUGH UUUU	8	6	-25%
4900 TRAFFIC WARNINGS	0	0	0%
Group D Totals	16	7	-56.2%
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	1	5	400%
Group E Totals	1	5	400%
6000 MISCELLANEOUS ACTIVITIES (6000)	109	21	-80.7%
6100 MISCELLANEOUS ACTIVITIES (6100)	111	132	18.91%
6300 CANINE ACTIVITIES	2	6	200%
6500 CRIME PREVENTION ACTIVITIES	31	34	9.677%
6600 COURT / WARRANT ACTIVITIES	0	1	0%
6700 INVESTIGATIVE ACTIVITIES	1	4	300%
Group F Totals	254	198	-22.0%
City : Ypsilanti Twp Totals	3710	4048	9.110%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through May

Classification	2013	2014	%Change
Group F Totals	0	0	0%
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	1	0%
09004 JUSTIFIABLE HOMICIDE	0	1	0%
10002 PARENTAL KIDNAPPING	1	0	-100%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	8	11	37.5%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	3	2	-33.3%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	4	2	-50%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	3	3	0%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	1	0	-100%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	8	4	-50%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	6	4	-33.3%
12000 ROBBERY	17	21	23.52%
13001 NONAGGRAVATED ASSAULT	284	166	-41.5%
13002 AGGRAVATED/FELONIOUS ASSAULT	98	82	-16.3%
13003 INTIMIDATION/STALKING	40	17	-57.5%
20000 ARSON	2	3	50%
22001 BURGLARY -FORCED ENTRY	134	99	-26.1%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	22	15	-31.8%
23001 LARCENY -POCKETPICKING	1	3	200%
23002 LARCENY -PURSES/NATCHING	2	1	-50%
23003 LARCENY -THEFT FROM BUILDING	62	80	29.03%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	2	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	87	43	-50.5%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	22	12	-45.4%
23007 LARCENY -OTHER	68	36	-47.0%
24001 MOTOR VEHICLE THEFT	25	57	128%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	4	5	25%
24003 MOTOR VEHICLE FRAUD	1	1	0%
25000 FORGERY/COUNTERFEITING	15	7	-53.3%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	42	35	-16.6%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	25	15	-40%
26003 FRAUD -IMPERSONATION	22	31	40.90%
26005 FRAUD -WIRE FRAUD	1	1	0%
27000 EMBEZZLEMENT	4	3	-25%
28000 STOLEN PROPERTY	12	9	-25%
29000 DAMAGE TO PROPERTY	126	94	-25.3%
30001 RETAIL FRAUD -MISREPRESENTATION	6	3	-50%
30002 RETAIL FRAUD -THEFT	49	35	-28.5%
30003 RETAIL FRAUD -REFUND/EXCHANGE	2	0	-100%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	80	77	-3.75%
35002 NARCOTIC EQUIPMENT VIOLATIONS	12	10	-16.6%
37000 OBSCENITY	1	3	200%
40001 COMMERCIALIZED SEX -PROSTITUTION	3	4	33.33%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

		Year To Date Through May		
Classification		2013	2014	%Change
40002	COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	6	0	-100%
52001	WEAPONS OFFENSE- CONCEALED	3	9	200%
52002	WEAPONS OFFENSE -EXPLOSIVES	1	0	-100%
52003	WEAPONS OFFENSE -OTHER	5	3	-40%
Group A Totals		1321	1010	-23.5%
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	4	300%
26006	FRAUD -BAD CHECKS	7	6	-14.2%
36003	PEEPING TOM	1	0	-100%
36004	SEX OFFENSE -OTHER	1	1	0%
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	16	17	6.25%
38003	FAMILY -OTHER	1	0	-100%
41001	LIQUOR LICENSE -ESTABLISHMENT	1	0	-100%
41002	LIQUOR VIOLATIONS -OTHER	2	4	100%
42000	DRUNKENNESS	1	0	-100%
48000	OBSTRUCTING POLICE	10	9	-10%
50000	OBSTRUCTING JUSTICE	20	32	60%
53001	DISORDERLY CONDUCT	20	9	-55%
53002	PUBLIC PEACE -OTHER	4	2	-50%
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	2	2	0%
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	47	39	-17.0%
55000	HEALTH AND SAFETY	9	4	-55.5%
57001	TRESPASS	2	2	0%
62000	CONSERVATION	2	0	-100%
63000	VAGRANCY	1	2	100%
70000	JUVENILE RUNAWAY	41	47	14.63%
73000	MISCELLANEOUS CRIMINAL OFFENSE	4	4	0%
75000	SOLICITATION	1	0	-100%
77000	CONSPIRACY (ALL CRIMES)	0	2	0%
Group B Totals		194	186	-4.12%
2800	JUVENILE OFFENSES AND COMPLAINTS	178	232	30.33%
2900	TRAFFIC OFFENSES	162	169	4.320%
3000	WARRANTS	283	252	-10.9%
3100	TRAFFIC CRASHES	453	652	43.92%
3200	SICK / INJURY COMPLAINT	295	320	8.474%
3300	MISCELLANEOUS COMPLAINTS	3788	3605	-4.83%
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	2	6	200%
3500	NON-CRIMINAL COMPLAINTS	3034	3790	24.91%
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	3748	5575	48.74%
3800	ANIMAL COMPLAINTS	301	332	10.29%
3900	ALARMS	785	941	19.87%
Group C Totals		13029	15874	21.83%
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	22	1	-95.4%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

		Year To Date Through May		
Classification		2013	2014	%Change
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	13	2	-84.6%
4200	PARKING CITATIONS	18	13	-27.7%
4300	LICENSE / TITLE / REGISTRATION CITATIONS	1	0	-100%
4500	MISCELLANEOUS A THROUGH UUUU	48	49	2.083%
4900	TRAFFIC WARNINGS	1	0	-100%
Group D Totals		103	65	-36.8%
5000	FIRE CLASSIFICATIONS	1	2	100%
5100	18A STATE CODE FIRE CLASSIFICATIONS	11	14	27.27%
Group E Totals		12	16	33.33%
6000	MISCELLANEOUS ACTIVITIES (6000)	447	179	-59.9%
6100	MISCELLANEOUS ACTIVITIES (6100)	464	410	-11.6%
6300	CANINE ACTIVITIES	17	28	64.70%
6500	CRIME PREVENTION ACTIVITIES	131	142	8.396%
6600	COURT / WARRANT ACTIVITIES	3	13	333.3%
6700	INVESTIGATIVE ACTIVITIES	14	24	71.42%
Group F Totals		1076	796	-26.0%
City : Ypsilanti Twp Totals		15735	17947	14.05%



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, JULY 15, 2014

5:00 P.M.

**CIVIC CENTER
BOARD ROOM
7200 S. HURON RIVER DRIVE**

1. HOLMES/WENDELL TOWNSHIP PROPERTY DISCUSSION CLERK ROE
2. REVIEW AGENDA SUPERVISOR STUMBO
3. OTHER DISCUSSION BOARD MEMBERS



ARCHITECTS. ENGINEERS. PLANNERS.

June 18, 2014

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

Attention: Ms. Brenda Stumbo
Township Supervisor

Subject: Proposal for Holmes School Lot Survey

Dear Ms. Stumbo:

Thank you for the opportunity to submit this proposal to provide surveying services for the “Holmes School Lot Survey project”. It is our understanding that the Township owns several parcels of land that is landlocked between Holmes School and residential properties (backyards). We understand that the Township would like to deed portions of their parcels (K-11-03-175-014 and -025) between Holmes School and homeowners along Wendell Ave and Commonwealth Ave to residents and the School District.

This proposal provides information for project understanding/deliverables, schedule and fee estimation. We have also noted where there may be some enhancements to the road and/or design process.

PROJECT UNDERSTANDING

This project consists of first performing a boundary survey of three lots, K-11-03-175-014 (1.76 acres), and K-11-03-175-025 (3.98 acres), and K-11-03-175-046 (2.07 acres). Physical items that have encroached onto the Township property in the rear yards of the lots located off of Commonwealth Ave and Wendell Ave will also be surveyed. The Township will explore dedicating a portion of the property to the homeowners as well as dedicating the remaining land to the School district. This would require individual property descriptions and preparation of lot split documents as well as setting irons.

OHM Advisors have reviewed the project in the field and offer the following approach and project scopes to accomplish the goals of this project. A list of assumptions made by OHM Advisors precedes the scope and tasks.

ASSUMPTIONS/CLARIFICATIONS

OHM Advisors will:

- Conduct a boundary survey.
- Locating encroachments on the parcels.
- Prepare exhibits to deed the properties that are being encroached upon.



SCOPE

Task 1 – Boundary Survey and Topo

Survey staff will perform boundary survey work as well as locate visible objects that are encroaching on to the parcels -017, -014 and -025. Lot Irons will be set for these parcels. This will be completed within 30 days of OHM Advisors receiving authorization to proceed. We will then prepare a drawing for the Township suggesting a recommended split for the Township to engage homeowners about deeding them the additional land. An estimation of the additional area (acreage) proposed to be deeded will also be given.

Task 2 –Prepare Exhibits

Survey will prepare exhibits to deed at the Township’s request on an as requested basis. Unit prices are provided if additional lot irons are to be set. It is assumed these will come in one by one. Upon notification the proper documentation will be provided within 7 business days.

DELIVERABLES

OHM will provide the boundary survey documents as well as set irons as outlined in Task 1. OHM will provide the Township with the parcel sketch and description to be deeds to the property owners and the school per lot as agreement is reached with individual property owners.

ADDITIONAL ASSUMPTIONS AND CLARIFICATIONS

- ▶ The cost provided above does not include meeting time with residents. It is assumed that the township Assessing Department will lead this initiative.
- ▶ Cost above does not include title work. This can be done at an additional cost or the Township can pull the title work and provide it to OHM is it is to be included.
- ▶ It is assumed the Township will collect the cost to perform task 2 items from the homeowners prior to authorizing OHM to perform the scope of work.

FEE

OHM Advisors will invoice the Charter Township of Ypsilanti for the above stated services monthly, in accordance with our 2009 Rate Schedule.

Design Tasks

Task 1 – Survey (3 lots)	\$8,000 (Hourly – Not to Exceed)
Setting irons, additional	\$1,000 (Hourly – Not to exceed)

Task 2 – Prepare Exhibits for homeowners / school	
Without setting irons (per parcel)	\$680 (Lump Sum - each)
With setting irons (per parcel)	\$1,100 (Lump sum - each)



ACCEPTANCE

If this proposal is acceptable to you, a signature on the enclosed copy of this letter and initials on the contract terms and conditions will serve as our authorization to proceed.

Thank you for giving us the opportunity to present this proposal to you. We look forward to working with you throughout this project.

OHM ADVISORS
CONSULTANT

Charter Township of Ypsilanti
CLIENT

(Signature)

Matthew D. Parks, P.E.

(Name)

Ms. Brenda Stumbo

Client Representative

(Title)

Township Supervisor

(Date)

Original Message -----

From: "Matt Parks" <matt.parks@ohm-advisors.com>

To: "Karen Lovejoy Roe (klovejoyroe@ytown.org)" <klovejoyroe@ytown.org>, "Brenda L. Stumbo, (E-mail)" <bstumbo@ytown.org>

Sent: Thursday, June 5, 2014 3:47:12 PM

Subject: Holmes school survey / lots

The price for OHM to complete a boundary survey over the 3 parcels will be \$8,000. This would include locating the encroachments on the parcels. This doesn't include setting irons. If they want irons set around these parcels, it will be an additional \$1,000.

The price to prepare exhibits to deed the properties that are being encroached upon to the surrounding residents will be \$680/parcel without setting irons or \$1,100/parcel with setting irons.

We tried to keep the cost per lot

Matthew Parks, P.E.

OHM Advisors- ACEC 2013 Firm of the Year

(734)-522-6711

-----Original Message-----

From: Karen Lovejoy Roe [<mailto:klovejoyroe@ytown.org>]

Sent: Friday, June 06, 2014 9:32 AM

To: Parks, Matt

Cc: Brenda L. Stumbo, (E-mail); Dawn Scheitz; Brian McCleery; Linda Gosselin;

Lovejoy Roe, Karen

Subject: Re: Holmes school survey / lots

Hello Matt,

I thought it was two parcels : K-11-03-175-025 and K-11-03-175-014. It is the two large parcels located directly behind homes that front on Wendell and Commonwealth.

OHM will do the boundary survey of the two large parcels and then for those residents that wish to own the lots behind their current homes, once we determine this, you will prepare parcel descriptions, plot map? (of new parcel) and prepare deed for new parcel too? You will also work with assessing to determine the maximum size of the additional lot that can be added to each current lot. Have you talked with assessing maybe we don't have to combine the "new" parcel with the old? Each "new" parcel exhibits including property description and deed OHM will prepare for \$680.00? We probably need to do a title search before we being any of this to make sure we can do what we are wanting to do. What do you think Brenda and Matt, should we order a title search and if so Matt can you do that for us? Karen

Original Message -----

From: "Matt Parks" <matt.parks@ohm-advisors.com>

To: "Karen Lovejoy Roe" <klovejoyroe@ytown.org>

Cc: "Brenda L. Stumbo, (E-mail)" <bstumbo@ytown.org>, "Dawn Scheitz" <dscheitz@ytown.org>, "Brian McCleery" <bmccleery@ytown.org>, "Linda Gosselin" <lgosselin@ytown.org>, "Andrew Schripsema" <andrew.schripsema@ohm-advisors.com>

Sent: Friday, June 6, 2014 9:50:42 AM

Subject: RE: Holmes school survey / lots

Karen -

We have to do -046 too just because it is up against the -014 school property and one of the residents so it will help tie everything in place.

We can order title work or you can....just let me know because that will change the price.

I assume these will come in one at a time over a period of time? It seems to me that it would be much cleaner to draw a line that is uniform and parallel to the ROW of Commonwealth and Wendell and deed it all over to each property. That way you don't have crazy lot lines on the original parent parcel. Is it the intention of the Twp to give the rest to the school so they are the ones who get to enforce future encroachment?

-----Original Message-----

From: Karen Lovejoy Roe [<mailto:klovejoyroe@ytown.org>]

Sent: Friday, June 06, 2014 10:05 AM

To: Parks, Matt

Cc: Brenda L. Stumbo, (E-mail); Dawn Scheitz; Brian McCleery; Linda Gosselin; Schripsema, Andrew; Lovejoy Roe, Karen; Nancy Wrybkowski

Subject: Re: Holmes school survey / lots

Ok,

yes we should do what is easier and less expensive...we want to allow residents to have as much land as possible. Checking with Dawn...had an idea what if we did not add the "new" parcel to the house and property already owned by each resident but split the larger parcel evenly or as much as we could straight behind each lot and allowed residents to purchase entire parcel. Of course if it is not buildable and land locked but maybe it is a way to get around having the strip behind the "new" parcel..will check with Dawn. Let's plan to have this on the July 15 board meeting agenda. Matt can go ahead and prepare the contract for township approval for the July 15 board meeting. Thanks, karen

Original Message -----

From: "Karen Lovejoy Roe" <klovejoyroe@ytown.org>

To: "Linda Gosselin" <lgosselin@ytown.org>

Cc: "Brenda L. Stumbo, (E-mail)" <bstumbo@ytown.org>, "Dawn Scheitz" <dscheitz@ytown.org>, "Brian McCleery" <bmcleery@ytown.org>, "Linda Gosselin" <lgosselin@ytown.org>, "Nancy Wrybkowski" <nwrybk@ytown.org>, "Jeff Allen" <jallen@ytown.org>, "Larry Doe" <lroe@ytown.org>, "Karen Roe" <klovejoyroe@ytown.org>

Sent: Wednesday, July 2, 2014 2:31:12 PM

Subject: Re: Holmes school survey / lots

Hello Linda and all,

Please review email below and the attachment. Can any of you think of any way we can give/sell these parcels once divided to township residents without incurring the costs outlined by OHM?

Is it possible to provide an assessment for the new parcels (estimate for two or three parcels) and calculate the additional taxes the township would receive for each of the three parcels you estimate? I am trying to see how long it would take for the township to recoup our costs if we give each property owner the property that is behind their home? I also want to thank Dawn for her work on helping with this to date. It has been very useful as we study how to proceed. We really want to find a way to turn these properties over to residents so we can get out of the mowing business on 1,000's of parcels throughout the township.

Thanks, Karen

.....
Email from Brian McCleery, Assistant Assessor

Hi Karen,

As our office needs the surveys in order to complete the land divisions, I cannot see how we can avoid the expenses. It looks like the \$9,000 divided by the 30 lots plus the school lot (31 total) would be result in a per parcel cost of \$290 plus the individual lot expense. The lot expenses is \$680 or \$1,100 depending on whether the irons are purchased. This would result in a total cost of \$970 or \$1,390 per parcel or a total of \$30,070 to \$43,090 for all 31 parcels.

The Township Board can wave the Land Division Fees for the above land divisions.

In looking at valuing the back portions. The average dimension will be 60' x 95'. Our office estimates that when combined to the front parcels, the added land will result in an increased market value of \$3,000 to \$5,000. \$5,000 X the Township millage rate of 14.2681 = \$71.34 of estimated yearly tax increase per parcel.

REVIEW AGENDA

- A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

- A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

REGULAR MEETING AGENDA

TUESDAY, JULY 15, 2014

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC HEARING
 - A. TUESDAY, JULY 15, 2014 AT APPROXIMATELY 7:00 P.M. - CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR OPERATION AND MAINTENANCE COST OF NEIGHBORHOOD SECURITY CAMERAS IN THE LAKEVIEW/SUGARBROOK AREA (PUBLIC HEARING SET AT THE JUNE 17, 2014 REGULAR MEETING)
 - B. TUESDAY, JULY 15, 2014 AT APPROXIMATELY 7:15 P.M. - CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR OPERATION AND MAINTENANCE COST OF NEIGHBORHOOD SECURITY CAMERAS IN THE WEST WILLOW AREA (PUBLIC HEARING SET AT THE JUNE 17, 2014 REGULAR MEETING)
4. PUBLIC COMMENTS
5. CONSENT AGENDA
 - A. MINUTES OF THE JUNE 17, 2014 WORK SESSION AND REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. JULY 1, 2014 - \$1,426,414.95
 2. JULY 15, 2014 - \$1,690,810.29
 3. CHOICE HEALTHCARE DEDUCTIBLE - \$56,703.46
 4. CHOICE HEALTHCARE ADMINISTRATION FEE - \$1,170.00
 - C. JUNE 2014 TREASURER REPORT
6. SUPERVISOR REPORT
7. CLERK REPORT
8. TREASURER REPORT
9. TRUSTEE REPORT
10. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2nd READING RESOLUTION NO. 2014-13, PROPOSED ORDINANCE NO. 2014-436, PARENTAL RESPONSIBILITY SCHOOL TRUANCY (FIRST READING HELD AT THE APRIL 15, 2014 REGULAR MEETING – TABLED AT THE MAY 20, 2014 REGULAR MEETING)
2. REQUEST OF JOE LAWSON, PLANNING DIRECTOR TO APPROVE YPSILANTI TOWNSHIP 2014 MASTER PLAN (TABLED AT THE MAY 20, 2014 REGULAR MEETING)

NEW BUSINESS

1. BUDGET AMENDMENT #8
2. REQUEST TO BRIAN MCCLEERY, ASSISTANT ASSESSOR TO APPROVE AUDIT OF MINIMUM ASSESSING REQUIREMENTS (AMAR) REQUIRED PUBLIC POLICY REGARDING INSPECTION OF RECORDS
3. REQUEST TO ACCEPT THE RESIGNATION OF ART SERAFINSKI, RECREATION DIRECTOR
4. REQUEST OF KAREN LOVEJOY ROE TO PURCHASE 2 YEARS, 1 MONTH OF MERS SERVICE CREDITS AND AUTHORIZE SIGNING OF THE RESOLUTION
5. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR FORMAL AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1289 DUNCAN, 1417 GATTEGNO, 5200 MERRITT AND 9749 TEXTILE, BUDGETED IN LINE ITEM #101.950.000.801.023
6. REQUEST TO APPROVE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2013 YPSILANTI TOWNSHIP ROAD IMPROVEMENT AGREEMENT WITH WASHTENAW COUNTY AND TO AUTHORIZE SIGNING OF THE AGREEMENT
7. REQUEST TO APPROVE BOAT HOUSE LEASE AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND EASTERN MICHIGAN UNIVERSITY AND TO AUTHORIZE SIGNING OF THE AGREEMENT

OTHER BUSINESS

AUTHORIZATIONS AND BIDS

1. REQUEST OF MIKE SARANEN, HYDRO DAM OPERATOR TO APPROVE LOW QUOTE FROM COMPOSITE INDUSTRIAL GROUP TO COAT TURBINE AND ASSOCIATED PARTS WITH BELZONA PRODUCT, NOT TO EXCEED \$59,042.00, BUDGETED IN LINE ITEM # 252.252.000.930.000
2. REQUEST OF MARK NELSON, 14-B COURT MAGISTRATE FOR AUTHORIZATION TO PURCHASE FTR REPORTER SYSTEM TO RECORD COURT PROCEEDINGS, IN THE AMOUNT OF \$19,490.00 AND TO PURCHASE ADDITIONAL SHELVING FOR FILE ROOM, IN THE AMOUNT OF \$5,826.00, BUDGETED IN LINE ITEM #236.136.000.977.000

3. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO APPROVE QUOTE FROM PAVEX CORPORATION FOR ADDITIONAL WORK ON TEXTILE ROAD NON-MOTORIZED TRAIL IN THE AMOUNT OF \$19,356, BUDGETED IN LINE ITEM #212.970.000.997.000
4. REQUEST OF RON FULTON, BUILDING DIRECTOR TO AWARD BID FOR INTERIOR CONSTRUCTION PHASE OF THE LAW ENFORCEMENT CENTER RENOVATION PROJECT TO A&R TOTAL CONSTRUCTION IN THE AMOUNT OF \$132,353.00, BUDGETED IN LINE ITEM #101.970.000.975.266

PUBLIC NOTICE

Public Act 501 of 2002 Proceedings – Notice of special assessment hearing – Township of Ypsilanti, Washtenaw County, Michigan

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Ypsilanti proposes to install security cameras in the Sugarbrook/Lakeview and West Willow areas and to create a special assessment for the recovery of the cost thereof by special assessment against the properties benefited therein.

PLEASE TAKE FURTHER NOTICE that the district within which the forgoing improvements are proposed to be constructed and within which the cost thereof is proposed to be assessed is more particularly described as follows:

COMMONLY KNOWN AS SUGARBROOK/LAKEVIEW AREA AND WEST WILLOW

PLEASE TAKE FURTHER NOTICE that said plans and special assessment district map may be examined at the office of the Township Clerk from the date of this notice until and including the date of the public hearing hereon and may further be examined at such public hearing.

PLEASE TAKE FURTHER NOTICE that a public hearing upon such proposed special assessment district, location and estimated costs will be held at the Charter Township of Ypsilanti Civic Center, 7200 S. Huron River Drive, Ypsilanti Township, MI for Sugarbrook/Lakeview area commencing at approximately **7:00 p.m.** and for West Willow at approximately **7:15 p.m.** on **Tuesday, July 15, 2014**

An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment in writing, or may file his or her appearance and protest by letter before the hearing, and in that event, personal appearance shall not be required. The owner or any person having an interest in the real property who protests in writing at or before the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

If the special assessment roll is confirmed, the Township Board intends to hold a public hearing once each year in future years to reassess property in the special assessment district for the costs in the next year, and will provide notice of such hearing by publication in the newspaper only, unless the amount to be specially assessed increases by more than 10 percent in any one year, then mailed notice of the public hearing will be provided to owners of property to be specially assessed.

The Ypsilanti Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting or public hearing, to individuals with disabilities upon a 10 day notice to the Ypsilanti Township Board by writing or calling **KAREN LOVEJOY ROE, CLERK, 7200 S. HURON RIVER DRIVE, YPSILANTI, MI 48197 (734) 484-4700.**

**KAREN LOVEJOY ROE, CLERK
CHARTER TOWNSHIP OF YPSILANTI**

Publish: Thursday, July 3, 2014

Email sent on July 3, 2014

Dear Mrs. Lovejoy Roe,

I received your letter [yesterday](#) regarding the Special Assessment District and the meeting that will be held [July 15](#). Unfortunately I will be unable to attend but I would like to let you know that the cameras that you are proposing for the neighbor of Surgarbrook, Lakeview and Wingate are mostly already installed. This meeting sounds like you are wanting us the residents of these neighbors to approve something that has already been done. Like the old saying "it is easier to ask for forgiveness than permission." Mrs. Lovejoy you do not have my support on these cameras and you don't have my support on raising of taxes. I do understand that the cameras are for the safety of the residents of these communities but if you would have asked prior to installing them, I may have said yes. Being that they have already been installed no. As for safety that is why a lot of residents of these neighborhoods including myself have installed home security systems and pay a monthly monitoring fee. The money for the cameras is not the problem, the problem I have is that we were not given a choice.

Thank You For Your Time,
Mark Warner

Email sent on July 4, 2013

Hi there,

I am unable to attend the public hearing [July 15](#). I did want to say that I am all for having the security cameras in our neighborhood. I am willing to pay the extra \$28.45 a year in order to get the extra security cameras here in our Sugarbrook area.

Thank you,
Marti Brown

PUBLIC COMMENTS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 17, 2014 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor 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

DISCUSS COATING LARGE HYDRO TURBINE

Michael Saranen, Hydro Station Operator presented his request to discuss preventative maintenance on the turbines, which are 82 years old, in order to extend their life into 2033. He introduced Randy Van Vorhees, representative of the Rumford Industrial Group.

Randy Van Voorhees, Technical Consultant for Belzona; a polymer technology that Rumford Industrial Group would provide for the turbines, tried, unsuccessfully, to show a video presenting the product.

Note: (While they were working on presenting the video)

Supervisor Stumbo requested to add under Other Business the setting of a Public Hearing date of July 15, 2014 for the Creation of a Special Assessment District regarding the installation of Neighborhood Security Cameras in West Willow, Sugar Brook and Lakeview Neighborhoods. The Board agreed to add this item to the Board Meeting Agenda.

Arloa Kaiser asked if the cost to the residents for the cameras would be \$17.00. Supervisor Stumbo provided a brief explanation regarding the difference in cost regarding broadband and wireless.

Supervisor Stumbo stated the basic purpose of the coating, in reference to the Hydro Turbine agenda item, was to preserve the life of the equipment and stop corrosion.

Mr. Van Voorhees stated the deterioration of the carbon steel due to corrosion and erosion could be stopped by using the Belzona coating. He explained the process in detail, and how it would increase the efficiency and extend the life of the equipment. He presented the price.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 2**

Supervisor Stumbo asked why the warranty was only for one year.

Mr. VanVoorhees explained the one year warranty was for any defects, the material itself had a lifetime, limited warranty.

Treasurer Doe asked for the total price for the coating and Mr. Van Vorhees stated it was \$59,000, which was based on two coatings. Treasurer Doe then asked what it would cost to replace the turbines.

Michael Saranen stated it would cost anywhere from \$250,000 to \$750,000 to replace the turbines.

Treasurer Doe stated new turbines would last 80 years.

Discussion followed on the warranty, it was clarified, the turbines would not be warrantied and the coating had a lifetime warranty.

Mr. Van Voorhees further explained the process for coating the wicket gates, and said they would be unable to complete the process if there was no tolerance on the gates, but they would not know that until they actually looked inside. He stated the cost would be lower if they were unable to coat the wicket gates.

Jeff Allen, Residential Services Director, said Belzona was a single source supplier. He said he and Michael Saranen had met with a representative from Belzona a few weeks ago. He explained there were many variables regarding this repair. Mr. Allen said the wicket gate repair, which would stop the turbine, was taking place at this time and so it seemed an opportune time to address the coating process.

Michael Saranen explained the coating process really wouldn't be feasible at any other time because of the cost of removing all the gates. He said an inspection would be done during the repair of the wicket gates that could require additional repairs. He said, if that was the case, he would actually recommend the coating process be done to prevent any further damage rather than make it optional. Mr. Saranen said he had noticed a decrease in the efficiency of the turbines, stating a 5% loss in the last two years. He felt this action would protect the Township's investment, regain some efficiency from the equipment and meet the FERC Guidelines.

Supervisor Stumbo asked if Rumford was a single source supplier.

Mr. Saranen said he had checked another vendor, which also used the Belzona product and the price was about three times as much, since the other vendor had to outsource.

Attorney Winters and Michael Seranan discussed the DTE contracts that set a specific escrow account and this was the first year that the Township was not required to make a payment. Mr. Seranan said he believed the first payment back to the Township would be in 2021.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 3**

Treasurer Doe asked for a couple of quotes, one for a new turbine and one for a new turbine with a coating on it.

Trustee Eldridge asked the vendor about the abatement of the glass product left on site.

Michael Saranan said that had been an item of much discussion and it had been determined DEQ would allow the product to be flushed through the system and no special permits were needed.

Trustee Eldridge asked if eight days were needed for the project.

Randy Van Voorhees agreed on eight days since, typically a day of setting up of equipment and the same when leaving was needed.

Discussion followed on overruns and coverage of loss.

Discussion followed on the time frame of the repair on the wicket gate beginning on July 14 and the extension if the coating would be approved at the July 15, 2014 Board Meeting.

**DISCUSS WASHTENAW URBAN COUNTY COOPERATIVE AGREEMENT
EXTENSION**

Supervisor Stumbo explained the Township was currently in Urban County and she explained the agreement to participate was automatically renewed unless the Board chose not to. The Board's pleasure was to extend the agreement.

Arloa Kaiser asked if there was a cost involved with participating in Urban County and Supervisor Stumbo explained it only involved receiving grants.

Supervisor Stumbo provided an update on the renaming of the Golf Course after Leon Jackson and explained he would be at the Board Meeting later this evening, but he had no idea that the renaming was taking place. She thanked Stan Eldridge for his leadership regarding the Golf Course and the efforts of the staff and the Greens Commission coming together.

REVIEW AGENDA

Supervisor Stumbo briefly reviewed the board meeting agenda with additional comments on the follow agenda items:

Consent Agenda

No discussion

Township Properties

Clerk Lovejoy Roe briefly discussed the need to address the sale of Township owned lots to residents that live next door to those lots. She explained that the Board's approval was needed to begin the process of sending a letter to inquire if residents were interested. If interested, the Township would have the lots surveyed.

Supervisor Stumbo explained the Township had many lots that had reverted back to the community from tax conversions and tax foreclosures. The Township was now responsible for the maintenance and up keep on those lots, which could get expensive and we really don't have the staff for such an undertaking. She said many of the lots are unbuildable and attract nuisance complaints, especially in the Holmes Road area. She requested the Board begin the process for the sale of these lots.

Clerk Lovejoy Roe suggested selling the lots for the survey costs but that would have to be brought back to the Board. Clerk Lovejoy Roe stated once they were purchased there would be taxable income received from the lots.

The Board agreed to send a letter to residents inquiring as to their interest in purchasing lots that were located next to their property.

Supervisor Report

No discussion

Clerk Report

No discussion

Treasurer Report

Treasurer Doe reported they had done 81 licenses at the Dog Clinic held June 14, 2014. He explained the Treasurer's Department was waiting on the Humane Society's report regarding the number of rabies shots and vaccinations given. He thanked the Sheriff's Department for their help.

Trustee Report

No discussion

Attorney Report

A. General Legal Update

Padlock Statute

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 5**

Attorney Winters stated he had sent letters to the Board, via email, regarding the efforts of the Board and the guidance of GCSI Consultant Kirk Profit to have the Michigan Legislature amend the padlock statute that would grant legal standing to Township, City and Village Attorneys to initiate the appropriate public nuisance lawsuits. He said this would be especially helpful whenever it involved houses that were known to be selling drugs, since they could be padlocked for a full year. He reported that he and OCS Director Mike Radzik had appeared before the Senate Judiciary Committee on June 3, 2014 when Senate Bill 969 was passed unanimously. Mr. Winters said it would now go to the Michigan House for consideration this fall. He said the only people that would be negatively affected by this ruling would be drug dealers or persons who allow their tenants to operate as such. He reported the Sheriff's Department was helping to identify those properties. He said these efforts would be another tool to help stabilize our neighborhoods.

Clark East Towers

Attorney Winters stated he and Attorney Stanley continued to work on a Municipal Services Agreement for Clark East Towers. Mr. Winters explained he still needed clarification on the number of security cameras HUD would approve. He said the Township's continued diligence and NCR's commitment was making a difference in the quality of life at Clark East Towers.

Habitat for Humanity's Property Auction

Attorney Winters expressed his appreciation to the Township staff that had provided his office everything needed to get the Resolution needed for this agenda item in place. He provided a brief explanation of the benefits of this action in the furtherance of neighborhood stabilization.

Clerk Lovejoy Roe thanked Attorney Winters and Mike Radzik for their work on the Padlock Statute. She stressed the importance of having such a tool to better our community.

Supervisor Stumbo asked for clarification on the legal standing at this point in time regarding the padlock statute.

Attorney Winters said the Washtenaw County Prosecutor did have legal standing to look into a case now. He said Mr. Mackie supported this action and was looking into the possibility of appointing the Township's Attorney's Office to be a special assistant in this matter.

Supervisor Stumbo expressed her support for the statute.

NEW BUSINESS

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 6**

1. BUDGET AMENDMENT #7

Clerk Lovejoy Roe read the amendment into the record with the following comments:

Clerk Lovejoy Roe explained the relocation of the streetlights on Elder and Firwood Streets was due to resident complaints that the new lights installed were all on one side of the street.

Supervisor Stumbo briefly explained they were sealing the cracks in the roads as a maintenance measure in order to prevent deterioration of the roads. She listed the areas that would be sealed and the ones that would have mill and overlay treatments.

Supervisor Stumbo stated the Township was fortunate to have Carl Girbach, who had worked for the Road Commission in the past, and was instrumental in helping with this pilot project.

She said this action would be very helpful in alleviating the problems residents had been having regarding falling trees.

Clerk Lovejoy Roe explained the \$93,174 from the General Operations Fund was for the installation of 21 cameras and a server for the Lakeveiw, Sugar Brook, Thurston, West Willow and Harris Road Park areas.

Supervisor Stumbo explained the Capital Purchase of the cameras and server would be with Township General Fund dollars and the long-term O & M (Operation and Maintenance) will be through a Special Assessment.

Clerk Lovejoy Roe continued to read the items included in the amendment.

2. REQUEST TO APPROVE DTE AGREEMENT FOR RELOCATION OF EIGHT (8) STREETLIGHTS ON ELDER AND FIRWOOD STREETS IN THE AMOUNT OF \$36,792.98, BUDGETED IN LINE ITEM #101.956.000.926.050

Supervisor Stumbo explained DTE had installed the streetlights all on the same side, which they had never done in the Township with a new installation and the residents did not like it.

3. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO FORMALLY ACCEPT THE RESIGNATION OF DAN ROBERTS, GREEN OAKS GOLF COURSE AND TO AUTHORIZE HUMAN RESOURCE TO WORK WITH TREASURER DOE AND TRUSTEE ELDRIDGE TO PREPARE A JOB DESCRIPTION THAT WILL BE BROUGHT BACK TO THE BOARD

No discussion

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 7**

**4. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION
SECOND AGREEMENT IN THE AMOUNT OF \$601,293.90, BUDGETED IN LINE
ITEM #101.446.000.818.022**

Supervisor Stumbo explained the streets selected under the agreement were provided by the Road Commission.

**5. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION THIRD
AGREEMENT, LOCAL SUBDIVISION ROAD TREE REMOVAL PILOT PROJECT
IN THE AMOUNT OF \$20,000.00, BUDGETED IN LINE ITEM
#101.446.000.818.022**

No discussion.

**6. REQUEST TO RENAME GREEN OAKS PRO SHOP TO LEON JACKSON PRO
SHOP IN COMMEMORATION OF HIS 41 YEARS AS THE YPSILANTI
TOWNSHIP GREEN OAKS GOLF COURSE PRO**

No discussion.

**7. REQUEST AUTHORIZATION FOR HEALTHCARE PAYOUT TO MIKE RADZIK
AS PROVIDED TO EMPLOYEES AND RETIREES THAT ELECT NOT TO
RECEIVE HEALTHCARE COVERAGE FROM THE TOWNSHIP IN THE AMOUNT
OF \$3,000, BUDGETED IN LINE ITEM #266.301.000.708.010**

No discussion.

**8. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE WASHTENAW
COUNTY POLICE SERVICE CONTRACT AMENDMENT EXTENDING THE
CONTRACT THROUGH DECEMBER 31, 2017 WITH A 1% INCREASE FOR 2016-
17 AND TO AUTHORIZE SIGNING OF THE AMENDMENT**

Supervisor Stumbo stated this was a good contract for the Township and the County.

**9. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE POLICE
SERVICES AMENDMENT TO THE LETTER OF UNDERSTANDING
ADDRESSING RESPONSE TO I-94 EXPRESSWAY CALLS**

Supervisor Stumbo explained the State Police would be the first responders on I-94 in Ypsilanti Township. She reported the Fire Department requested the Amendment to allow the Washtenaw County Sheriff's Department to assist Township Firefighters when needed.

Mike Radzik, OCS Department explained that he, Lt. Anuszkiewicz and Chief Copeland had several discussions during the past winter on issues regarding the unavailability of the State Police that resulted in hampering the Fire Department to effectively handle accident sites on the expressway.

**10. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION
IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE
FOR PROPERTIES LOCATED AT 1070 HAWTHORNE AND 6008 S. MIAMI,
BUDGETED IN LINE ITEM #101.950.000.801.023**

1070 Hawthorne

Mike Radzik explained 1070 Hawthorne came to the Township's attention through neighbors. He stated that in the process of securing the house and garage, the Township requested the contractor to clean the yard and put it inside the garage before boarding it up. He explained that under the current Vacant Property Ordinance this cost could now be passed onto the bank that owns the property and if not paid, it would be placed on the tax rolls.

6008 S. Miami

Mr. Radzik stated this home was owner occupied by a resident, Mr. Fortin, who owned another home on TuttleHill and one in North Carolina. He reported the home was noticed by neighbors as being overgrown with vegetation and standing open, after they had seen several teenagers run from the home. The Sheriff's Department responded and then contacted the Township. Mr. Radzik reported Bill Elling had contacted the home owner who was out of state. The owner consented to an inspection of the premises, which resulted in condemnation and he was requested to register the home as a vacant property. Mr. Radzik explained the request for legal action was before the Board since the owner had not complied.

Clerk Lovejoy Roe asked if Habitat might be interested in the Miami property.

Mr. Radzik explained OCS had put Mr. Fortin in communication with Habitat in an attempt for resolution of this matter. He said Habitat was very interested but Mr. Fortin wanted half of the profit and Habitat was unable to enter into a sales agreement.

**11. RESOLUTION NO. 2014-14, PURCHASE TAX FORECLOSED PROPERTIES
FROM THE WASHTENAW COUNTY TREASURER LIST UNDER RIGHT OF
FIRST REFUSAL, BUDGETED IN LINE ITEM #101.950.000.969.011**

Attorney Winters briefly reported on this opportunity for the Township to purchase these foreclosed properties to be auctioned by Washtenaw County Treasurer and in turn, sold to Habitat for Humanity. He explained a letter had come from the County Treasurer advising payment for these properties must be made by July 3, 2014.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
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Mr. Winters briefly reported on the positive effects this program. He stated Habitat for Humanity's presence had much influence in the stabilization of many areas in our community. He also mentioned the interest Habitat was showing in vacant lots, for the future, when Habitat would need to build new homes because the value of homes had increased so much they would be unable to buy existing homes.

Attorney Winters reported the Township had worked out a deal with Habitat regarding 2300 Holmes Road, which currently had a commercial building that was in very poor condition. He said the Township would acquire the property, demolish the building and Habitat would purchase the lot for the minimum bid and build a home.

He praised the efforts of Habitat, in partnership with the Township, for their part in the stabilization of neighborhoods and increasing property values.

Trustee Mike Martin offered his support for this program and applauded Habitat. He reported the house on Parkwood, which was two blocks from his home, was bought by Habitat for \$8,000 and they were selling it for \$116,000.

Clerk Lovejoy Roe reported she had called the Washtenaw County Treasurer some time in May for the list of properties to be auctioned and was told it would be two weeks before it would become available. She said there was an article in annarbor.com the very next day which advertised Open Houses in the City of Ypsilanti. The Clerk said she didn't understand why the County Treasurer would not acknowledge Habitat's proven track record. She thanked everyone for the work they had done to make this happen.

OTHER BUSINESS

- 1. SET PUBLIC HEARING DATE OF JULY 15, 2014 TO DISCUSS CREATION OF SPECIAL ASSESSMENT DISTRICT FOR CAMERAS IN SUGARBROOK, LAKEVIEW AND WEST WILLOW**

Supervisor Stumbo reported Washtenaw County had applied for a two million dollar grant for the planning and development of the 300 acres located at the former GM Powertrain facility property to be used by RACER Trust for the Connected Vehicle research. She stated the Federal Government had notified SPARK they needed a letter of commitment from the Township for \$25,000. She explained she would need authorization from the Board to write such a letter. The Board authorized Supervisor Stumbo to write the commitment letter to come back to the Board and to add this to the Agenda under Other Business.

AUTHORIZATIONS AND BIDS

- 1. REQUEST TO APPROVE QUOTE FROM GRAPHIC SCIENCES (APPROVED VENDOR FROM STATE OF MICHIGAN BID LIST) TO DIGITALIZE**

**VITAL/PERMANENT YPSILANTI TOWNSHIP RECORDS IN THE AMOUNT OF
\$3,777.58, BUDGETED IN LINE ITEM #101.956.000.801.000**

No discussion

**2. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT THE BID FROM
CONTI CORPORATION FOR THE INSTALLATION OF NEIGHBORHOOD
SECURITY CAMERAS IN THE AMOUNT OF \$93,174, BUDGETED IN LINE ITEM
#101.970.000.972.000**

Jeff Allen, RSD Director provided a brief overview of the project. He said two proposals had been received, one from Camtronics, the company currently being used in West Willow and Conti Corporation, the company the Township just signed to do in-house cameras. He explained Travis McDugald, IT Manager had spent a lot of time with Comcast regarding the cameras as well.

Supervisor Stumbo stated Lt. Jim Anuszkiewicz was present and supported the purchase of the cameras and working with cable as opposed to wireless because of the band width and the ability to store data.

Supervisor Stumbo explained this would be a two-step process, if the Board approved this item. She said the first step would be to authorize Conti Corporation as the provider of the cameras and the second step would be to set a public hearing date to authorize the long-term O & M (Operation & Maintenance) costs of Comcast cable. Supervisor Stumbo stated Conti Corporation was the lowest bidder and provided a better quality picture.

Jeff Allen stated the pilot program in West Willow had provided us with a lot of information.

William Atwell, manager of Conti Corporation Security Division stated the quality of the cameras they were proposing were double the resolution of the cameras currently installed and included adaptive infrared technology, which provided much better night time capabilities.

Mr. Atwell provided an explanation regarding a price reduction in switching from 4G over to Comcast Cable; that would be utilized to provide for the increased cost for cooling for the cable modems, resulting in no increase in pricing.

Trustee Scott Martin asked what the Township would do with the equipment used in the pilot program.

Jeff Allen said there was no specific plan at this time but it could be utilized in a lower traffic area.

Mr. Atwell said Conti Corporation would be willing to identify what it would take to make that equipment able to be utilized.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 WORK SESSION MINUTES
PAGE 11**

Discussion followed on adjustments to the cost of server maintenance and camera maintenance and the difference for the Camtronics cameras.

Supervisor Stumbo asked how quickly the equipment could be installed.

Mr. Atwell stated it typically took 5 to 10 business days to receive the equipment, program it, and check for shipping damage. He said they could possibly install within 30 days after receipt of the equipment.

3. REQUEST OF RON FULTON, BUILDING DIRECTOR TO SEEK SEALED BIDS FOR THE FORMER STATE POLICE POST RENOVATION PROJECT

Ron Fulton, Building Director stated it had been a privilege to work on the preparation of this facility for our police department. He explained after review, there had been some modest modifications to clarify for the contractors bidding on the project. He stated that rather than bid it to general contractors, alone, who would add 25% markup to sub-contractor prices; the Township would also bid it to subcontractors and put a package together. He said this would put general contractors on notice that they might not get the bid if their markups were exorbitant. He listed several different places the bid list would be sent. He said the facility was slated to open sometime in October.

Trustee Eldridge asked for clarification regarding the changes that were made to which Mr. Fulton explained the changes that had been made.

ADJOURNMENT

The meeting adjourned at approximately 6:47 P.M.

Respectfully submitted,
Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 17, 2014 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo, at approximately 7:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

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

Members Absent: None

Legal Counsel: Wm. Douglas Winters

Supervisor Stumbo stated the Board had agreed during the Work Session to move Agenda Item #6 to the beginning of the meeting to accommodate the request of Diana Jackson.

6. REQUEST TO RENAME GREEN OAKS PRO SHOP TO LEON JACKSON PRO SHOP IN COMMEMORATION OF HIS 41 YEARS AS THE YPSILANTI TOWNSHIP GREEN OAKS GOLF COURSE PRO

A motion was made by Treasurer Doe, supported by Trustee Eldridge to rename Green Oaks Pro Shop to Leon Jackson Pro Shop in commemoration of his 41 years as the Ypsilanti Township Green Oaks Golf Course Pro.

Supervisor Stumbo apologized to Mr. Jackson for lying to him in order to surprise him with this honor. She stated he had started at the golf course when he was 33 years old and had served there for 41 years. She said the golf course was a great asset to the Township and it's residents and she had never heard a bad word about Leon Jackson. She thanked him for his years of service and friendship to the community. She stated a ceremony would be held at a future date to formally bestow this honor on Leon.

Trustee Stan Eldridge said he had been helping out at the golf course the last three weeks and was amazed at how many people knew Leon Jackson. He said the worst thing he had heard about Leon Jackson was that he may be one of the greatest people they had ever met. He said people referred to him in a personal way and not as a professional golf pro. Trustee Eldridge stated the renaming of the golf course was an honor that was overdue.

Trustee Scott Martin thanked Leon and Diane Jackson for being Ypsilanti residents and all they meant to the community.

Treasurer Doe offered his thanks to Leon for his dedication of 41 years and stated everyone would love to have him back on the job.

Clerk Lovejoy Roe stated one of the great things about being an elected official was the great people you were able to meet and get to know. She said Leon's character, personal values, friendship and things he had done for the Township and the golf course were all top notch. She thanked God, saying she had been personally blessed and the Township had been blessed by having him as a friend and employee. She hoped he would be able to enjoy his retirement as much as the Township had benefitted from his work.

Attorney Winters thanked Leon for being such a great friend to his father.

Trustee Hall Currie said her son, Tyrone Currie thought so much of Leon and she appreciated that friendship.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 REGULAR MEETING MINUTES
PAGE 2**

Trustee Mike Martin stated he was not a golfer and had never met Mr. Jackson until now, but after hearing all the fine stories, he felt he had missed out on knowing a fine man and congratulated him.

The motion carried unanimously.

PUBLIC COMMENTS

Timothy King, Township Resident offered his congratulations to Leon Jackson. He then presented the Township with two framed pictures from B. M. Laney, a member of his family with regard to the Willow Run Bomber Plant. Mr. King stated Mr. Laney was the Superintendent on the final assembly line of the B-24. He said the other picture was of Superintendent Laney and Line Foreman, Mr. Slozne standing with President Franklin D. Roosevelt, and Ford Motor Co. President Henry Ford in front of the 1,000th Liberator, built at Willow Run, taken on November 3, 1943. Mr. King also extended an invitation for everyone to attend the honoring of a Rosie the Riveter and Mr. Herman Deal of Scio Township, to be held on Fri. June. 20, 2014, at the Big Sky Diner. He explained Mr. Deal was a flight engineer that had taken his flight schooling at the Ford Motor Company B-24 Bomber Company, Willow Run Airport. He said Mr. Deal had been on a mission dropping bombs on a German submarine base and was shot down and detained at Stalag 17B.

Tyrone Bridges, Ypsilanti City Resident stated a non-profit organization called Behavior Workshop which was founded in 1994, had put together a program entitled Washtenaw County Area Stop The Violence Initiative. He said his mission was to give kids something positive to do rather than get involved with crime on the streets. He announced his candidacy for the Mayor of the City of Ypsilanti and, if elected, voiced his willingness to work with Ypsilanti Township to affect the area youth with positive solutions.

Arloa Kaiser, Township Resident stated she appreciated the Township's involvement with Neighborhood Watch. She said NHW helped with looking into what was happening with empty houses, strangers in the neighborhoods and the cameras would help even more. She said Lt. Anuszkiewicz and his team stopped and talked with the kids, and the police officers that patrolled the neighborhoods on bikes were a positive influence for Township citizens.

Darlene Devall, Township Resident stated that Trustee Eldridge was doing a great job in the transition at the Golf Course. She said Leon (Jackson) was a gem.

CONSENT AGENDA

- A. MINUTES OF THE MAY 20, 2014 WORK SESSION, REGULAR MEETING AND EXECUTIVE SESSION**
- B. STATEMENTS AND CHECKS FOR JUNE 3, 2014, IN THE AMOUNT OF \$755,680.32 AND JUNE 17, 2014, IN THE AMOUNT OF \$440,712.32**
- C. MAY 2014 TREASURER REPORT**

A motion was made by Treasurer Doe, supported by Trustee Mike Martin to approve the Consent Agenda. The motion carried unanimously.

SUPERVISOR REPORT

Supervisor Stumbo reported the Firefighters had ratified their contract. She stated the process was currently underway with Human Resources, Chief Copeland and a panel of three firefighters to hire two new firefighters. She also reported two more firefighters would be retiring in January 2015.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 REGULAR MEETING MINUTES
PAGE 3**

Supervisor Stumbo stated a Public Meeting would be held June 26, 2014 at 7:00 regarding the Non-motorized Grove Road Path Improvement Project. She said the meeting would update the public regarding the grant received by SEMCOG. She stated streetlights would be installed as well.

CLERK REPORT

Clerk Lovejoy Roe briefly reported on the upcoming August 5, 2014 Primary Election. She stated July 7, 2014 was the last day to register to vote in the August Primary and she encouraged people to vote by Absentee Ballot.

Supervisor Stumbo stated the Treasurer, Trustee and Attorney reports were given at the work session.

NEW BUSINESS

1. BUDGET AMENDMENT #7

Clerk Lovejoy Roe read Budget Amendment #7 into the record.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #7 (see attached). The motion carried unanimously.

2. REQUEST TO APPROVE DTE AGREEMENT FOR RELOCATION OF EIGHT (8) STREETLIGHTS ON ELDER AND FIRWOOD STREETS IN THE AMOUNT OF \$36,792.98, BUDGETED IN LINE ITEM #101.956.000.926.050

A motion was made by Trustee Hall Currie, supported by Trustee Scott Martin to approve the DTE Agreement For Relocation of eight (8) streetlights on Elder and Firwood Streets in the amount of \$36,792.98, budgeted in line item #101.956.000.926.050 (see attached). The motion carried unanimously.

3. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO FORMALLY ACCEPT THE RESIGNATION OF DAN ROBERTS, GREEN OAKS GOLF COURSE AND TO AUTHORIZE HUMAN RESOURCE TO WORK WITH TREASURER DOE AND TRUSTEE ELDRIDGE TO PREPARE A JOB DESCRIPTION THAT WILL BE BROUGHT BACK TO THE BOARD

A motion was made by Trustee Scott Martin, supported by Trustee Mike Martin to formally accept the resignation of Dan Roberts, Green Oaks Golf Course and to authorize Human Resource to work with Treasurer Doe and Trustee Eldridge to prepare a job description that will be brought back to the Board. The motion carried unanimously.

4. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION SECOND AGREEMENT IN THE AMOUNT OF \$601,293.90, BUDGETED IN LINE ITEM #101.446.000.818.022

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Washtenaw County Road Commission Second Agreement in the amount of \$601,293.90, budgeted in line item #101.446.000.818.022 (see attached). The motion carried unanimously.

Supervisor Stumbo explained this Agreement provided for crack sealing in Creekside Village South and West, Stephens Park, which included Warner, Jones and Taft Streets, Whispering Meadows, West Willow, Turtle Creek, Gault Village and Shady Knolls. She said mill & overlay work would be done on Dakota, Ohio, Oregon, Blackmore Avenue, Wismer and Knolls.

- 5. REQUEST TO APPROVE WASHTENAW COUNTY ROAD COMMISSION THIRD AGREEMENT, LOCAL SUBDIVISION ROAD TREE REMOVAL PILOT PROJECT IN THE AMOUNT OF \$20,000.00, BUDGETED IN LINE ITEM #101.446.000.818.022**

A motion was made by Treasurer Doe, supported by Trustee Hall Currie to approve Washtenaw County Road Commission Third Agreement, Local Subdivision Road Tree Removal Pilot Project in the amount of \$20,000.00, budgeted in line item #101.446.000.818.022 (see attached). The motion carried unanimously.

- 6. REQUEST TO RENAME GREEN OAKS PRO SHOP TO LEON JACKSON PRO SHOP IN COMMEMORATION OF HIS 41 YEARS AS THE YPSILANTI TOWNSHIP GREEN OAKS GOLF COURSE PRO**

This item was moved to the beginning of the meeting.

- 7. REQUEST AUTHORIZATION FOR HEALTHCARE PAYOUT TO MIKE RADZIK AS PROVIDED TO EMPLOYEES AND RETIREES THAT ELECT NOT TO RECEIVE HEALTHCARE COVERAGE FROM THE TOWNSHIP IN THE AMOUNT OF \$3,000, BUDGETED IN LINE ITEM #266.301.000.708.010**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to authorize Healthcare Payout to Mike Radzik as provided to employees and retirees that elect not to receive Healthcare Coverage from the Township in the amount of \$3,000, budgeted in line item #266.301.000.708.010. The motion carried unanimously.

- 8. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE WASHTENAW COUNTY POLICE SERVICE CONTRACT AMENDMENT EXTENDING THE CONTRACT THROUGH DECEMBER 31, 2017 WITH A 1% INCREASE FOR 2016-17 AND TO AUTHORIZE SIGNING OF THE AMENDMENT**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Washtenaw County Police Service Contract Amendment extending the contract through December 31, 2017 with a 1% increase for the 2016-17 and to authorize signing of the Amendment (see attached). The motion carried unanimously.

- 9. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE POLICE SERVICES AMENDMENT TO THE LETTER OF UNDERSTANDING ADDRESSING RESPONSE TO I-94 EXPRESSWAY CALLS**

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to approve Police Services Amendment to the Letter of Understanding addressing response to I-94 Expressway Calls (see attached). The motion carried unanimously.

- 10. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 1070 HAWTHORNE AND 6008 S. MIAMI, BUDGETED IN LINE ITEM #101.950.000.801.023**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to authorize legal action in Washtenaw County Circuit Court to abate public nuisance for properties located at 1070 Hawthorne and 6008 N. Miami, budgeted in line item #101.950.000.801.023. The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
JUNE 17, 2014 REGULAR MEETING MINUTES
PAGE 5**

**11. RESOLUTION NO. 2014-14, PURCHASE TAX FORECLOSED
PROPERTIES FROM THE WASHTENAW COUNTY TREASURER LIST
UNDER RIGHT OF FIRST REFUSAL, BUDGETED IN LINE ITEM
#101.950.000.969.011**

Clerk Lovejoy Roe read the Resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Mike Martin to approve Resolution No. 2014-14, Purchase Tax Foreclosed Properties From The Washtenaw County Treasurer List Under Right of First Refusal, budgeted in line item #101.950.000.969.011 (see attached). The motion carried unanimously.

Supervisor Stumbo reported just one example of the success of this partnership effort to stabilize neighborhoods: 1370 Parkwood was purchased for \$8,867 with the Right of First Refusal. She explained Habitat invested in the property by putting in new windows and insulation to make it energy efficient and it was just sold to a first time homeowner for \$115,000. She stated since Habitat financed the mortgages on homes like this, with the stipulation the owners cannot resell the home for at least 15 years, home values increase and this in turn stabilizes the community. She explained this was a great partnership especially in combating absentee landlords.

OTHER BUSINESS

1. SET PUBLIC HEARING DATE OF JULY 15, 2014 AT 7:00 P. M. FOR THE SUGARBROOK AND LAKEVIEW NEIGHBORHOODS FOR CAMERA SPECIAL ASSESSMENT DISTRICT AND 7:15 FOR THE WEST WILLOW SPECIAL ASSESSMENT DISTRICT

A motion was made by Treasurer Doe, supported by Trustee Hall Currie to set a Public Hearing date of July 15, 2014 at 7:00 P. M. for the Sugarbrook and Lakeview Neighborhood for Camera Special Assessment District and 7:15 P. M. for the West Willow Camera Special Assessment District. The motion carried unanimously.

2. REQUEST TO AUTHORIZE SUPERVISOR STUMBO TO SEND A LETTER OF COMMITMENT FOR \$25,000 FOR THE TIGER \$2 MILLION GRANT FOR THE RACER TRUST PROPERTY STUDY

A motion was made by Treasurer Doe, supported by Trustee Eldridge to authorize Supervisor Stumbo to send a Letter of Commitment for \$25,000 for the TIGER \$2 million Grant. The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. REQUEST TO APPROVE QUOTE FROM GRAPHIC SCIENCES (APPROVED VENDOR FROM STATE OF MICHIGAN BID LIST) TO DIGITALIZE VITAL/PERMANENT YPSILANTI TOWNSHIP RECORDS IN THE AMOUNT OF \$3,777.58, BUDGETED IN LINE ITEM #101.956.000.801.000

2. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT THE BID FROM CONTI CORPORATION FOR THE INSTALLATION OF NEIGHBORHOOD SECURITY CAMERAS IN THE AMOUNT OF \$93,174, BUDGETED IN LINE ITEM #101.970.000.972.000. The motion carried unanimously.

**3. REQUEST OF RON FULTON, BUILDING DIRECTOR TO SEEK SEALED
BIDS FOR THE FORMER STATE POLICE POST RENOVATION PROJECT**

A motion was made by Treasurer Doe, supported by Trustee Scott Martin to approve items 1, 2 & 3 under Authorizations and Bids. The motion carried unanimously.

ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #7

June 17, 2014

101 - GENERAL OPERATIONS FUND

Total Increase

\$747,761

Increase the budget for road improvement by Washtenaw County Road Commission (WCRC). This is the 2nd Agreement with WCRC to cover road improvements to: Creekside Village South and West Subdivisions, Steven's Recreation park Sub, Whimpering Meadows, Sub, West Willow/Turtle Creek Sub, Gault Farms/Shady Knolls Sub, S Devonshire & Dian Acres Sub, Devonshire Sub, Blackmore Ave, Wismer St, Phillis St, and Knowles St. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$601,294
			<u>\$601,294</u>
			<u><u>\$601,294</u></u>
Expenditures:	Highway & ST-Road Construction	101-446.000-818.022	\$601,294
			<u>\$601,294</u>
			<u><u>\$601,294</u></u>

Increase the Contribution - Lank Bank in community stabilization department by \$6,500. This additional amount is needed to purchase 15 properties through the County's "Right of First Refusal". The anticipated amount to obtain the properties is \$98,584. Habitat for Humanity will be refunding the Township back for the properties that they will be using in their program. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$6,500
			<u>\$6,500</u>
			<u><u>\$6,500</u></u>
Expenditures:	Contribution - Land Bank	101-950-000-969.011	\$6,500
			<u>\$6,500</u>
			<u><u>\$6,500</u></u>

Increase budget for DTE 2014 agreement to remove and relocate 8 streetlights on Elder St and Firwood St in the amount of \$36,792.90. The total project cost is \$46,792.90 and DTE has agreed to pay \$10,000. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$36,793
			<u>\$36,793</u>
			<u><u>\$36,793</u></u>
Expenditures:	Street light Construction non assessable	101-956.000-926.050	\$36,793
			<u>\$36,793</u>
			<u><u>\$36,793</u></u>

Increase budget for WCRC's 3rd agreement for Local Subdivision Road Tree Removal Project. The total project is \$20,000 and WCRC has committed to paying the Township back 50% matching not to exceed \$10,000 upon completion by outside contractor. Budget increase is needed for the WCRC \$10,000 expected revenue and expenditure portion. The remaining \$10,000 is already budgeted in 2014. This increase will be funded by refund from WCRC.

Revenues:	Reimbursement WCRC	101-000-000-688.000	\$10,000
			<u>\$10,000</u>
			<u><u>\$10,000</u></u>
Expenditures:	Streetlights - Tree Trimming	101-956-000-926.100	\$10,000
			<u>\$10,000</u>
			<u><u>\$10,000</u></u>

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #7

June 17, 2014

101 - GENERAL OPERATIONS FUND Continued

Create a new capital outlay line item number and increase 2014 budget to install 21 cameras and a server system for Neighborhood Camera System in Lakeview, Sugarbrook, Thurston, West Willow and Harris Road Park. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$93,174
			Net Revenues <u>\$93,174</u>
Expenditures:	CO Neighborhood Camera System	101-970.000-972.000	\$93,174
			Net Expenditures <u>\$93,174</u>

206 - FIRE FUND

Total Increase \$20,400.00

Increase budget to reflect the Michigan Municipal League insurance reimbursement for repairs to fire truck 14-4. This is funded by reimbursement check from liability insurance company.

Revenues:	Misc Revenue - Insurance Reimburse	206-000-000-694.001	\$5,400.00
			Net Revenues <u>\$5,400.00</u>
Expenditures:	Auto & Truck Main Station #4	206.206.000.863.004	\$5,400.00
			Net Expenditures <u>\$5,400.00</u>

Increase budget for the Auto & Truck Maintenance for Station #1 and Station #3. The cost to maintain the fire vehicles was more than anticipated in the original budget request of 2014. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	206-000-000-699.000	\$15,000.00
			Net Revenues <u>\$15,000.00</u>
Expenditures:	Auto & Truck Main Station #1	206.206.000.863.001	\$10,000.00
	Auto & Truck Main Station #3	206.206.000.863.003	\$5,000.00
			Net Expenditures <u>\$15,000.00</u>

266 - LAW ENFORCEMENT FUND

Total Increase \$3,000.00

Increase budget for annual health care buy-out for M Radzik. Employee does not participate in the BCBS Health Care. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	266-000.000-699.000	\$3,000.00
			Net Revenues <u>\$3,000.00</u>
Expenditures:	Health Ins Buyout	266-301.000-708.010	\$3,000.00
			Net Expenditures <u>\$3,000.00</u>

Motion to Amend the 2014 Budget (#7):

Move to increase the General Fund budget by \$747,761 to \$10,393,206 and approve the department line item changes as outlined.

Move to increase the Fire Fund budget by \$20,400 to \$5,198,569 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund by \$3,000 to \$6,625,026 and approve the department line item changes as outlined.



June 6, 2014

Re: Removal and Relocation of 8 existing lights on Elder St. and Firwood St.

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

Pursuit to providing removal of equipment at the above location, it is necessary to complete the enclosed agreement and return it to my attention at:

DTE Energy
8001 Haggerty Road
Belleville, MI 48111
Attn: Tim Miller 140 WW-Community Lighting

Today's price shall be in effect for the period of six (6) months from June 6, 2014. If you have any questions, call me or email me at: millert@dteenergy.com. (734)397-4017. My cell number is (313)402-0773.

Sincerely,

Tim Miller

Account Manager
Community Lighting



**Permanent Line Removal/Relocation
Billing Agreement**

I/We, the undersigned agree to reimburse the DTE Energy Electric Company, the sum in the amount NOT to Exceed \$36,792.98. This reimbursement will be made using a Purchase Order prior to the actual start of construction.

In return for the above, DTE Energy Electric Company agrees to permanently remove/relocate 8-code 16 streetlights on foundations with 80 watt Granville luminaires from the East side of Elder and Firwood Streets identified as light # 2, 4, 6, 8, 10, 13, 15, and 18 shown on the Attachment 1 document entitled "Remove & Relocate 8 Lights" included. All conduit and wiring below grade will have identical materials as the 10 remaining lights staying in their permanent East Side locations and identified as light # 1, 3, 5, 7, 9, 12, 14, and 16. Light #11 on Highland Court and Light #17 on Hazel Court will remain untouched as built. The finished product will provide a Staggered lighting design.

Notwithstanding anything herein to the contrary, the installation, ownership and maintenance of electric services and the rates, fees and charges to be made shall be subject to and in accordance with the orders and rules and regulations adopted and approved from time to time by the Michigan Public Service Commission.

Please sign and return one of the two copies. You may retain the other copy for your file.

ACCEPTED:

Name: Brenda L. Stumle

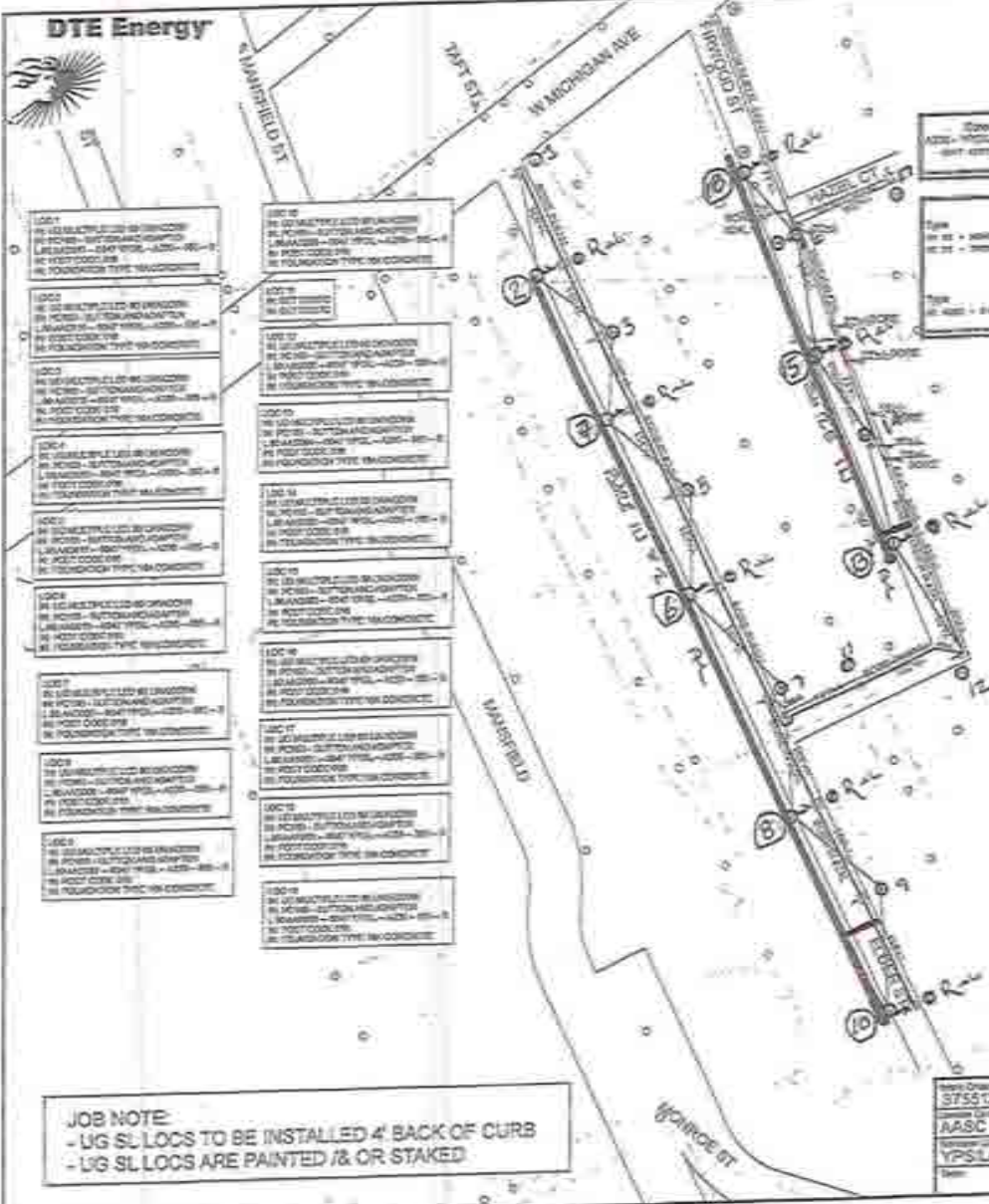
Title: Supervisor

Name: Karen Govejag Rao

Title: Clerk

Date: _____

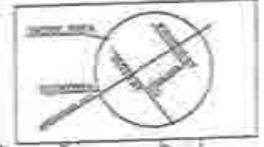
ATTACHMENT 1 REMOVE & RELOCATE 8 LIGHTS



Spotlight Sizing Summary
 ADDITIONAL TWP OF
 2017-2018 10' x 10'

Report Summary
 Type: **Design** Length: **1000**
 Date: **10/20/2014**
 User: **DC 9868 COLLINS**

Cable Summary
 Type: **Energy** Length: **1000**



DESIGN

80WACORN LW LED

LIGHT LOCATIONS
 REC: DRAWN TO SHOW STAGGERED

ALL DIMENSIONS AND SPACING TO BE VERIFIED BY FIELD SURVEYORS BEFORE THE START OF CONSTRUCTION.
 FIELD SURVEYORS TO BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPACING BEFORE ANY CONSTRUCTION BEGINS.

JOB NOTE:
 - LG SL LOCS TO BE INSTALLED 4' BACK OF CURB
 - LG SL LOCS ARE PAINTED /& OR STAKED

Project Number: 37551217	State Code: MI	Project Name: NBUS-IN 18 LG SL-ELDER-FIREWOOD-MICHIGAN-YPSI	Job No: 37551225	Sheet: 2	Total Sheets: 2
Client: AASC	Address: DC 9868 COLLINS	City: YPSILANTI	State: MI	Zip: 48064	Project ID: 37551235 37551234
Company: YPSILANTI	Project: DC 9868 COLLINS	Drawn By: [Blank]	Checked By: [Blank]	Date: 10/20/2014	Scale: 1" = 40' 0"

2014 YPSILANTI TOWNSHIP SECOND AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2014, 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.

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 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.

1. **Creekside Village South Subdivision:**

Work to include crack sealing. Roads to include: East Brook Drive, Meridian Drive, West Brook Drive, Natalie Drive and Meadow Lane Drive. Final cost to be determined by competitive bid.

Estimated project cost: \$ 12,000.00

2. **Creekside Village West Subdivision:**

Work to include crack sealing. Roads to include: Burdock Street, Indigo Court, Indigo Lane, Loon Hollow Drive, Amaranth Lane, Prairie Street, Wing Street, Lakeway Court, Lakeway Street, Ringneck Drive and Plainview Street. Final cost to be determined by competitive bid.

Estimated project cost: \$ 24,000.00

3. **Steven's Recreation Park Subdivision:**

Work to include crack sealing. Roads to include: Warner Avenue, Jones Avenue, Taft Avenue, Kirk Avenue, Wallace Boulevard, Lathers Avenue and Aveline Avenue. Final cost to be determined by competitive bid.

Estimated project cost: \$ 15,000.00

4. **Whispering Meadows Subdivision:**

Work to include crack sealing. Roads to include: Trillium Drive, Lupin Court, Lilly Drive, Dogwood Street, Jonquil Lane and Tamarack Lane. Final cost to be determined by competitive bid.

Estimated project cost: \$ 19,000.00

AGREEMENT SUMMARY

2014 LOCAL ROAD PROGRAM

Creekside Village South Subdivision	12,000.00
Creekside Village West Subdivision	24,000.00
Steven's Recreation Park Subdivision	15,000.00
Whispering Meadows Subdivision	19,000.00
West Willow/Turtle Creek Subdivision	34,000.00
Gault Farms/Shady Knolls Subdivision	57,500.00
S. Devonshire & Diane Acres Subdivisions	26,100.00
Devonshire Subdivision	258,600.00
Blackmore Avenue	43,500.00
Wismer Street, Phillis Street & Knowles Street	202,000.00
Total Local Program	\$ 691,700.00
Less 2014 Conventional Matching Funds:	84,482.10
Less 2014 Drainage Matching Funds:	5,924.00

ESTIMATED AMOUNT TO BE PAID BY YPSILANTI TOWNSHIP
UNDER THIS AGREEMENT DURING 2014: \$ 601,293.90

FOR YPSILANTI TOWNSHIP:

Brenda L. Stumbo
Brenda L. Stumbo, Supervisor

Nancy Wypychkowski
Witness

Karen Lovejoy Roe
Karen Lovejoy Roe, Clerk

Nancy Wypychkowski
Witness

FOR WASHTENAW COUNTY ROAD COMMISSION:

Douglas E. Fuller, Chair

Witness

Roy D. Townsend, Managing Director

Witness

2014 YPSILANTI TOWNSHIP THIRD AGREEMENT
Local Subdivision Road Tree Removal Project

THIS AGREEMENT made and entered into this ____ day of _____, 2014, by and between Ypsilanti Charter Township, parties of the first part and the Board of Washtenaw County Road Commission (WCRC), parties of the second part.

WHEREAS, the parties of the first part desire that certain dead trees be removed on local subdivision roads in Ypsilanti Township and

WHEREAS the WCRC will commit \$10,000 to this local subdivision road tree removal project, provided Ypsilanti Charter Township matches this same \$10,000 amount; and

WHEREAS the 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 first part will hire the Contractor, oversee the tree removals, and insure property permits are obtained, all in accordance with standards of the parties of the second part.

IT IS FURTHER AGREED, the parties of the second part will issue no cost permits for the individual tree removals. Following a final accounting of the project costs, Ypsilanti Township will submit a final invoice for the actual cost, not to exceed \$10,000, after the work has been completed on or before November 1, 2014. WCRC agrees to remit payment within 30 days from receipt of this invoice. The final invoice shall provide supporting detail and information, which reasonably identifies and isolates the costs of this tree removal project.

AGREEMENT SUMMARY

Local Subdivision Tree Removal Project

Project Cost	\$20,000.00
<u>Estimated Project Cost Summary</u>	
Road Commission Share – WCRC 50%	\$10,000.00
Ypsilanti Charter Township Share – Township 50%	<u>\$10,000.00</u>
Total Amount	\$ 20,000.00

FOR YPSILANTI CHARTER TOWNSHIP

Brenda L. Stumbo

Brenda L. Stumbo, Supervisor

Karen Lovejoy Roe

Karen Lovejoy Roe, Clerk

Nancy W. [Signature]

Witness

Nancy W. [Signature]

Witness

FOR WASHTENAW COUNTY ROAD COMMISSION

Douglas E. Fuller, Chair

Witness

Roy D. Townsend, Managing Director

Witness



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriff@washtenaw.org

MARK A. PTASZEP
UNDERSHERIFF

April 17, 2014

CV 32854.1

Brenda Stumbo, Township Supervisor
Ypsilanti Charter Township
7200 S. Huron River Drive
Ypsilanti, MI 48197

Dear Township Supervisor Brenda Stumbo,

Washtenaw County wishes to amend the contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract between Washtenaw County and Ypsilanti Charter Township dated January 1, 2012 as follows:

Amend ARTICLE II – COMPENSATION AND OVERTIME to extend the contract as follows:

“The price for a PSU is fixed as follows: (1) \$150,594.00 per PSU for 2012; (2) \$152,100.00 per PSU for 2013; (3) \$153,621.00 per PSU for 2014; (4) \$155,157.00 per PSU for 2015; (5) \$156,709.00 per PSU for 2016 and (6) \$158,276.00 per PSU for 2017. Beginning in 2014, the County reserves the right to adjust these prices as a result of significant unforeseen cost increases in line items contained the Direct Cost categories (Salary, Fringe, Uniform Allowance, Gun Allowance and Fleet). The county and Sheriff shall give each Contracting Partner six (6) months written notice of any such increase. Starting in 2016 an additional amount will be added to the price that will be allocated towards in car printer replacement once total cost of ownership is determined.”

Amend ARTICLE V – TERM to extend the contract as follows:

“The term of this contract shall be for seventy-two months with an effective date of January 1, 2012 and ending on December 31, 2017.”

All other terms and conditions remain the same as in the original contract.



WASHTENAW COUNTY OFFICE OF THE SHERIFF



2201 Hogback Road • Ann Arbor, Michigan 48105-9732 • OFFICE (734) 971-8400 • FAX (734) 973-4624 • EMAIL sheriff@washtenaw.org

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

ATTEST:

WASHTENAW COUNTY

Lawrence Kestenbaum (DATE)
County Clerk/Register

Verna J. McDaniel (DATE)
County Administrator

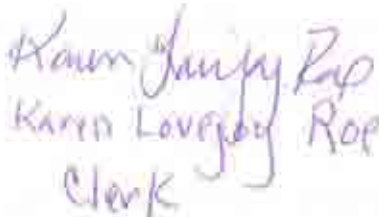
APPROVED FOR CONTENT:

Ypsilanti Charter Township

 5/5/14
Jerry L. Clayton (DATE)
Sheriff

Accepted by 
Brenda Stumbo, Township Supervisor (DATE)

Original: Clerk
Vendor
cc: Department
Purchasing


Karen Lovejoy
Clerk

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

June 10, 2014

Jerry Clayton, Sheriff
Washtenaw County Sheriff's Office
2201 Hogback Rd
Ann Arbor, MI 48105

Dear Sheriff Clayton,

At the request of Lt. James Anuskiewicz and Chief Eric Copeland, the Charter Township of Ypsilanti wishes to amend Paragraph 6 of the Letter of Understanding labeled as Exhibit A attached to the current police services contract with your agency. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend Paragraph 6 of the Letter of Understanding labeled as Exhibit A in the current police services contract between Washtenaw County and Ypsilanti Charter Township dated January 1, 2012 as follows:

Amend PARAGRAPH 6 OF EXHIBIT A as follows:

"The parties understand that general ordinance enforcement as requested by the TOWNSHIP shall be part of the services provided by the SHERIFF to the TOWNSHIP pursuant to this contract which includes, but is not limited to, local traffic ordinances, zoning ordinances, etc., within existing contract resources.

The parties agree that assigned PSU's will not be a primary responder to non-life threatening calls from a freeway. Such calls shall be referred to the Michigan State Police. In addition, assigned PSU's shall not respond to life threatening freeway calls if the Michigan State Police are readily available to respond to such calls, provided, however, the Sheriff agrees to send on-duty PSU's to calls for assistance from Township fire officials. Further, PSU's under this Contract shall be assigned as support or backup, not as primary complaint responders to areas outside of the Township. The Sheriff reserves the right to allocate resources to address critical circumstances on the freeway."

All other terms and conditions remain the same as in the original contract and attached Letter of Understanding labeled Exhibit A.

CHARTER TOWNSHIP OF YPSILANTI

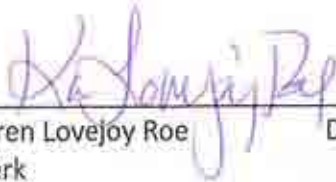
YPSILANTI CHARTER TOWNSHIP

WASHTENAW COUNTY SHERIFF'S OFFICE



Brenda Stumbo Date
Supervisor

Jerry Clayton Date
Sheriff



Karen Lovejoy Roe Date
Clerk

RESOLUTION 2014-14

Authorizing the Charter Township of Ypsilanti to Exercise its “First Right of Refusal” and to Purchase from Washtenaw County Treasurer Catherine McClary Acting in her Capacity as the Foreclosing Governmental Unit Under the Authority of the General Property Tax Act the Real Properties Described Herein Located In Ypsilanti Township, Michigan

WHEREAS, on or about **May 29, 2014** Washtenaw County Treasurer Catherine McClary, Acting in her capacity as the **Foreclosing Governmental Unit** (FGU) under the Authority of the **General Property Tax Act** (GPTA) foreclosed upon certain properties in the Washtenaw County Circuit Court due to delinquent real property taxes.

The “**List of Tax Foreclosed Properties**” for **2014** last revised on **June 3, 2014** (See Exhibit 1) was received by Ypsilanti Township Clerk **Karen Lovejoy Roe** from Washtenaw County website which contained *inter alia* the following Ypsilanti Township properties which set forth the amount of unpaid delinquent taxes and are described as follows:

1. **2300 Holmes Road**
Parcel No.: **K-11-02-406-004**
Minimum Bid: **\$5,492.00**
Legal Description:
YP # 67-81 LOT 81 GROVE PARK SUB'D.

2. **1639 Grove Road**
Parcel No.: **K-11-14-307-044**
Minimum Bid: **\$7,848.00**
Legal Description:
YP# 22-19 LOT #268 NANCY PARK #6.

3. **1438 Bud Avenue**
Parcel No.: **K-11-01-234-005**
Minimum Bid: **\$6,430.00**
Legal Description:
YP# 129-5 LOT 5 WASHTENAW ORCHARD NUMBER ONE.

4. 1041 Nash Avenue
Parcel No.: K-11-14-108-117
Minimum Bid: **\$5,415.00**
Legal Description:
YP# 152-117 LOT 117 TURTLE CREEK SUB.

5. 2144 Woodale Avenue
Parcel No.: K-11-24-211-016
Minimum Bid: **\$4,897.00**
Legal Description:
YP# 69-799 LOT 1096 HURON DAM SUBDIVISION. PROP ADD:
2144WOODALE

6. 795 Lamay Avenue (vacant lot)
Parcel No.: K-11-02-309-019
Minimum Bid: **\$3,211.00**
Legal Description:
YP# 76-234 LOT 234 LAY GARDEN SUBDIVISION

7. 881 Auburndale Avenue (vacant lot)
Parcel No.: K-11-10-386-025
Minimum Bid: **\$2,949.00**
Legal Description:
YP# 93-33 LOT 166 STURTEVANT MANOR SUBDIVISION NO. 1

8. 554 Wharton Street
Parcel No.: K-11-10-482-031
Minimum Bid: **\$9,244.00**
Legal Description:
YP# 74-152 LOT 152 LAPHAM & HOWE'S YPSI-MANOR
SUBDIVISION

9. 740 Dorset Avenue (vacant lot)
Parcel No.: K-11-11-380-021
Minimum Bid: **\$1,995.00**
Legal Description:
YP# 89-77 LOT 184 SOUTH DEVONSHIRE SUBDIVISION NO. 1

10. 1806 Carol Ann Avenue
Parcel No.: K-11-14-212-023
Minimum Bid: **\$8,205.00**
Legal Description:
YP# 110D-5 LOT 464 WESTWILLOW UNIT FIVE.

11. 1353 Rolling Court (vacant lot)
Parcel No.: K-11-14-282-009
Minimum Bid: **\$3,228.00**
Legal Description:
YP# 110K-36 LOT 830 WESTWILLOW UNIT 11.

12. 2142 David Avenue
Parcel No.: K-11-14-455-004
Minimum Bid: **\$24,264.00**
Legal Description:
YP# 126-124 LOT 516 NANCY PARK NUMBER 7.

13. Lakeview Avenue (vacant lot)

Parcel No.: K-11-14-485-018

Minimum Bid: **\$2,065.00**

Legal Description:

YP# 104-960 LOT 1280 WATSONIA PARK SUBDIVISION. PLUS N 10 FT; OF ABANDONEDALLEY

14. 310 Aveline Street (vacant lot)

Parcel No.: K-11-39-356-031

Minimum Bid: **\$2,391.00**

Legal Description:

YP# 39-27D PT OF FC 690, BEG AT A PT ON THE WLY LN OF AVELINE AVE SAID PT BEING S 17-45 E 180FT, TH CONT S 17-45 E 63.30 FT, TH ALG THE NLY LN OF LATHERS AVE S 54-25 W 123 FT TH N 17-45 W 98 FT; TH N 72-15 E 120 FT TO THE P.O.B.

15. 1256 Jones Street

Parcel No.: K-11-40-313-022

Minimum Bid: **\$10,950.00**

Legal Description:

YP# 91-253 LOT 252 STEVEN'S RECREATION PARK SUBDIVISION.

*WHEREAS, the Court of Appeals for the State of Michigan in an unanimous decision released for publication on **April 5, 2011** entitled "**City of Bay City vs Bay County Treasurer**" held that under the GPTA that ". . . the determination of a proper purpose for the purchase of tax-delinquent property is a legislative function, vesting such determinations as arose in this case with Plaintiff's council. Furthermore, because MCL 211.78(m)(1) creates a mandatory legal duty on Defendant's part to sell the property to Plaintiff granting him no discretion to decide not to sale such property, the statute does not empower a county treasurer . . . to make an independent determination as to a municipality's professed 'public' purpose"* a copy of the Court of Appeals decision being attached hereto and incorporated by reference and labeled Exhibit 2; and

WHEREAS, from 2007 through 2014 Ypsilanti Township has seen 2,850 foreclosures which make up approximately thirty-three (33%) of all foreclosures that have occurred during this time period in Washtenaw County even though the Township's population is only fifteen (15%) of the County's total population; and

WHEREAS, this unprecedented record number of foreclosures in Ypsilanti Township resulted in a significant loss of tax revenue to the Township while also having a direct and negative effect upon the residential property values Township wide; and

WHEREAS, this record number of foreclosures in the Township destabilized a number of residential streets located within the Township's residential subdivisions and greatly contributed to a number of residential neighborhoods becoming predominantly rental properties which further contributed to the destabilization of residential properties; and

WHEREAS, the Charter Township of Ypsilanti in an effort to stabilize the Township's existing residential neighborhoods entered into a partnership with Habitat for Humanity for acquiring and rehabilitating residential properties located in the Township for homeowner occupancy which has resulted in increased neighborhood stabilization and has prevented further deterioration of existing residential subdivisions throughout the Township while also resulting in the increase of property values and the tax base in the Township; and

WHEREAS, Habitat has notified the Township of its desire to acquire additional residential properties in the Township for rehabilitation and resale to homeowners which further promotes the Township's Board stated policy of neighborhood stabilization; and

WHEREAS, the Ypsilanti Township Board of Trustees has determined and hereby finds that the exercise of its **“First Right of Refusal”** to acquire the above listed properties constitutes a **“Public Purpose”** as set forth in the Court of Appeals case entitled **“City of Bay City vs Bay County Treasurer”** since it is imperative that in order for the Township to achieve its stated public purpose of neighborhood stabilization and to prevent further deterioration of residential property values that the Township continues in its ongoing efforts with Habitat for Humanity to increase homeownership by acquiring residential properties in the Township for resale to Habitat who will rehabilitate said properties that in turn will be resold to persons for homeownership as opposed to being utilized as rental/investment properties; and

WHEREAS, the Township has been advised by the Washtenaw County Treasurer’s Office that the minimum bid price for all of the above listed properties total **\$98,584.00**;

NOW, THEREFORE THE YPSILANTI CHARTER TOWNSHIP BOARD OF TRUSTEES HEREBY RESOLVES AS FOLLOWS:

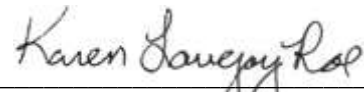
1. That the Township hereby finds and determines that the exercise of its **“First Right of Refusal”** pursuant to the General Property Tax Act as further defined in the Court of Appeals case entitled **“City of Bay City vs Bay County Treasurer”** to purchase the properties hereinabove listed located in the Township of Ypsilanti, Washtenaw County, State of Michigan, constitutes a **“Public Purpose”** since it is imperative that in order for the Township to achieve its stated public purpose of neighborhood stabilization and to prevent further deterioration of residential property values that the Township continues in its ongoing efforts with Habitat for Humanity to increase homeownership by acquiring residential properties in the Township for resale to Habitat who will rehabilitate said properties that in turn will be resold to persons for

homeownership as opposed to being utilized as rental/investment properties.

2. That the Township hereby notifies Washtenaw County Treasurer Catherine McClary Acting in her Capacity as the Foreclosing Governmental Unit that the Township desires to purchase the above listed properties under the Township's **"First Right of Refusal"** for the minimum bid of each property which totals **\$98,584.00**.

3. That the Township authorizes the payment of **\$98,584.00** for the purpose of acquiring the above listed properties pursuant to the Township's **"First Right of Refusal"** for the **"Public Purpose"** as defined herein.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2014-14 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on June 17, 2014.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Vendor: 0444

WASHTENAW COUNTY TREASURER#

Check #: 00000165318

06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-02-406-004	5,492.00

Total: 5,492.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165318

AMOUNT
\$5,492.00

PAY

Five Thousand Four Hundred Ninety-Two and NO/100 Dollars**

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dovesky Rao Clerk
James Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. THE IMAGE DISAPPEARS WITH HEAT.

⑈ 165318 ⑆ ⑆ 072403473 ⑆ 01381884452 ⑆

Details on back
Security Features Included



Vendor: 0444

WASHTENAW COUNTY TREASURER#

Check #: 00000165319

06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-307-044	7,848.00

Total: 7,848.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 686-336-7000 C4CZC0010000 L08SF015200

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CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165319

AMOUNT
\$7,848.00

PAY ***Seven Thousand Eight Hundred Forty-Eight and NO/100 Dollars*****

TO THE
ORDER
OF

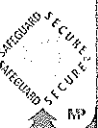
WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dowejay Rao Clerk
Jerry Doe Treasurer

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⑈ 165319⑈ ⑆ 072403473⑆ 01381884452⑈

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Security Features Included



Vendor: 0444

WASHTENAW COUNTY TREASURER#

Check #: 00000165320

06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-01-234-005	6,430.00

Total: 6,430.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZCC0010000 L08SF015200

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CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165320

AMOUNT
\$6,430.00

PAY ***Six Thousand Four Hundred Thirty and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645

ANN ARBOR

MI 48107-8645

Karen Doucety Rao Clerk
Larry Doe Treasurer

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Security Features Included



Vendor: 0444

WASHTENAW COUNTY TREASURER#

Check #: 00000165321

06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-108-117	5,415.00

Total: 5,415.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZCC0010000 L08SF015200

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CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

AMOUNT
\$5,415.00

165321

PAY

Five Thousand Four Hundred Fifteen and NO/100 Dollars**

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dowling Rao Clerk
Larry Doe Treasurer

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⑈ 165321⑈ ⑆ 072403473⑆ 01381884452⑈

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Security Features Included



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165322 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-24-211-016	4,897.00

Total: 4,897.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER 180 DAYS

165322

AMOUNT
\$4,897.00

PAY ***Four Thousand Eight Hundred Ninety-Seven and NO/100 Dollars*****

TO THE ORDER OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dowling Rao Clerk
Larry Doe Treasurer

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⑈ 165322⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back Security Features Included



Vendor: 0444

WASHTENAW COUNTY TREASURER#

Check #: 00000165323

06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-02-309-019	3,211.00

Total: 3,211.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 888-336-7000 C4CZCC0010000 L08SF015200

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CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165323

AMOUNT
\$3,211.00

PAY ***Three Thousand Two Hundred Eleven and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Doucety Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH TO EXPRESS HERE. RED DAMAGE DISAPPEARS WITH HEAT.

⑈ 165323 ⑈ ⑆ 072403473 ⑆ 01381884452 ⑈

Details on back
Security Features Included.



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165324 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-10-386-025	2,949.00

Total: 2,949.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 688-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEM-GATE EXECUTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165324

AMOUNT
\$2,949.00

PAY ***Two Thousand Nine Hundred Forty-Nine and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dweijay Rao Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS THE SENSITIVE INK TOUCH TONE PRESS HERE TO REMOVE OR DISAPPEAR WITH HEAT

⑈ 165324 ⑈ ⑆ 072403473 ⑆ 01381884452 ⑈

Details on back
Security Features Included



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165325 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-10-482-031	9,244.00

Total: 9,244.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 588-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347724

Date: 06/16/14

VOID AFTER
180 DAYS

165325

AMOUNT
\$9,244.00

PAY ***Nine Thousand Two Hundred Forty-Four and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dowling Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS NEAR SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH BREATH

⑈ 165325⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back. Security Features Included.



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165326 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-11-380-021	1,995.00

Total: 1,995.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 588-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165326

AMOUNT
\$1,995.00

PAY ***One Thousand Nine Hundred Ninety-Five and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645

ANN ARBOR

MI 48107-8645

Karen Dweijoy Rao Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 165326⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back
Security Features Included



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165327 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-212-023	8,205.00

Total: 8,205.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 686-336-7000 C4CZC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165327

AMOUNT
\$8,205.00

PAY ***Eight Thousand Two Hundred Five and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dwejay Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK TOUCH OR PRESS HERE RED IMAGE DISAPPEARS WITH HEAT

⑈ 165327⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back. Security Features Included.



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165328 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-282-009	3,228.00

Total: 3,228.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZC00010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON RECYCLED PAPER WITH MICROFINED SECURITY

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165328

AMOUNT
\$3,228.00

PAY ***Three Thousand Two Hundred Twenty-Eight and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dweijay Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS SENSITIVE INFORMATION. YOUR RIGHTS ARE PROTECTED. IF THIS IMAGE DISAPPEARS WITH HEAT.

⑈ 165328 ⑆ ⑆ 072403473 ⑆ 01381884452 ⑆

Details on back Security Features included.



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165329 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-455-004	24,264.00

Total: 24,264.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 588-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER
180 DAYS

165329

AMOUNT
\$24,264.00

PAY ***Twenty-Four Thousand Two Hundred Sixty-Four and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dwejay Rap Clerk
Larry Doe Treasurer

⑈ 165329 ⑈ ⑆ 072403473 ⑆ 01381884452 ⑈

Details on back. Security Features include:



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165330 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-14-485-018	2,065.00

Total: 2,065.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 586-336-7000 C4CZCC0010000 L06SF015200

ORIGINAL DOCUMENT PRINTED ON CHEM-GREEN FAX-TIVE PAPER WITH MICR PRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347/724

Date: 06/16/14

VOID AFTER 180 DAYS

165330

AMOUNT
\$2,065.00

PAY ***Two Thousand Sixty-Five and NO/100 Dollars*****

TO THE ORDER OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dweijay Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS SENSITIVE INFORMATION. YOU CANNOT PRESS HERE. THE IMAGE WILL DISAPPEAR WITH THE PAPER.

⑈ 165330⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back Security Features Included



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165331 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-39-356-031	2,391.00

Total: 2,391.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 588-336-7000 C4CZC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON RECYCLED 100% POST CONSUMER WASTE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197



www.huntington.com

74-347724

Date: 06/16/14

VOID AFTER
180 DAYS

165331

AMOUNT
\$2,391.00

PAY ***Two Thousand Three Hundred Ninety-One and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Dwejay Rap Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH FROM PRESSURE - RED IMAGE DISAPPEARS WITH HEAT

⑈ 165331⑈ ⑆ 072403473⑆ 01381884452⑈

Details on back
Security Features Included



Vendor: 0444 WASHTENAW COUNTY TREASURER# Check #: 00000165332 06/16/14

Date	Invoice	Description/Detail	Amount
06/16/14	0	FIRST RIGHT OF REFUSAL - K-11-40-313-022	10,950.00


Total: 10,950.00

CHARTER TOWNSHIP OF YPSILANTI • YPSILANTI, MI 48197

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 888-336-7000 C4CZCC0010000 L08SF015200

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTIVE PAPER WITH MICROPRINTED BORDER

CHARTER TOWNSHIP OF YPSILANTI
7200 S. HURON RIVER DRIVE
YPSILANTI, MI 48197

 www.huntington.com
74-347/724

165332

Date: 06/16/14

VOID AFTER
180 DAYS

AMOUNT
\$10,950.00

PAY ***Ten Thousand Nine Hundred Fifty and NO/100 Dollars*****

TO THE
ORDER
OF

WASHTENAW COUNTY TREASURER#
P.O. BOX 8645
ANN ARBOR MI 48107-8645

Karen Doney Ray Clerk
Larry Doe Treasurer

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUGH ON PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.

⑈ 165332⑈ ⑆ 072403473⑆ 01381884452⑈

Details on Back. Security Features Included.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
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AP TOTALS:

Total of 77 Checks:					458,720.03
Less 0 Void Checks:					0.00
Total of 77 Disbursements:					<u>458,720.03</u>

Accounts Payable Checks 967,694.92

Hand Checks 458,720.03

Total 1,426,414.95

Check Date	Bank	Check	Vendor	Vendor Name	Amount
<i>Hand Checks</i>					
Bank AP AP					
06/10/2014	AP	165290	6821	AT & T	27.46
06/10/2014	AP	165291	6821	AT & T	21.47
06/10/2014	AP	165292	0363	COMCAST CABLE	84.85
06/10/2014	AP	165293	0363	COMCAST CABLE	229.85
06/10/2014	AP	165294	0426	GUARDIAN ALARM	1,306.53
06/10/2014	AP	165295	4402	TDS METROCOM	1,595.00
06/10/2014	AP	165296	1475	VERIZON WIRELESS	1,335.98
06/10/2014	AP	165297	1475	VERIZON WIRELESS	1,623.43
06/10/2014	AP	165298	16404	WELLS FARGO FINANCIAL LEASING	5,503.85
06/10/2014	AP	165299	0480	YPSILANTI COMMUNITY	1,034.07
06/10/2014	AP	165300	2597	U.S. POSTAL SERVICE*	3,277.98
06/12/2014	AP	165301	0363	COMCAST CABLE	91.47
06/12/2014	AP	165302	0363	COMCAST CABLE	256.41
06/12/2014	AP	165303	0363	COMCAST CABLE	94.85
06/12/2014	AP	165304	0363	COMCAST CABLE	84.85
06/12/2014	AP	165305	0363	COMCAST CABLE	94.85
06/12/2014	AP	165306	0118	DTE ENERGY	12,851.67
06/12/2014	AP	165307	0426	GUARDIAN ALARM	570.19
06/12/2014	AP	165308	1475	VERIZON WIRELESS	70.87
06/12/2014	AP	165309	15934	WASTE MANAGEMENT	1,819.27
06/12/2014	AP	165310	15934	WASTE MANAGEMENT	28,008.28
06/12/2014	AP	165311	15934	WASTE MANAGEMENT	122,388.69
06/12/2014	AP	165312	15934	WASTE MANAGEMENT	228.28
06/12/2014	AP	165313	15934	WASTE MANAGEMENT	484.86
06/12/2014	AP	165314	15934	WASTE MANAGEMENT	27,197.96
06/12/2014	AP	165315	15934	WASTE MANAGEMENT	793.39
06/12/2014	AP	165316	15934	WASTE MANAGEMENT	4,543.65
06/12/2014	AP	165317	0480	YPSILANTI COMMUNITY	314.18
06/16/2014	AP	165318	0444	WASHTENAW COUNTY TREASURER#	5,492.00
06/16/2014	AP	165319	0444	WASHTENAW COUNTY TREASURER#	7,848.00
06/16/2014	AP	165320	0444	WASHTENAW COUNTY TREASURER#	6,430.00
06/16/2014	AP	165321	0444	WASHTENAW COUNTY TREASURER#	5,415.00
06/16/2014	AP	165322	0444	WASHTENAW COUNTY TREASURER#	4,897.00
06/16/2014	AP	165323	0444	WASHTENAW COUNTY TREASURER#	3,211.00
06/16/2014	AP	165324	0444	WASHTENAW COUNTY TREASURER#	2,949.00
06/16/2014	AP	165325	0444	WASHTENAW COUNTY TREASURER#	9,244.00
06/16/2014	AP	165326	0444	WASHTENAW COUNTY TREASURER#	1,995.00
06/16/2014	AP	165327	0444	WASHTENAW COUNTY TREASURER#	8,205.00
06/16/2014	AP	165328	0444	WASHTENAW COUNTY TREASURER#	3,228.00
06/16/2014	AP	165329	0444	WASHTENAW COUNTY TREASURER#	24,264.00
06/16/2014	AP	165330	0444	WASHTENAW COUNTY TREASURER#	2,065.00
06/16/2014	AP	165331	0444	WASHTENAW COUNTY TREASURER#	2,391.00
06/16/2014	AP	165332	0444	WASHTENAW COUNTY TREASURER#	10,950.00
06/17/2014	AP	165333	A. MCMAHON	ANDREW MCMAHON	14.00
06/17/2014	AP	165334	B. ROACH	BRETT ROACH	14.00
06/17/2014	AP	165335	B. CALHOUN	BRITTNEY CALHOUN	14.00
06/17/2014	AP	165336	CJOHNSON	CARL JOHNSON	14.00
06/17/2014	AP	165337	13196	CHRISTINE SMITH	14.00
06/17/2014	AP	165338	C. BELLERS	COLLEEN BELLERS	14.00
06/17/2014	AP	165339	D. PETTYGR	DAQUAN PETTYGRUE	14.00
06/17/2014	AP	165340	D. MAGUIRE	DIANE MAGUIRE	14.00
06/17/2014	AP	165341	9669	DONALD FILLION	14.00
06/17/2014	AP	165342	13368	DOROTHY TODD	14.00
06/17/2014	AP	165343	G. HIXSON	GEORGE HIXSON	14.00
06/17/2014	AP	165344	G. BUNYEA	GUY BUNYEA	14.00
06/17/2014	AP	165345	J. CULP	JEREMY CULP	14.00
06/17/2014	AP	165346	J. TOMASON	JOHN TOMASON	14.00
06/17/2014	AP	165347	J. THOMPSON	JOY THOMPSON	14.00
06/17/2014	AP	165348	L. BIES	LISA BIES	14.00
06/17/2014	AP	165349	4743	LOWERY ALEXANDER	14.00
06/17/2014	AP	165350	M. FREE	MARCIE FREE	14.00
06/17/2014	AP	165351	M. KEEHL	MARIE KEEHL	14.00
06/17/2014	AP	165352	M. SHELLY	MARY SHELLY-MAGESKI	14.00
06/17/2014	AP	165353	M. SPILLAN	MATTHEW SPILLANE	14.00
06/17/2014	AP	165354	M. ALBER	MICHELLE ALBER	14.00
06/17/2014	AP	165355	M. MESSER	MICHELLE MESSER	14.00
06/17/2014	AP	165356	R. HENRY	RALPH HENRY	14.00
06/17/2014	AP	165357	R. JOHNSON	RICHARD JOHNSON	14.00
06/17/2014	AP	165358	S. DORITY	STEPHANIE DORITY	14.00
06/17/2014	AP	165359	S. THURMON	STEVEN THURMOND	14.00
06/17/2014	AP	165360	T. SALOW	TODD SALOW	14.00
06/17/2014	AP	165361	T. WHITBEC	TRACY WHITBEC	14.00
06/17/2014	AP	165362	T. GLOVER	TRESA GLOVER	14.00
06/17/2014	AP	165363	T. RICHARD	TYLER RICHARDSON	14.00
06/17/2014	AP	165364	W. SAMPSON	WILLIAM SAMPSON	14.00
06/25/2014	AP	165365	5049	BLUE CROSS BLUE SHIELD OF MI	112,208.27
06/25/2014	AP	165366	BCBS	BLUE CROSS BLUE SHIELD OF MI	31,545.57

User: mharris

CHECK NUMBERS 165367 - 165495

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
06/23/2014	AP	165367	6570	21ST CENTURY NEWSPAPERS	58.90
06/23/2014	AP	165368	2937	A & R TOTAL CONSTRUCTION, INC.	2,435.74
06/23/2014	AP	165369	11339	ACCUSHRED LLC	50.00
06/23/2014	AP	165370	15493	ADAM KURTINATIS	540.00
06/23/2014	AP	165371	A. MCCONNE	AIDEN MCCONNELL	17.00
06/23/2014	AP	165372	4709	ALLEGRA PRINTING AND IMAGING	1,203.00
06/23/2014	AP	165373	16463	ANDRE HUFF	60.00
06/23/2014	AP	165374	0017	ANN ARBOR CLEANING SUPPLY	1,507.75
06/23/2014	AP	165375	6748	ANN ARBOR NEWS	60.72
06/23/2014	AP	165376	0022	ANN ARBOR WELDING SUPPLY CO	113.85
06/23/2014	AP	165377	0034	ASSOCIATED FENCE	1,420.00
06/23/2014	AP	165378	0215	AUTO VALUE YPSILANTI	304.50
06/23/2014	AP	165379	B. LOPEZ	BARBARA LOPEZ	45.00
06/23/2014	AP	165380	6397	BARR ENGINEERING COMPANY	8,592.57
06/23/2014	AP	165381	1186	BREWER'S INC.	742.50
06/23/2014	AP	165382	8274	BUDGET TOWING	160.00
06/23/2014	AP	165383	C. HALE	CALEB HALE	100.00
06/23/2014	AP	165384	16315	CAMTRONICS COMMUNICATIONS CO.	145.00
06/23/2014	AP	165385	CEDRONI	CEDRONI ASSOCIATES, INC.	115,915.74
06/23/2014	AP	165386	0870	CHARTER TOWNSHIP OF SUPERIOR	33.91
06/23/2014	AP	165387	C. BRYANT	CHASE BRYANT	64.00
06/23/2014	AP	165388	CL	CHELSEA LUMBER	1,042.03
06/23/2014	AP	165389	2887	CHERYL JOHNSON	40.00
06/23/2014	AP	165390	C. KOCH	CHRISTOPHER KOCH	13.00
06/23/2014	AP	165391	2276	CINCINNATI TIME SYSTEMS	746.35
06/23/2014	AP	165392	15370	CLEVELAND GOLF SRIXON	175.75
06/23/2014	AP	165393	15452	COLD CUT KRUISE	50.40
06/23/2014	AP	165394	0102	COLMAN-WOLF SANITARY SUPPLY CO	92.58
06/23/2014	AP	165395	1312	COMPLETE BATTERY SOURCE	133.08
06/23/2014	AP	165396	0582	CONGDON'S	389.53
06/23/2014	AP	165397	16157	COOPER WEST	41.00
06/23/2014	AP	165398	C. MELCHER	COREY MELCHER	17.00
06/23/2014	AP	165399	1258	CRITTER CONTROL OF ANN ARBOR	1,269.00
06/23/2014	AP	165400	6683	D & B POWER ASSOCIATES, INC.	591.00
06/23/2014	AP	165401	D.R. TRAIL	D.R. TRAILER SALES	6,416.00
06/23/2014	AP	165402	0543	DISCOUNT TIRE	868.64
06/23/2014	AP	165403	DE & SU	DIVERSIFIED EXCAVATING	5,200.00
06/23/2014	AP	165404	DORR	DORR INDUSTRIES	8,597.00
06/23/2014	AP	165405	E. DAVIS	EARLENE DAVIS	200.00
06/23/2014	AP	165406	2913	EMERGENCY VEHICLE SERVICES	308.20
06/23/2014	AP	165407	15761	FASTENAL	161.66
06/23/2014	AP	165408	FIRESTONE	FIRESTONE COMPLETE AUTO CARE	202.84
06/23/2014	AP	165409	15897	GARY STAFFORD	65.00
06/23/2014	AP	165410	15962	GLORIA MAYER	45.00
06/23/2014	AP	165411	1233	GORDON FOOD SERVICE INC.	184.82
06/23/2014	AP	165412	0107	GRAINGER	1,982.50
06/23/2014	AP	165413	G. MAYER	GRANT MAYER	82.00
06/23/2014	AP	165414	6414	GRIFFIN PEST SOLUTIONS	90.00
06/23/2014	AP	165415	6021	HENDERSON GLASS	211.25
06/23/2014	AP	165416	0503	HOME DEPOT	896.85
06/23/2014	AP	165417	0473	HURON RIVER WATERSHED COUNCIL	2,347.93
06/23/2014	AP	165418	15523	IDVILLE	102.50
06/23/2014	AP	165419	15496	J.F. MOORE & ASSOCIATES, LLC	16.00
06/23/2014	AP	165420	J. BAKER	JACOB BAKER	9.00
06/23/2014	AP	165421	16156	JAMES ROSEMAN	63.00
06/23/2014	AP	165422	15972	JESSE HILDEBRANDT	33.00
06/23/2014	AP	165423	VARNER	JOEL VARNER	27.00
06/23/2014	AP	165424	4467	JOHN DEERE LANDSCAPES	852.65
06/23/2014	AP	165425	JOSMITH	JOSEPH SMITH	25.00
06/23/2014	AP	165426	16408	JTW PIPES LLC	3,207.00
06/23/2014	AP	165427	16428	JULIA ETHERIDGE	16.00
06/23/2014	AP	165428	15860	JULIA MAYER	46.00
06/23/2014	AP	165429	K. FERRELL	KENNETH FERRELL JR.	36.00
06/23/2014	AP	165430	16247	LOMBARDO HOMES OF SE MI LLC	3,000.00
06/23/2014	AP	165431	6550	LOOKING GOOD LAWN	11,551.00
06/23/2014	AP	165432	L. NECKEL	LORLIE NECKEL	58.00
06/23/2014	AP	165433	6467	LOWE'S	38.80
06/23/2014	AP	165434	6185	LUBRICATION ENGINEERS	598.60
06/23/2014	AP	165435	L. ZIMMERM	LUKE ZIMMERMAN	16.00
06/23/2014	AP	165436	15855	MADELINE GOODSON	53.00
06/23/2014	AP	165437	M. DRUMMER	MARCUS DRUMMER	36.00
06/23/2014	AP	165438	0158	MARK HAMILTON	1,500.00
06/23/2014	AP	165439	15195	MARK NELSON	715.80
06/23/2014	AP	165440	2521	MAX-VIEW WINDOW WASHING, INC.	800.00
06/23/2014	AP	165441	0253	MCLAIN AND WINTERS	9,775.00
06/23/2014	AP	165442	6502	MERL FINNEY	25.00
06/23/2014	AP	165443	SEMEYN.	MICHAEL SEMEYN	8.00
06/23/2014	AP	165444	16165	MICHIGAN ABILITY PARTNERS	2,008.80

User: mharris

CHECK NUMBERS 165367 - 165495

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
06/23/2014	AP	165445	16461	MICHIGAN LINEN SERVICE, INC.	923.32
06/23/2014	AP	165446	6057	MICHIGAN RECREATION & PARK	650.00
06/23/2014	AP	165447	SEMEYN	MITCHEL SEMEYN	8.00
06/23/2014	AP	165448	MOLNARROOF	MOLNAR ROOFING	164,364.00
06/23/2014	AP	165449	2986	NAPA AUTO PARTS*	307.66
06/23/2014	AP	165450	2997	OFFICE EXPRESS	361.56
06/23/2014	AP	165451	0309	ORCHARD, HILTZ & MCCLIMENT INC	17,091.50
06/23/2014	AP	165452	0501	PARK ATHLETIC SUPPLY	340.40
06/23/2014	AP	165453	15971	PARKER ALLEN	33.00
06/23/2014	AP	165454	0913	PARKWAY SERVICES, INC.	624.00
06/23/2014	AP	165455	6923	PEAR SPERLING EGGAN & DANIELS PC	756.00
06/23/2014	AP	165456	P. POWER	PETER POWER	2,135.00
06/23/2014	AP	165457	2966	PITNEY BOWES	1,482.39
06/23/2014	AP	165458	0722	PRINTING SYSTEMS	1,980.85
06/23/2014	AP	165459	3214	RENT A WRECK	23.00
06/23/2014	AP	165460	15420	RESERVE ACCOUNT	10,000.00
06/23/2014	AP	165461	1637	RESIDEX, LLC	2,009.50
06/23/2014	AP	165462	11556	RHONDA BATES	200.98
06/23/2014	AP	165463	6308	RKA PETROLEUM	13,426.57
06/23/2014	AP	165464	R. LEONE	ROCCO LEONE	27.00
06/23/2014	AP	165465	S & K	S & K GUTTER	3,575.00
06/23/2014	AP	165466	0634	SAM'S CLUB DIRECT	39.46
06/23/2014	AP	165467	S. HERNDON	SHAYLA HERNDON	60.00
06/23/2014	AP	165468	0383	SHERWIN WILLIAMS COMPANY	247.90
06/23/2014	AP	165469	0395	SHRADER TIRE & OIL	131.95
06/23/2014	AP	165470	15751	SOUTHERN COMPUTER WAREHOUSE	166.04
06/23/2014	AP	165471	3002	SPARTAN CHASSIS, INC.	4,822.47
06/23/2014	AP	165472	1507	SPARTAN DISTRIBUTORS	1,421.67
06/23/2014	AP	165473	1338	STADIUM TROPHY	691.58
06/23/2014	AP	165474	0683	SURE VENT, LTD.	240.63
06/23/2014	AP	165475	0449	SYSCO FOOD SERVICES OF DETROIT	737.24
06/23/2014	AP	165476	11025	TAMMIE KEEN	57.01
06/23/2014	AP	165477	TEK	TEK ENVIRONMENTAL CONSULTING SVC	1,565.00
06/23/2014	AP	165478	6974	TERRY CONDIT	135.00
06/23/2014	AP	165479	0356	TIME EMERGENCY EQUIPMENT	51.02
06/23/2014	AP	165480	15941	TODD BARBER	3,475.00
06/23/2014	AP	165481	16384	UNIFIED TELECOM SOLUTIONS, LLC	2,415.89
06/23/2014	AP	165482	6627	VICTORY LANE	73.76
06/23/2014	AP	165483	16477	WARREN LEIDLIN	80.00
06/23/2014	AP	165484	0444	WASHTENAW COUNTY TREASURER#	455,742.31
06/23/2014	AP	165485	0444	WASHTENAW COUNTY TREASURER#	53,397.50
06/23/2014	AP	165486	0444	WASHTENAW COUNTY TREASURER#	2,158.84
06/23/2014	AP	165487	WASHTENAW	WASHTENAW URGENT CARE	525.00
06/23/2014	AP	165488	16404	WELLS FARGO FINANCIAL LEASING	5,503.85
06/23/2014	AP	165489	15421	WEX BANK	3,112.15
06/23/2014	AP	165490	1627	WINGFOOT COMMERCIAL TIRE	2,018.41
06/23/2014	AP	165491	4263	WOLVERINE FREIGHTLINER	20.79
06/23/2014	AP	165492	7054	YCUA	343.36
06/23/2014	AP	165493	YST	YORK SCIENTIFIC TECHNOLOGY	342.38
06/23/2014	AP	165494	0480	YPSILANTI COMMUNITY	6,851.24
06/23/2014	AP	165495	7003	YPSILANTI TWP TAX COLLECTION	300.00

AP TOTALS:

Total of 129 Checks:

967,694.92

Less 0 Void Checks:

0.00

Total of 129 Disbursements:

967,694.92

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
06/27/2014	AP	165496	2600	STATE OF MICHIGAN	2,141.00
06/27/2014	AP	165497	2600	STATE OF MICHIGAN	55.00
06/27/2014	AP	165498	13420	CHARLES BROWN	14.00
06/27/2014	AP	165499	D. DESENTZ	DANNY DESENTZ	14.00
06/27/2014	AP	165500	15143	MICHAEL GATTI	234.00
06/27/2014	AP	165501	13407	NARA LEWIS	14.00
06/27/2014	AP	165502	6045	O.P.S PRINTING	137.32
06/27/2014	AP	165503	MARCH	SANDRA MARSH	14.00
06/27/2014	AP	165504	S. BRIGGS	SHEILA BRIGGS	14.00
06/27/2014	AP	165505	BRIGGS	SUE ANN BRIGGS	14.00
06/27/2014	AP	165506	16431	WILL PALMER	62.00
07/01/2014	AP	165507	6821	AT & T	1,793.63
07/01/2014	AP	165508	6821	AT & T	266.50
07/01/2014	AP	165509	6821	AT & T	58.40
07/01/2014	AP	165510	6821	AT & T	24.05
07/01/2014	AP	165511	16509	CLEAR RATE COMMUNICATIONS, INC	1,132.21
07/01/2014	AP	165512	0363	COMCAST CABLE	134.85
07/01/2014	AP	165513	0363	COMCAST CABLE	137.72
07/01/2014	AP	165514	0363	COMCAST CABLE	84.85
07/01/2014	AP	165515	0363	COMCAST CABLE	214.90
07/01/2014	AP	165516	0363	COMCAST CABLE	101.99
07/01/2014	AP	165517	2002	DELTA DENTAL PLAN OF MICHIGAN	13,305.68
07/01/2014	AP	165518	0426	GUARDIAN ALARM	163.11
07/01/2014	AP	165519	16486	PAETEC	498.12
07/01/2014	AP	165520	6263	STANDARD INSURANCE COMPANY	2,962.48
07/01/2014	AP	165521	SIC	STANDARD INSURANCE COMPANY	2,352.24
07/01/2014	AP	165522	11025	TAMMIE KEEN	33.38
07/01/2014	AP	165523	4402	TDS METROCOM	1,618.92
07/01/2014	AP	165524	1475	VERIZON WIRELESS	1,686.85
07/01/2014	AP	165525	15934	WASTE MANAGEMENT	233.21
07/03/2014	AP	165526	0363	COMCAST CABLE	84.85
07/03/2014	AP	165527	2039	DTE ENERGY COMPANY -	36,792.98
07/03/2014	AP	165528	0119	DTE ENERGY**	74,108.17
07/03/2014	AP	165529	0426	GUARDIAN ALARM	570.19
07/03/2014	AP	165530	1475	VERIZON WIRELESS	70.87
07/03/2014	AP	165531	1475	VERIZON WIRELESS	81.33

AP TOTALS:

Total of 36 Checks:	141,224.80
Less 0 Void Checks:	0.00
Total of 36 Disbursements:	141,224.80

Accounts Payable Checks - 1,549,585.49
 HAND Checks - 141,224.80
 GRAND Total 1,690,810.29

Choice HEALTH Care Deductible
 - ACH EFT June - 56,703.46
 Choice Health Care Admin FEE
 June - 1,170.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
07/07/2014	AP	165532	6181	15TH DISTRICT COURT	195.45
07/07/2014	AP	165533	2937	A & R TOTAL CONSTRUCTION, INC.	817.58
07/07/2014	AP	165534	6858	ABBEY DOOR	516.00
07/07/2014	AP	165535	15493	ADAM KURTINALTIS	690.00
07/07/2014	AP	165536	0049	ALL SEASONS LANDSCAPING CO.	162.72
07/07/2014	AP	165537	0560	ALLGRAPHICS CORPORATION	39.60
07/07/2014	AP	165538	16463	ANDRE HUFF	15.00
07/07/2014	AP	165539	0017	ANN ARBOR CLEANING SUPPLY	677.12
07/07/2014	AP	165540	1464	ANN ARBOR TRANSPORTATION AUTH.	82,377.00
07/07/2014	AP	165541	0022	ANN ARBOR WELDING SUPPLY CO.	193.44
07/07/2014	AP	165542	0215	AUTO VALUE YPSILANTI	9.98
07/07/2014	AP	165543	15524	AUTOMATIC SUPPLY MICHIGAN	497.93
07/07/2014	AP	165544	0777	BANDIT INDUSTRIES	103.15
07/07/2014	AP	165545	0071	BRENDA STUMBO	167.72
07/07/2014	AP	165546	1111	BURCO PROMOTIONAL PRINTING	1,683.00
07/07/2014	AP	165547	C. HALE	CALEB HALE	100.00
07/07/2014	AP	165548	0717	CARTER LUMBER COMPANY	108.05
07/07/2014	AP	165549	6015	CENTRON DATA SERVICES	782.35
07/07/2014	AP	165550	C P & G	CHELSEA PRINT & GRAPHIC'S	599.45
07/07/2014	AP	165551	C. LAMAR	CHERISSA LAMAR	100.00
07/07/2014	AP	165552	15370	CLEVELAND GOLF SRIXON	92.95
07/07/2014	AP	165553	15452	COLD CUT KRUISE	96.60
07/07/2014	AP	165554	1312	COMPLETE BATTERY SOURCE	66.49
07/07/2014	AP	165555	0582	CONGDON'S	214.80
07/07/2014	AP	165556	D. BLANK	DANIELLE BLANK	40.00
07/07/2014	AP	165557	0115	DELUX RENTAL	126.83
07/07/2014	AP	165558	6944	DES MOINES STAMP MFG. CO.	97.30
07/07/2014	AP	165559	D. WMS	DOROTHY WILLIAMS	45.00
07/07/2014	AP	165560	2913	EMERGENCY VEHICLE SERVICES	7,077.64
07/07/2014	AP	165561	6951	EMERGENCY VEHICLES PLUS	123.07
07/07/2014	AP	165562	2898	EMERGENCY HEALTH PARTNERS	5,712.36
07/07/2014	AP	165563	0470	FOOTJOY	513.22
07/07/2014	AP	165564	15897	GARY STAFFORD	112.00
07/07/2014	AP	165565	1233	GORDON FOOD SERVICE INC.	89.39
07/07/2014	AP	165566	0107	GRAINGER	480.59
07/07/2014	AP	165567	0694	GRAPHIC SCIENCES	6,901.83
07/07/2014	AP	165568	6402	HASTINGS AIR-ENERGY CONTROL	805.59
07/07/2014	AP	165569	16170	HEIKK'S DECORATED APPAREL	499.50
07/07/2014	AP	165570	0503	HOME DEPOT	799.79
07/07/2014	AP	165571	6055	IIMC	85.00
07/07/2014	AP	165572	15496	J.F. MOORE & ASSOCIATES, LLC	277.00
07/07/2014	AP	165573	JAMAR	JAMAR TECHNOLOGIES INC	4,231.00
07/07/2014	AP	165574	15513	JP MORGAN CHASE BANK, NA	1,600.00
07/07/2014	AP	165575	16408	JTW PIPES LLC	300.00
07/07/2014	AP	165576	6280	KAREN LOVEJOY ROE	29.99
07/07/2014	AP	165577	K. FERRELL	KENNETH FERRELL JR.	54.00
07/07/2014	AP	165578	0391	KONICA MINOLTA - ALBIN	271.89
07/07/2014	AP	165579	L. PICKEL	LARRY PICKEL	705.00
07/07/2014	AP	165580	0341	LAWSON PRODUCTS, INC.	129.55
07/07/2014	AP	165581	L. MILES	LEE MILES	265.00
07/07/2014	AP	165582	16247	LOMBARDO HOMES OF SE MI LLC	18,000.00
07/07/2014	AP	165583	15990	LONGS OUTDOOR POWER	159.01
07/07/2014	AP	165584	16488	LOOPNET INC.	359.40
07/07/2014	AP	165585	6467	LOWE'S	185.76
07/07/2014	AP	165586	6507	LOWER HURON SUPPLY	84.88
07/07/2014	AP	165587	11330	LSL PLANNING INC	510.00
07/07/2014	AP	165588	M. DRUMMER	MARCUS DRUMMER	36.00
07/07/2014	AP	165589	0158	MARK HAMILTON	1,500.00
07/07/2014	AP	165590	0253	MCLAIN AND WINTERS	93,816.87
07/07/2014	AP	165591	NTREADWELL	MELVIN TREADWELL	10.00
07/07/2014	AP	165592	1485	MICHIGAN CAT	204,559.00
07/07/2014	AP	165593	16461	MICHIGAN LINEN SERVICE, INC.	940.82
07/07/2014	AP	165594	7174	MICHIGAN STATE DEPT. OF TREASURY	31,495.58
07/07/2014	AP	165595	6517	MICHIGAN TOURNAMENT FLEET, INC	825.00
07/07/2014	AP	165596	16290	MUNETRIX, LLC	2,442.03
07/07/2014	AP	165597	2986	NAPA AUTO PARTS*	154.92
07/07/2014	AP	165598	0194	NATIONAL BUSINESS FURNITURE	312.00
07/07/2014	AP	165599	NORTH EAST	NORTH EASTERN UNIFORMS & EQUIPMENT	817.84
07/07/2014	AP	165600	1983	O'CONNOR, DEGRAZIA & TAMM, P.C.	1,552.00
07/07/2014	AP	165601	OC	OAKLAND COUNTY	1,598.00
07/07/2014	AP	165602	2997	OFFICE EXPRESS	503.63
07/07/2014	AP	165603	6893	OFFICE MAX* #434705	145.97
07/07/2014	AP	165604	0913	PARKWAY SERVICES, INC.	335.00
07/07/2014	AP	165605	15766	PARS ICE CREAM	212.59
07/07/2014	AP	165606	P. POWER	PETER POWER	2,275.00
07/07/2014	AP	165607	0327	PINTER'S FLOWERLAND, INC.	571.36
07/07/2014	AP	165608	0820	Q.P.S. PRINTING	226.33
07/07/2014	AP	165609	QUICK FOOD	QUICK FOOD	218.00

A/P checks

Check Date	Bank	Check	Vendor	Vendor Name	Amount
07/07/2014	AP	165610	3214	RENT A WRECK	43.00
07/07/2014	AP	165611	1637	RESIDEX, LLC	4,332.20
07/07/2014	AP	165612	6308	RKA PETROLEUM	6,772.21
07/07/2014	AP	165613	1919	SAM FRYE	63.59
07/07/2014	AP	165614	0176	SEMCOG	6,706.00
07/07/2014	AP	165615	15751	SOUTHERN COMPUTER WAREHOUSE	98.47
07/07/2014	AP	165616	6384	STAPLES* - ACCOUNT #1026071	751.40
07/07/2014	AP	165617	6166	STAUDER, BARCH & ASSOC., INC.	100.00
07/07/2014	AP	165618	0632	STERICYCLE INC	158.00
07/07/2014	AP	165619	1814	STEVEN WALLGREN	679.41
07/07/2014	AP	165620	0449	SYSCO FOOD SERVICES OF DETROIT	416.54
07/07/2014	AP	165621	6974	TERRY CONDIT	162.00
07/07/2014	AP	165622	0468	TITLEIST	167.40
07/07/2014	AP	165623	15941	TODD BARBER	3,825.00
07/07/2014	AP	165624	T. MURRAY	TONYA MURRAY	100.00
07/07/2014	AP	165625	15175	ULLIANCE	902.70
07/07/2014	AP	165626	3082	UNIVERSITY TRANSLATORS	140.00
07/07/2014	AP	165627	15792	V & J CEMENT	3,250.00
07/07/2014	AP	165628	6647	VERMEER OF MICHIGAN, INC.	323,000.00
07/07/2014	AP	165629	6627	VICTORY LANE	59.48
07/07/2014	AP	165630	8266	W.W. WILLIAMS	4,082.10
07/07/2014	AP	165631	WARE COURT	WARE COURT LLC	1,860.00
07/07/2014	AP	165632	16477	WARREN LEIDLEIN	15.00
07/07/2014	AP	165633	7035	WASHTENAW COMMUNITY COLLEGE#	2,700.23
07/07/2014	AP	165634	0790	WASHTENAW COUNTY BAR ASSOC.	160.00
07/07/2014	AP	165635	0790	WASHTENAW COUNTY BAR ASSOC.	160.00
07/07/2014	AP	165636	6171	WASHTENAW COUNTY HAZMAT	1,000.00
07/07/2014	AP	165637	0163	WASHTENAW COUNTY ROAD COMMISSION	77.10
07/07/2014	AP	165638	0163	WASHTENAW COUNTY ROAD COMMISSION	199,938.23
07/07/2014	AP	165639	7005	WASHTENAW COUNTY TREASURER	4,514.00
07/07/2014	AP	165640	0444	WASHTENAW COUNTY TREASURER#	473,664.75
07/07/2014	AP	165641	7042	WASHTENAW INTERMEDIATE	3,103.90
07/07/2014	AP	165642	WHISP MEAD	WHISPERING MEADOWS HOMES LLC	10,000.00
07/07/2014	AP	165643	4263	WOLVERINE FREIGHTLINER	818.40
07/07/2014	AP	165644	YCCS	YPSILANTI COMMUNITY SCHOOLS - WR	8,043.83
07/07/2014	AP	165645	7034	YPSILANTI DISTRICT LIBRARY	2,194.64

AP TOTALS:

Total of 114 Checks:

1,549,585.49

Less 0 Void Checks:

0.00

Total of 114 Disbursements:

1,549,585.49

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
JUNE 1, 2014 THROUGH JUNE 30, 2014

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	3,979,728.69	2,958,743.34	836,408.90	6,102,063.13
101 - Payroll	162,361.43	818,745.45	808,707.07	172,399.81
101 - Willow Run Escrow	141,902.94	23.33	0.00	141,926.27
206 - Fire Department	907,583.96	3,555,089.68	766,689.74	3,695,983.90
208 - Parks Fund	11,067.30	0.23	911.00	10,156.53
212 - Roads/Bike Path/Rec/General Fund	1,088,393.52	1,112,096.49	332,260.22	1,868,229.79
225 - Environmental Clean-up	444,269.34	9.46	0.00	444,278.80
226 - Environmental Services	2,086,961.78	1,379,601.56	282,014.49	3,184,548.85
230 - Recreation	168,283.59	242,631.59	131,345.86	279,569.32
236 - 14-B District Court	219,654.47	136,625.32	168,139.61	188,140.18
244 - Economic Development	67,170.37	1.43	0.00	67,171.80
248 - Rental Inspections	135,782.33	16,694.39	16,783.56	135,693.16
249 - Building Department Fund	508,208.59	58,980.60	62,127.79	505,061.40
250 - LDFA Tax	29,451.62	0.63	0.00	29,452.25
252 - Hydro Station Fund	946,365.34	58,776.61	27,766.17	977,375.78
266 - Law Enforcement Fund	628,007.55	5,069,702.99	580,586.17	5,117,124.37
280 - State Grants	18,381.26	0.39	0.00	18,381.65
301 - General Obligation	221,773.58	6,745.32	0.00	228,518.90
396 - Series "A" Bond Payments	6,728.75	0.14	6,728.89	-
397 - Series "B" Cap. Cost of Funds	19,653.53	0.20	10,636.60	9,017.13
398 - LDFA 2006 Bonds	70,238.67	1.50	0.00	70,240.17
498 - Capital Improvement 2006 Bond Fund	336,221.93	55.27	0.00	336,277.20
584 - Green Oaks Golf Course	204,989.46	79,187.19	94,570.88	189,605.77
590 - Compost Site	1,336,255.61	67,393.52	26,798.45	1,376,850.68
595 - Motor Pool	220,541.74	52,805.18	27,677.90	245,669.02
701 - General Tax Collection	89,065.35	5,331.22	175.14	94,221.43
703 - Current Tax Collections	11,881,221.99	1,177.66	11,827,181.87	55,217.78
707 - Bonds & Escrow/GreenTop	850,389.68	253,238.44	5,752.96	1,097,875.16
708 - Fire Withholding Bonds	55,033.87	8.12	8,129.00	46,912.99
893 - Nuisance Abatement Fund	47,664.09	32,887.00	9,587.32	70,963.77
ABN AMRO Series "B" Debt Red. Cap.Int.	21,914.71	0.00	0.00	21,914.71
GRAND TOTAL	26,905,267.04	15,906,554.25	16,030,979.59	26,780,841.70

SUPERVISOR REPORT

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

CLERK REPORT

THERE IS NO WRITTEN CLERK REPORT

TREASURER REPORT

THERE IS NO WRITTEN TREASURER REPORT

TRUSTEE REPORT

THERE IS NO WRITTEN TRUSTEE REPORT

ATTORNEY REPORT

GENERAL LEGAL UPDATE

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2014-13

Parental Responsibility for School Attendance

Whereas, local school district officials have expressed concerns regarding a number of children, ages 6 through 13 inclusive, who are chronically absent from their classrooms without explanation or valid excuse; and

Whereas, local school district officials have made diligent efforts to communicate with the parents and legal guardians of chronically absent students to determine the reasons why the students have been absent; and

Whereas, in a number of cases, school officials have been unable to collaborate and work with the parents and legal guardians to insure that they are present in classrooms on a regular basis unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reason commonly recognized as excused absences; and

Whereas, the failure of a parent or legal guardian to exercise their parental authority to prevent chronic unexcused absences from school constitutes parental educational neglect; and

Whereas, parental education neglect of a child ages 6 through 13 places that child a high risk of falling behind their classroom peers in academic achievement in critically important skills, including but not limited to reading and mathematics; and

Whereas, the Ypsilanti Township Board of Trustees, by adopting ordinance 2014-436 Parental Responsibility for School Attendance, intends to hold parents responsible for their children's' school attendance, by making it a misdemeanor violation for a parent to allow their child ages 6 through 13 to accumulate 10 or more unexcused absences during an academic school year; and

Whereas, the Ypsilanti Township Board of Trustees intent in adopting Ordinance 2014-436 is to provide a tool for local schools and law enforcement officials to use as a last resort, after all other avenues have been pursued, to assist with getting children to school on a regular basis;

Now therefore, be it resolved that Ordinance 2014-436 is adopted by reference.

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2014 - 436

An Ordinance to Amend Chapter 42 of the Ypsilanti Charter Township Code of Ordinances to Make it Unlawful for Parents and Legal Guardians of Minor Children Enrolled in Public, Private or Charter Schools to Permit Chronic Unexcused Absences from School

The Charter Township of Ypsilanti hereby ordains that the Ypsilanti Township Code of Ordinances is amended as follows:

Add the following new section to Chapter 42 Article VIII entitled Offenses Concerning Underaged Persons:

Section 1 - Purpose

The purpose of this ordinance is to aid local public, private and charter schools in educating children enrolled in schools by requiring parents and legal guardians exercise sufficient supervisory control over their minor children to require their attendance in school classrooms on a regular basis. The ordinance is premised on the belief that the academic achievement of a chronically absent minor from school without justifiable excuse undermines his or her academic achievement and the teachers' ability to teach. This ordinance is intended to apply to parents and legal guardians who are unwilling to exercise their authority over their children by requiring regular school attendance unless excused due to illness, medical/dental/orthodontic appointments, family emergencies, religious observances or other similar reasons commonly recognized by schools as justified, excused absences.

Section 2 – Definitions

As used in this section:

Chronically absent means the minor accumulated the following number of unexcused absences from the public, private, or charter school during the academic school year in which the minor is enrolled:

- a) 10 or more days unexcused absences; or
- b) the equivalent of 10 or more days of unexcused absences calculated by adding the total number of unexcused class hours missed and dividing the sum by the number of hours per day the minor is scheduled to be in school.

Parent means a biological parent, adoptive parent or step parent of a minor.

Legal guardian means a person who, under court order, is the guardian of a minor.

Minor means a person at least six (6) years old and under eighteen (18) years of age.

Section 3 – Parental Responsibility for Chronically Absent Students

It is unlawful for the parent or legal guardian residing with a minor enrolled in 1st through 12th grade in a public, private or charter school, to permit the minor to be chronically absent from school.

Section 4 – Penalty

A person who violates Section 3 of this ordinance is guilty of a misdemeanor punishable by a maximum sentence of 90 days in jail and/or a fine of not less than \$5.00 nor more than a \$50.00 fine.

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.

Ypsilanti Community Schools Board of Education

**RESOLUTION of Support for the Charter Township of Ypsilanti
Ordinance: 2014-436 Parental Responsibility for School Attendance**

Support Pertaining to Parental Responsibility for School Attendance

Whereas, School Officials of the Ypsilanti Community Schools are concerned about the number of children of the ages 6 through 13 (inclusive) who have been chronically absent from their classrooms without explanation or valid excuse; and

Whereas, Chronic truancy of a child places that child at a high risk of falling behind in critically important skills, including but not limited to reading, mathematics, science and history; and

Whereas, Ypsilanti Community Schools district officials desire to support the families of children whose truancy could have a detrimental effect on their development and achievement; and

Whereas, Ypsilanti Community Schools district officials are committed to work diligently with the parents and legal guardians of chronically absent students to provide support that will decrease or eliminate the absenteeism and ultimately improve student development and achievement; and

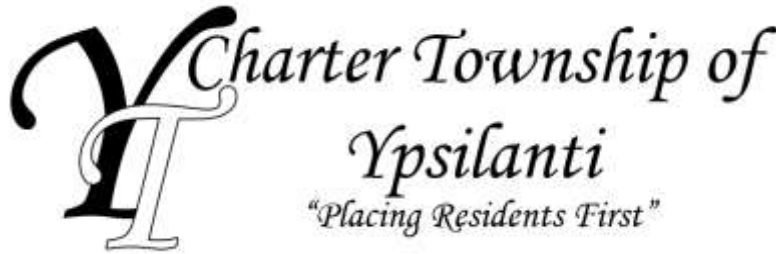
Whereas, the Ypsilanti Community Schools Board of Education supports assisting families to assure regular and consistent attendance for their children which is essential for students' overall well-being and academic success; and

Whereas, the Ypsilanti Community Schools Board of Education recognizes that school truancy is a community problem and seeks to work together with families, the government of the Charter Township of Ypsilanti, and the broader community to support children by discouraging chronic truancy; and

Whereas, the Ypsilanti Community Schools Board of Education recognizes that Ordinance 2014-436 is one mechanism to use as a last resort, after all other avenues have been pursued, to assist with getting children to school on a regular basis;

Now therefore, be it resolved that the Ypsilanti Community Schools Board of Education supports the adoption of Ordinance 2014-436, ***Parental Responsibility for School Attendance***.

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
Cc: Doug Winters, Township Attorney
From: Joe Lawson, Planning Director
Date: May 12, 2014
Re: Master Plan Recommendation

Please find attached a copy of the Planning Commission's Resolution 2014-01 recommending adoption of the 2014 Master Plan update as provided.

As the Board may recall, on August 27, 2012 the Board approved Resolution No. 2012-22 exercising its authority to approve the final version of the attached Master Plan Update under Section 43(3) of the Michigan Planning Enabling Act, P.A. 33 of 2008.

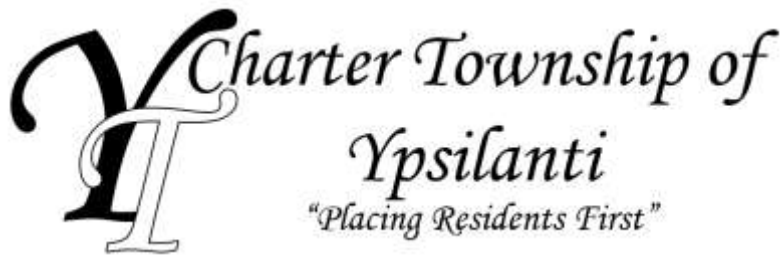
On May 20, 2013, the Planning Commission, with the assistance of LSL Planning held a public workshop at the Township Civic Center inviting members of the general public, for which 20 or so residents attended to offer comments and suggestions regarding the overall Master Plan.

After many months of work and revisions, the Planning Commission held the required Public Hearing as it relates to the attached plan on December 23, 2013 along with a second hearing on January 18, 2014 in order to present the final draft and to accept any final comments from the general public.

On April 22, 2014, the Commission approved the plan by way of Resolution 2014-01 approving the March 2014 Master Plan Draft.

Should the Board agree, staff recommends the adoption of the 2014 Master Plan Update as presented.

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

7200 S. Huron River Drive
Ypsilanti, MI 48197
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MEMORANDUM

To: Joe Lawson, Planning Director

From: Karen Lovejoy Roe, Clerk *KLR*

Date: August 28, 2012

Subject: **Resolution No. 2012-22**

At the regular meeting held on August 27, 2012, the Charter Township of Ypsilanti Board of Trustees approved Resolution No. 2012-22, Master Plan Adoption Authority. A certified copy of the resolution is attached.

Should you have any questions, please contact my office.

nkW

Attachment

cc: Michael Radzik, OCS Director
McLain & Winters
File

**Charter Township of Ypsilanti
Board of Trustees**

RESOLUTION NO. 2012-22

MASTER PLAN ADOPTION AUTHORITY

WHEREAS, Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, requires a community to adopt a master plan and sets forth the procedures for such plan, and;

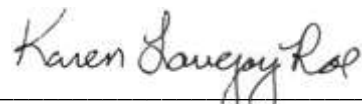
WHEREAS, Section 43(3) of Michigan Public Act 33 of 2008 states the legislative body may assert the right to approve or reject a plan prepared by the Planning Commission in the form of a resolution, and;

WHEREAS, the Ypsilanti Township Planning Commission is currently developing an update to the current Township Master Plan, and;

WHEREAS, the Ypsilanti Township Board of Trustees believes such a plan is an important tool in furthering the development and success of the Township, provides a sound basis for zoning and other regulations, and desires the opportunity to be involved in the planning process and development of the document.

NOW THEREFORE, BE IT RESOLVED, that the Ypsilanti Township Board of Trustees shall assert its authority to approve or reject the 2012 Ypsilanti Township Master Plan update for the Township once it is presented to them by the Planning Commission, in accordance with plan preparation and adoption procedures set forth in Michigan Public Act 33 of 2008, as amended.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2012-22 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 27, 2012.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Ypsilanti Township Master Plan Update



May 20, 2014



The Process

- P.A. 33 of 2008 – State Planning Enabling Act
 - Requires a review of the Master Plan once every 5 years
- The plan was last updated in 2007
- The current update began in 2012
- Public Workshop held on May 20, 2013
- Public Hearing held before the Commission on December 23, 2013 and a second hearing held on January 18, 2014.
- The update was recommended for approval by the Commission by way of resolution on April 22, 2014.

What was updated?

- Chapter 1 - Introduction
 - Goals and Objectives
 - Added language to support sustainable land uses
 - Added language supporting the expansion of accessible public transportation



What was updated?

- Chapter 2 – Community Profile
 - Demographics Data was updated per the 2010 census.
 - Population Increased by 8.5% from 49,182 to 53,362 (2010)
 - SEMCOG December 2013 Population Estimate: 54,703

What was updated?

- Chapter 3 – Community Facilities
 - Police and Fire staffing figures were updated
 - Parks and Recreation statistics were also updated from the 2007 plan.
 - Language was added supporting future consideration of public art.

What was updated?

- Chapter 5 – Transportation
 - Planning Enabling Act required the addition of a transportation chapter since the 2007 plan
 - Chapter includes language supporting the Re-Imagine Washtenaw study and subsequent corridor improvement plan.
 - Chapter includes language supporting Complete Streets



What was updated?

- Chapter 6 – Land Use
 - Emphasis placed on reducing multi-family residential where the infrastructure is not in place to support such a land use. This use should be concentrated as in-fill along our existing commercial corridors such as Washtenaw Avenue.
 - Emphasis placed on home ownership.
 - Language added to support local policies and regulations supporting home ownership

What was updated?

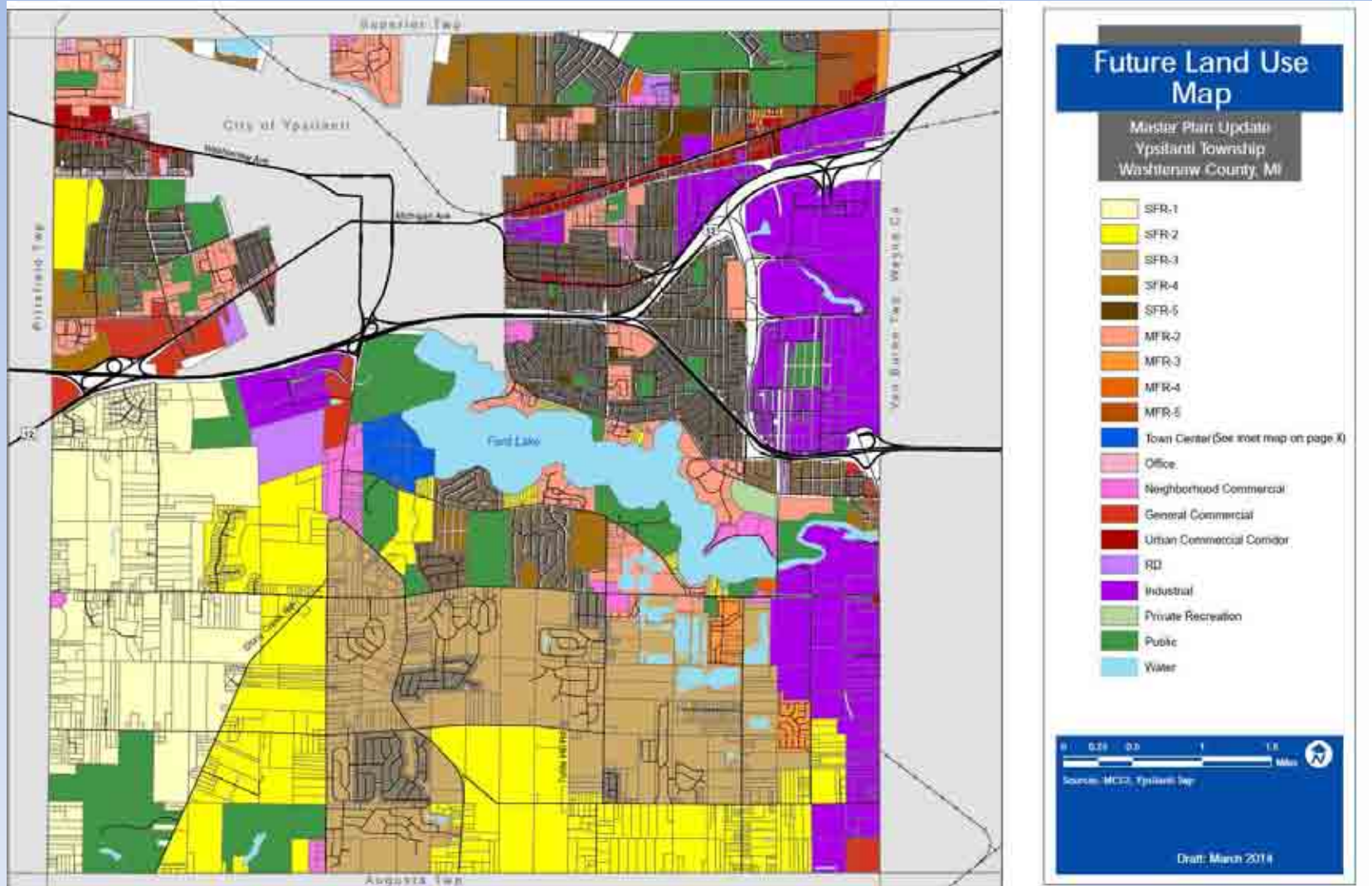
- Chapter 6 – Land Use continued
 - Reduced the overall land area associated with the previously designated Town Center District.
 - Language to support the land use goals noted within the Re-Imagine Washtenaw plan



What was updated?

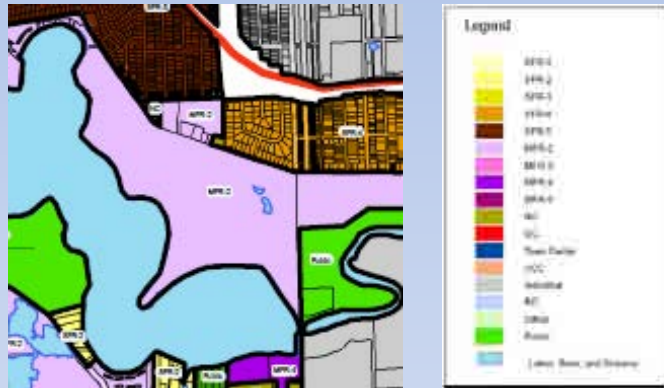
- Chapter 7 – Economic Development
 - With the assistance of economic development consultant Mark Perry, a 10 step economic development plan was included within this chapter.
 - Updated employment figures were included.
 - Language added to support and promote the use of economic development tools such as incentives and development authorities.

Future Land Use Map Changes

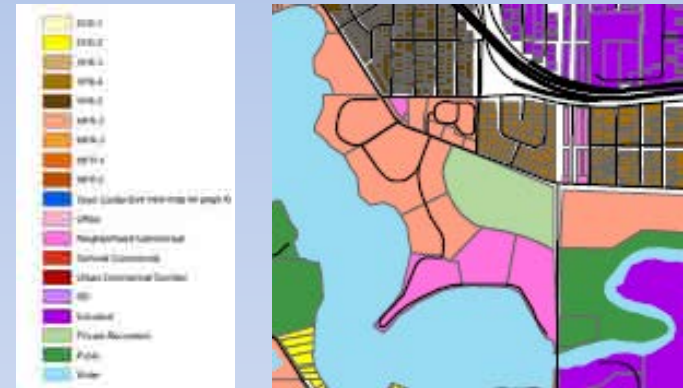


Future Land Use Changes Lakeshore Area

2007 FLU Map



2014 FLU Map



Lakeshore Apartment area – changes to the eastern portion of the property from multi-family to private recreation and neighborhood commercial.

Future Land Use Changes Huron/Whittaker Corridor

2007 FLU Map



2014 FLU Map



Reduced the overall size of the Town Center District. Noted the Eagle Crest Golf course as Public Recreation and changed the Huron Street frontage parcels north of the post office to Commercial leaving the rest of the corridor neighborhood commercial. The Town Center District remains on the vacant farm land south of the golf course.

Future Land Use Changes Washtenaw Country Club Area

2007 FLU Map



2014 FLU Map



Changed the public land use designation to SFR2, single-family residential. This district under the current zoning designation requires ½ acre parcels.

Future Land Use Changes Ford Blvd/Holmes Road Area

2007 FLU Map



2014 FLU Map



Changed the northern portion of the this section from multi-family residential to research and development in addition to maintaining the neighborhood commercial designation for the Von's Shopping Center.

Future Land Use Changes East Michigan Avenue

2007 FLU Map



2014 FLU Map



Though the majority of the corridor remains Urban Commercial Corridor, the multi-family districts were removed as well as the mobile home park designations (MFR3).

What's Next?

Once the 2014 Master Plan Update is adopted, the next step that is being proposed is the updating of the overall Township Zoning Map. The current zoning map has not been updated since February 14, 2000. The plan for the updated map will include easier to read color zoning designations along with the updating of parcels that have been approved for rezoning since the current map was adopted.



Questions?



Ypsilanti Township 2014 Master Plan



May 20, 2014

MASTER PLAN

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CHAPTER ONE

INTRODUCTION

A. SUMMARY OF PLAN

The Master Plan is a guide for the future that recommends how the Township should develop in order to meet community goals. A sound Master Plan helps ensure a logical development pattern that will result in a highly desirable community in which to live, work and recreate. The master plan includes recommendations for land use, residential densities, transportation improvements, community facilities and preservation of natural features. A master plan allows residents, business owners and developers to make investments with a reasonable expectation of what will happen in the future. In essence, the plan represents a balance between the sometimes competing interests of the environment, individual land owners and the community overall.

The amount and pace of development in Ypsilanti Township makes it easy to understand the need for a Township Master Plan. The plan will help direct the intensity and arrangement of various types of land uses; limit appropriate residential densities; preserve natural features; promote design that complements the character of the community; and suggest ways to gradually redevelop areas of the Township around the City of Ypsilanti.

The community plan goals and future development plan will assist Township leaders in substantive, thoughtful decisions which consider the long term implications for the community. The Master Plan can be viewed as a community blueprint for the future, a mechanism to help ensure each decision fits as part of the whole. Among the many reasons for the Master Plan are the following:

- Present a future land use map that illustrates how the Township should logically develop and at what density over time.
- Provide a legal basis for zoning and other regulations for the type, intensity and timing of development. The types and densities of land uses are based largely upon what the public infrastructure and natural environment can support.
- Provide that, as development occurs, the significant natural features located within the Township are preserved or enhanced. These features include, but are not limited to, streams, wooded areas, creeks, wetlands and lakes.
- Recommend improvements to the township transportation network including a greater emphasis on public transportation and roadways that need attention due to rapidly increasing traffic volumes, or traffic management tools to preserve roadway capacity and ensure traffic circulation harmonizes with land uses and neighborhoods.

- Address the desires of residents to preserve and enhance the community character.
- Provide a sustainable community with a land use pattern that translates into a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide for economic growth in the community through reinvestment in the commercial and industrial areas of the Township.
- Provide specific recommendations for development and/or redevelopment, access management, public transportation improvements, road improvements and site design along major transportation corridors.
- Coordinate land use recommendations with anticipated land use changes and infrastructure improvements with the City of Ypsilanti and the surrounding Townships.

B. COMMUNITY GOALS

A key element in the preparation of the Master Plan is the community goals, which reflect the community's desires to respond to various issues. The objectives also listed below allow for more specific direction on how to accomplish the stated goal. These statements must all be considered concurrently and within the overall context of the Plan, as opposed to individually. The Master Plan provides guidance and direction towards the achievement of Township goals in the following categories.

TRANSPORTATION + UTILITY SYSTEM IMPROVEMENTS	
Goal	<i>The Charter Township of Ypsilanti will work to assure that necessary infrastructure is available to accommodate the transportation of all users - automobiles, trucks, bicyclists, pedestrians, the disabled, users of public transportation - and goods in the Township and the efficient delivery of water, sanitary sewer, storm drainage, lighting, power and communication subsystems to the community.</i>
Objectives	<ul style="list-style-type: none"> • Provide sidewalks and crosswalks for schoolchildren as part of all new developments in the Township and, as funding availability permits, work with the Washtenaw County Road Commission and the public schools to install new sidewalks and to provide improved access to all school facilities, public and private. • Bury power lines and telephone cables in new construction areas or when major reconstruction occurs to provide a visually attractive community while providing necessary services. • Provide streetlight improvements on East Michigan Avenue, West Michigan Avenue, Wallace Street, Grove Road and other selected locations in order to provide safe and efficient access to residents and businesses in those areas. • Enhance and/or expand transit options and facilities to support viable alternatives to driving. • Enhance and/or expand pedestrian facilities including pathways, sidewalks, and cross-walks to provide a safer pedestrian experience. • Promote the expansion of public transportation within the Township.

NATURAL ENVIRONMENT AND SUSTAINABILITY

Goal

Actively pursue the preservation, conservation and restoration of the Township's natural resources; promote active and healthy lifestyles; and, encourage sustainable building practices to reduce negative impacts on the environment for the enjoyment of future generations.

Objectives

- When new development proposals are received, the Township shall encourage public or private parks and open space be established adjacent to, or in close proximity to wetlands, creeks and other natural features in the community.
- The Township shall continue to monitor and when possible improve the water quality in Ford Lake to preserve that community asset for recreation and aesthetic enhancement of the surrounding land.
- The Township shall work with private property owners and developers to preserve natural resources within the Township.
- Preserve rural residential and agricultural character that remains in select areas of the Township.
- Continue to promote regulations and enforcement efforts to prohibit clear-cutting of existing trees and other native vegetation on new development sites.
- Promote sustainable building practices and site design standards.
- Encourage low impact development design approaches for stormwater management.
- Expand local food opportunities, encourage community gardens and support farmer's markets.

COMMERCIAL + INDUSTRIAL DEVELOPMENT

Goal

Commercial and industrial development in Ypsilanti Township should be promoted, consistent with the "Future Land Use Plan" included in this Master Plan, to meet the retail and service needs of the residents and existing businesses, to provide jobs for the residents and to create additional tax-base for the community.

Objectives

- Implement the Town Center zoning districts along the Huron Street/Whittaker Road corridor between I-94 and South Huron River Drive in order to promote creation of a town center district with a wide variety of goods and services available in a central location.
- Adopt and apply the Urban Commercial Corridor zoning district in order to implement the ReImagine Washtenaw and East Michigan/Ecorse Road Corridor plans.
- Continue to provide zoning districts to permit development of standard full-service restaurants and work with private developers in order to promote opportunities for such facilities in the Township.
- Promote the development of major retail facilities by national retailers using zoning and economic development enhancement techniques.
- Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- Promote the redevelopment and reuse of existing commercial and industrial facilities using zoning and economic development enhancement techniques.
- Encourage the location of shopping and job centers within close proximity to existing or future public transportation routes.

RESIDENTIAL NEIGHBORHOOD AMENITIES + DEVELOPMENT

Goal

The Township must provide reasonable limitations on future residential development in the community in order to provide a diversity of housing styles and types with creation of lower density residential neighborhoods in rural areas while promoting opportunities such as higher density infill development on vacant land that was "leap-frogged" by previous development cycle.

Objectives

- The Township should permit development of unique recreation facilities such as dog parks, skate parks, and similar high-activity facilities when insurance and liability related concerns can be adequately addressed.
- Provide opportunities and promote development for infill housing on vacant land in previously developed areas in order to make use of existing school facilities and other public infrastructure.
- The Township should provide incentives, such as density bonuses through the Planned Development option, for developments that provide off-site infrastructure or public service improvements.
- All new residential development must include reasonable amenities such as active and passive recreation facilities, safety related improvements and infrastructure for the use and enjoyment of the Township's residents.
- Ensure quality of housing stock within the township by way of home maintenance programs, blight elimination programs and code enforcement.
- Encourage home ownership through public/private partnerships and through incentive programs that provide support for neighborhood stabilization.
- Develop and support programs and policies that assist in the creation of "place" and "community" within the Township's residential neighborhoods.

C. PUBLIC INVOLVEMENT

Because extensive public visioning was done as part of the 2006/2007 Master Plan, public involvement was limited in this plan update. The goals and objectives established from the 2006 plan were assessed for current relevance and for what had been accomplished since the last plan was adopted. A public open house coinciding with a Planning Commission meeting was held on May 20, 2013. Approximately 20 participants attended and provided input on the refreshed goals and objectives, new transportation data and concepts, Future Land Use revisions, and the ReImagine Washtenaw project. The workshop materials were subsequently posted to the Township's website and online comments were received. The overarching theme resulting from the public involvement was to incorporate broad sustainability themes into the plan.



CHAPTER TWO

COMMUNITY PROFILE

A. HISTORY

The original settlement that would become known as Ypsilanti was located on the Great Sauk Indian trail where the trail crossed the Huron River. Long before European settlers came to the area, the location was the camping and burial ground for several Native American tribes.

In 1809, three French explorers built a trading post on the west bank of the Huron River, for trading with the Huron Indians. The trading post was one of the earliest structures in the Michigan territory. Gabriel Godfrey was the proprietor of the post.

Benjamin Woodruff, along with several companions, established a small settlement on the river a mile south of the post and named it Woodruff's Grove in 1823. It became the first settlement in what would be Washtenaw County. However, at that time the area was part of Wayne County.

In 1824, Father Gabriel Richard, representative in U.S. Congress for the Michigan Territory, urged the construction of a federal highway from Detroit to Chicago, to be known as the Chicago Road. The surveying crew, following the Sauk Trail, put the crossing of the Huron River nearly a mile north of Woodruff's Grove. The route of the Chicago Road has been preserved and is generally followed to this day by Michigan Avenue.

In 1825, three prominent settlers, Judge Augustus Woodward, John Stewart and William Harwood, combined portions of their land to form the original plat for a new settlement at the crossing, which was named for a Greek patriot, General Demetrius Ypsilanti. In the struggle of the Greek people against the Turks, he was a heroic figure. He was admired by Americans for his part in a struggle for freedom so like their own. When a fire destroyed the school at Woodruff's Grove, that small settlement was abandoned in favor of Ypsilanti.

Washtenaw County was established as a political entity on January 1, 1827. The County was an official place in the territory of Michigan. There are many legends concerning the name Washtenaw. Some people believe Washtenaw was the name of an Indian who lived near the mouth of the river. Others claim it was the Potawatamie word for "large stream" or "river". Emerson Greenman, a former curator of the museum of anthropology at the University of Michigan, wrote that Washtenaw derived from the Algonquin and meant "Far Country" with Detroit as the point of reference. Yet other sources advise that the name Washtenaw is derived from the Chippewa "wash-ten-ong", meaning "grand river", in reference to the Huron River.

Division of the County into townships began later in 1827. The County's population at this time was estimated at nearly 1,000. When Ypsilanti Township was first formed, it was much larger than the present description. According to Superior Township records, both Superior and Salem Townships were originally included in Ypsilanti Township.

The Chicago Road was opened in 1835 and a number of new towns began to prosper along its route. New tracks for railroad service were completed only three years after the road.

When established in 1849, Michigan Normal School was intended to provide training for teachers. The School was the first teacher's college west of the Allegheny Mountains. Now known as Eastern Michigan University, it continues to provide many teachers throughout the state and beyond.

The "Ypsi-Ann Interurban Railway" (as it was called) was completed in 1890 and began operation in January 1891. Originally, it was powered by steam, but became electrified in 1896. The track ran along Packard Road, also known as South Road or the Electric Line Road. The line was extended to Detroit in 1899 and to Jackson in 1902. The line also was extended from Platt and Packard south to the City of Milan via Platt Road. Pilings used by this line still can be seen along Platt Road between Willis Road and Milan Main Street. By the end of the 1920s most of the interurban line had gone bankrupt and soon afterwards all the interurban tracks in Southern Michigan were removed; gone was the era of the interurban lines.

Ypsilanti prospered because of the river, the railroad and the Chicago Road. Many elegant mansions were built overlooking the Huron River. Manufacturing of wood and paper products continued into the 20th century.

Henry Ford and his automotive manufacturing plants changed the economy and the face of the Township. During the 1930s, Ford created a dam on Ford Lake to produce power to run his Ypsilanti factory. Though the factory was located in the City of Ypsilanti, the lake stretched along the Huron River for approximately three miles into the interior of the Township. The lake permanently changed the face of the Township, creating an important new resource while altering surface transportation routes.

In February of 1941, Ford Motor Company acquired land in an unincorporated part of the Township known as Willow Run. The United States had no facilities for mass manufacture of aircraft for war. Most aircraft manufacturing was accomplished in California where much of the final assembly occurred outdoors.

Charlie Sorensen, the Vice-President of Production for Ford Motor Company, had designed a massive new plant for the purpose of manufacturing bombers to attack enemy positions in Europe. After touring a plant in San Diego, Sorensen designed the new Willow Run factory during one night of feverish work and presented the hand-drawn plans to Edsel Ford the next morning after the tour. Ford assured Sorensen that the company would proceed to construct the plant that was intended to produce a bomber each hour. After the Japanese attack on Pearl Harbor later that year, the need for the facility was compounded. The

world renowned architect, Albert Kahn, was hired to prepare the final plans for the facility.

The Willow Run Bomber Plant was completed in 1943. It became a major component in America's "Arsenal of Democracy". During the next two years, the plant would operate 24 hours a day and produce over 8,800 aircraft for the war effort. The Ypsilanti community and the citizens of Michigan came to the aid of the world with the aircraft production to help defeat Germany and Japan.

The Willow Village, a housing complex to serve the employees of the plant, was built across the boundary of Ypsilanti and Superior Townships. The Willow Run plant and associated housing had a profound impact on the entire area. What had been a boys' camp (owned by Henry Ford) for 65 boys in 1939 became a vast manufacturing complex employing over 42,000 people in the war effort by 1943. The employees and their families were attracted from all over the United States, with most coming from outside the southeast Michigan area. Willow Village was created to house and service 15,000 to 20,000 people, and was complete with commercial and community facilities. The influx of workers and their families created tremendous strains for the area, strains that were only partially alleviated by the public programs and facilities provided through Willow Village.

Transporting workers to and from Willow Run was another problem. As reported by Jenny Nolan in the Detroit News, New York Central Railroad Vice-President Jesse McKee said it looked like a job for buses, and Greyhound's Manfred Burleigh said it was "very obviously a job for the railroads". Ultimately, a highway was built in 1943 to ease the commute from Detroit, and the Michigan Central ran trains to the site. The expressway was constructed to traverse the Township's northern half, creating another major barrier to north-south travel in the community.

The B-24 contained 1.2 million parts, as opposed to the 15,000 needed in a 1940 automobile, and the labor needs were tremendous. Men were enlisting in the armed forces to fight overseas, and workers were in short supply.

The war office speeded up the hiring of women, by ordering Ford to hire 12,000 at Willow Run. By October of 1943, there were 140,000 women in the defense industry. Willow Run hired 117 in one week. They received the same wage rates as the men, from 95 cents to \$1.60 an hour.

The women came from varied backgrounds: they were teachers, servers and housewives. Alice Hinkson was an advertising copywriter. Nancy Schaefer was a University of Michigan graduate who gave up a stage career. Mary Von Mach was a licensed pilot; she had been the first Detroit woman to own her own plane. They worked on the line performing riveting, light assembly or as inspectors or trainers. Paula Lind was the first woman to give instructions for the Link Trainer, a device for training pilots in "blind" or instrument flying. Edsel Ford praised the women workers for their "intelligence, will and determination with which they have gone into work which is entirely foreign to them".

Harry Bennett, Ford's controversial right hand man, orchestrated bringing thousands of workers up from the southern states. The southern workers

battled homesickness, housing shortages, lack of recreational facilities, and absenteeism was high. The relatively high wages tempted them to work for a short while and return home, and many did this routinely, taking an unapproved hiatus from the monotony of the line, then returning when their money ran out, or never coming back. Turnover was a huge problem, as many joined the service and many went to other jobs.

Eventually housing was completed: Willow Lodge was a dormitory for single workers four miles from the plant, built to hold 3,000 workers. Rooms were \$5.00 per week. An initial experiment to house the sexes together, with men and women on alternating floors, was quickly ended after "gamblers and fast girls quickly moved in" according to a Detroit News report. Scandalized, the housing officials returned to more traditional separate housing. Willow Court was a trailer project for 900 childless couples, with an apartment going for \$6.50 a week. A shopping center was built in 1943.

The Township Fire Department was started shortly after the end of the war, in 1946. At its inception, the Department was housed in the Willow Village with one truck, a pumper owned by the State of Michigan that was on-loan to Ypsilanti Township. The pumper, a 1941 Ford, carried 150 gallons of water. The Department made approximately 100 fire calls a year including dwelling fires and grass fires. Ypsilanti Township Fire Department covered Ypsilanti, Superior and Canton Townships with just one pumper and two men on fire calls. At the time the Township Fire Department was formed, Willow Run Village also operated a Fire Department with six fire fighters, three per shift, that was responsible for fire calls within the Village area. The Township Department initially shared quarters with the Village Department.

At the end of the war, production of the planes stopped and employment quickly declined. By December 1945, fewer than 600 families lived in Willow Village. Some people remained in the area after the war, forming the nucleus of a skilled and semi-skilled labor force which was absorbed into local employment, particularly the auto industry.

Due to the housing shortage following the war, Willow Village was not demolished immediately as was originally planned. The Federal government sold the Willow Village properties to Ypsilanti Township in 1954. The Township supervised demolition of the Willow Village and sold some of the large non-residential buildings to the Willow Run School District.

In response to the development pressures from the bomber plant, as well as the development associated with Normal College, the Township adopted a Zoning Ordinance in October 1943. The Ordinance established six use categories.

The Willow Village area could not return to its pre-1941 condition, and the farmland could not be reclaimed. The basis had been established for substantial permanent employment and population growth in Ypsilanti Township. The infrastructure for urban growth, such as sanitary sewer and water lines, drainage facilities, improved roads, and public schools, was now present.

The bomber plant was sold to Kaiser Frazier in 1946. The Kaiser automobile was manufactured in the plant until 1953, when the facility was sold to General

Motors. General Motors produced transmissions and other powertrain components until the closing of the plant in 2010.

Ypsilanti Township is a community with a dynamic past. It has enjoyed national and international recognition. It has been home to, or closely associated with, some of Michigan's most memorable events. Our past provides the basis for our future. Ypsilanti is poised to be a leading community in this new century

B. DEMOGRAPHICS

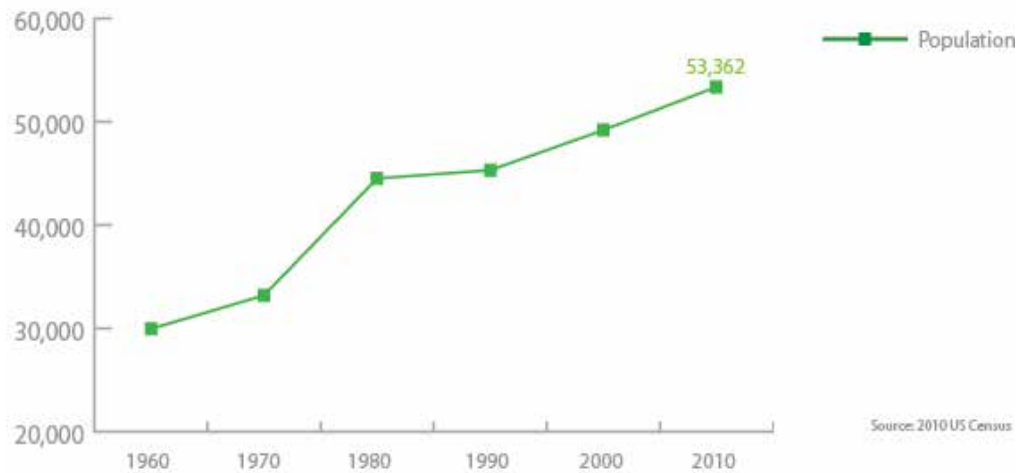
The demographic characteristics of the community are important for planning purposes. It is important to know who lives and works in the Township in order to provide appropriate land uses and services for those people. The demographic analysis provides insight into the age, income, housing and employment attributes of Ypsilanti Township for these planning purposes.

The data used in this analysis comes from the US Census Bureau and from the Southeast Michigan Council of Governments (SEMCOG). SEMCOG data is reported from individual units of government within the region and from other sources. SEMCOG is a "clearinghouse" for information, recognized as an official agency by the State of Michigan and federal agencies for program coordination, data processing and planning purposes.

HISTORIC TRENDS

As shown in *Figure #1*, Ypsilanti Township has grown at a relatively steady rate over the last 20 years.

FIGURE #1: Historic Population Trends



GROWTH PATTERN

While the Township (like most surrounding communities) has experienced considerable growth over the last 20 years, as shown in *Figure #2*, the overall growth pattern in the Township is expected to slow, growing to just 56,507 by the year 2035 according to SEMCOG projections.

FIGURE #2: Population comparison with selected neighbors

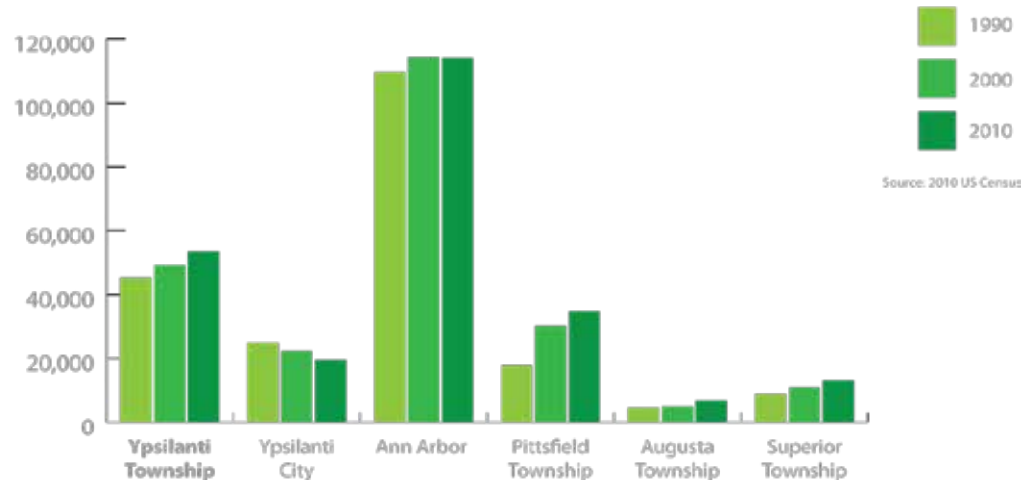
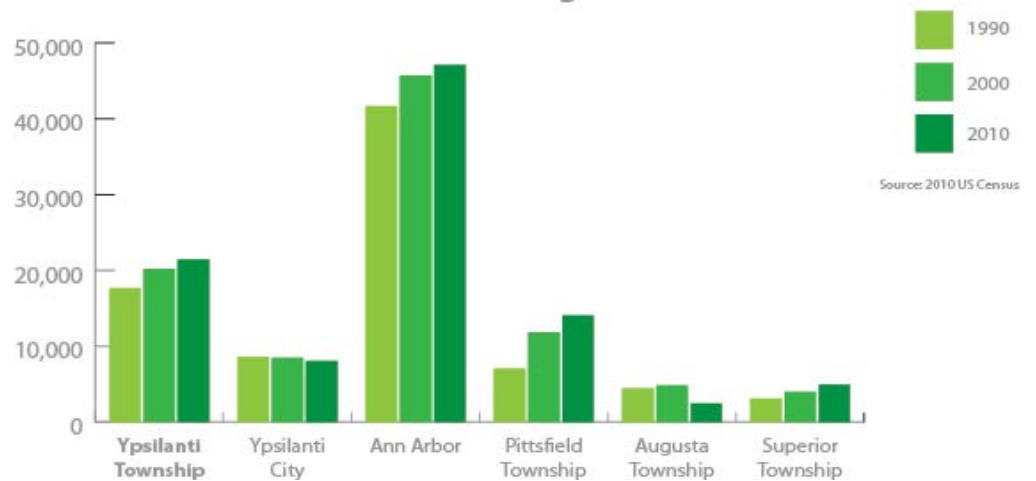


Figure #3 considers the total number of households in each of the comparison municipalities. As is typical of national trends, the reported data indicates that the number of households is growing at a faster rate than the total population, resulting in smaller households.

FIGURE #3 : Household comparison with selected neighbors



AGE OF THE POPULATION

SEMCOG estimates for 2035 indicate that the number of retirement age residents will increase significantly, placing additional demands on local and county governments to provide services for senior citizens.

FIGURE #4 : Population by Age Group Ypsilanti Township

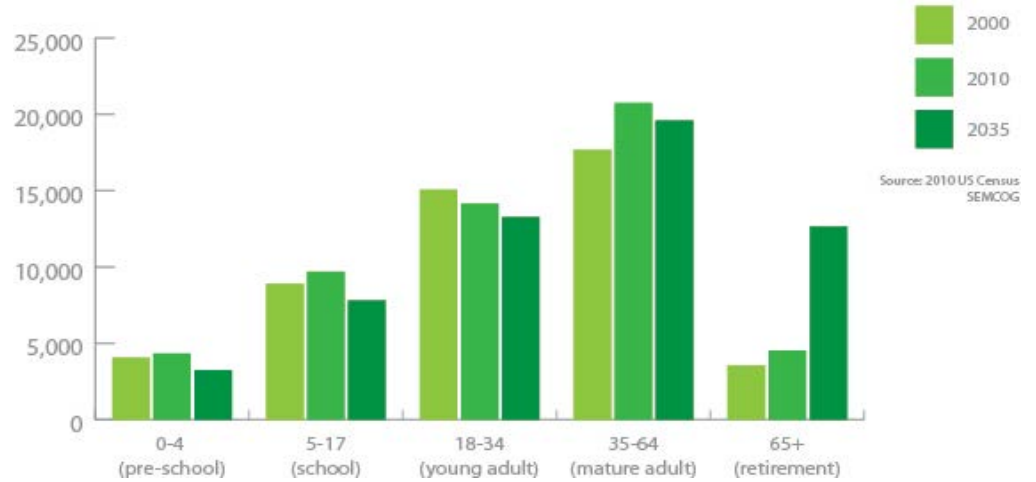
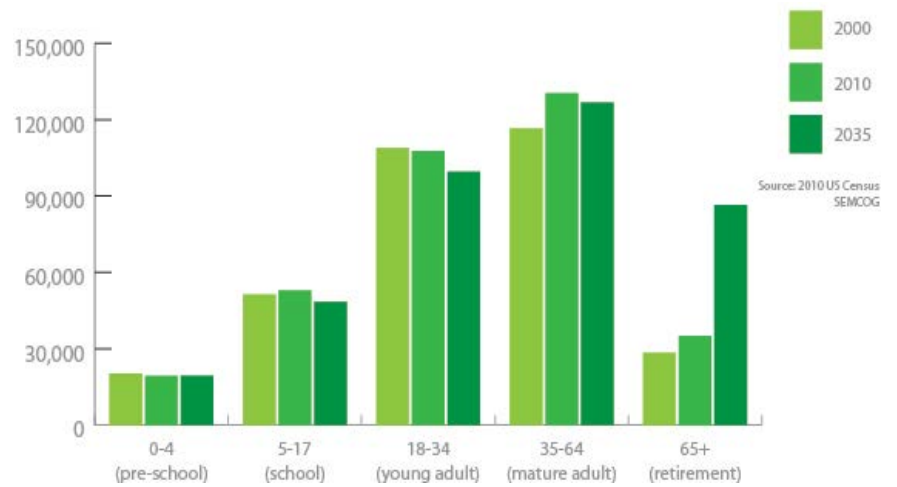
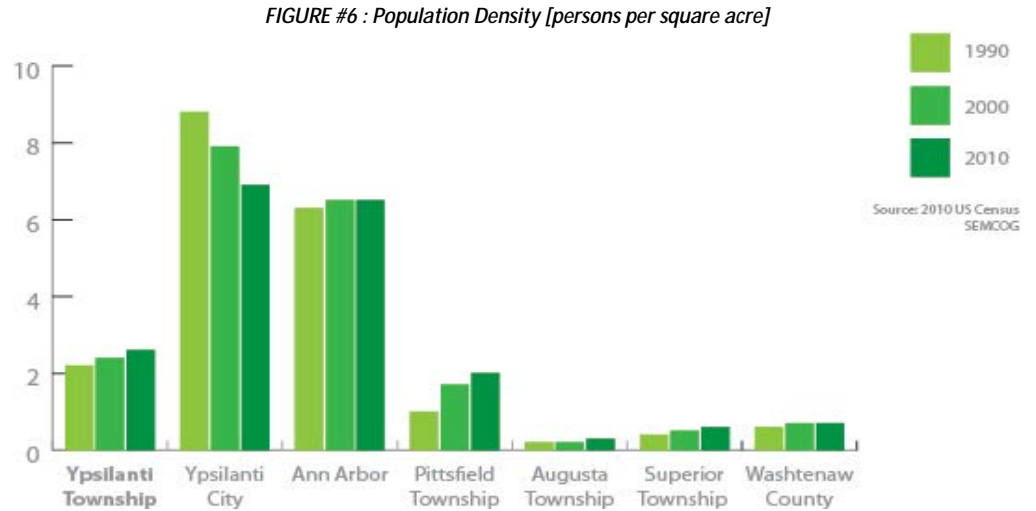


FIGURE #5 : Population by Age Group Washtenaw County



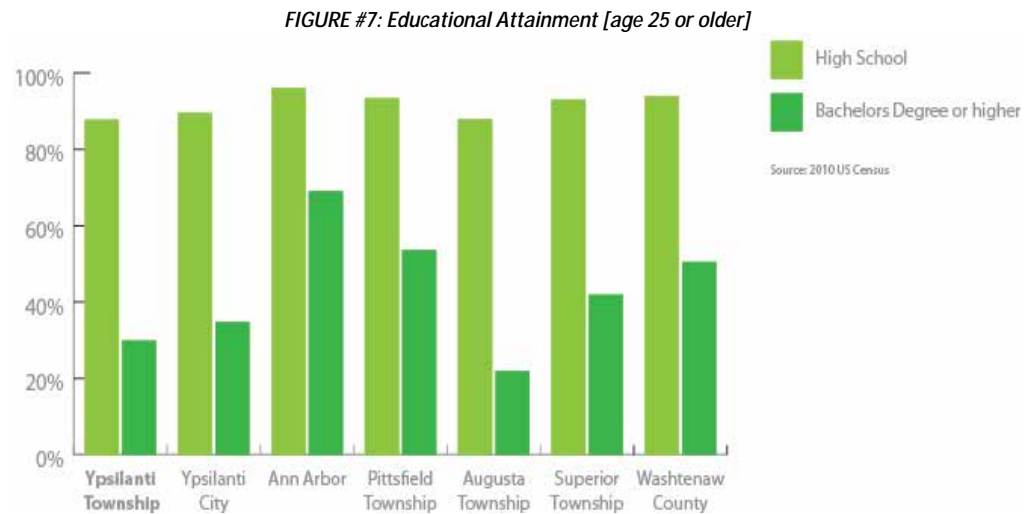
POPULATION DENSITY

Figure #6 shows that Ypsilanti Township's density is 2.6 persons per acre, which is higher than comparable townships in the region..



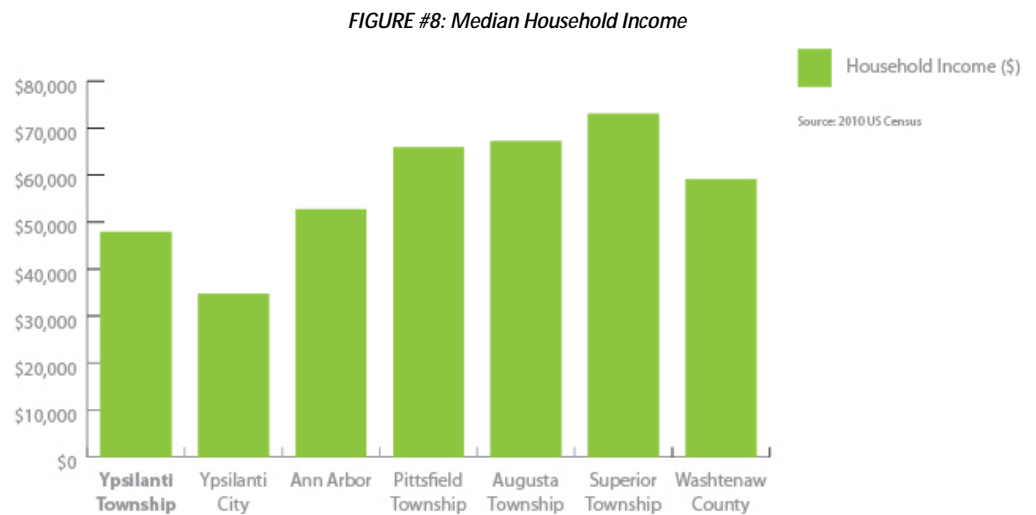
EDUCATIONAL ATTAINMENT

The percentage of high school graduates in the Township is comparable to surrounding communities, but the percentage of college graduates is lower than most surrounding communities.



HOUSEHOLD INCOME

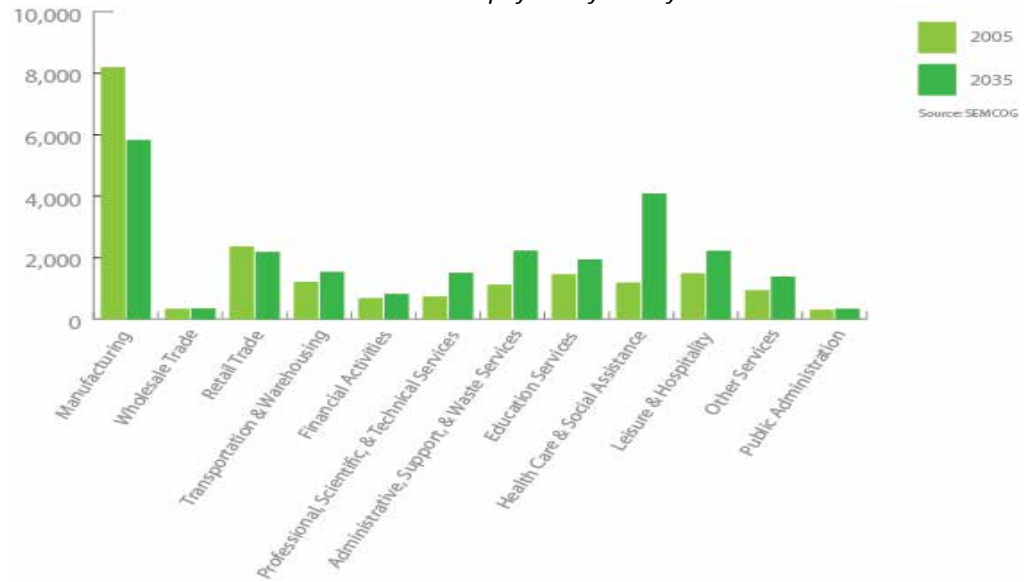
Figure #8 compares the median household income levels of Ypsilanti Township and the surrounding region.



EMPLOYMENT TRENDS

Since 1990, there has been a significant decline in manufacturing employment and a significant increase in service industry employment. SEMCOG projects that this trend will continue, indicating that 54% of the Township's population will be employed in the service industry by 2035.

FIGURE #9 : Employment by Industry



VALUE OF HOUSING

When compared to surrounding communities and to the County overall, Ypsilanti Township provides more affordable housing than any other community in the area. The Township has the lowest median household value than all adjacent communities and comparable rents, which vary greatly in the region.

FIGURE #10 : Median Home Value

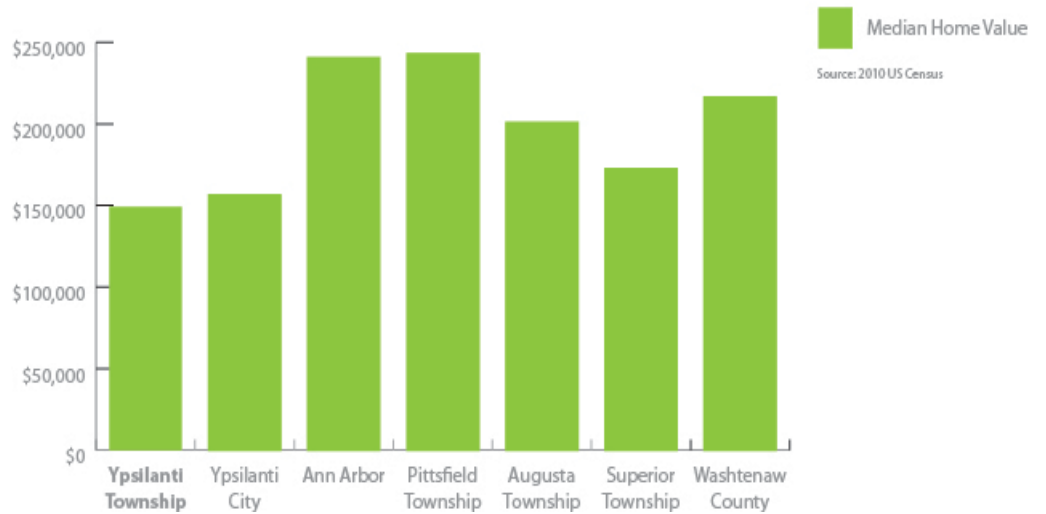
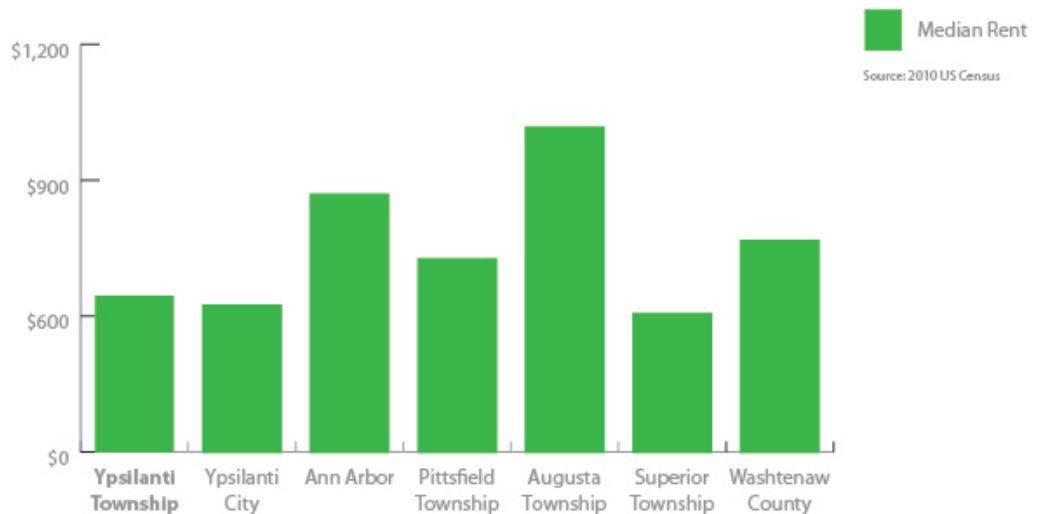


FIGURE #11 : Median Rent



HOUSING BY TENURE

Housing tenure in Ypsilanti Township is characteristic of current conditions in Washtenaw County,, with approximately 2/3 of housing characterized as owner-occupied.

FIGURE #12 : Housing Tenure

Municipality	% Owner-occupied	% Renter-occupied
Ypsilanti Township	64.9%	35.1%
Ypsilanti City	43.4%	56.6%
Ann Arbor	49.7%	50.3%
Pittsfield Township	69.9%	30.1%
Augusta Township	96.6%	3.4%
Superior Township	83.1%	16.9%
Washtenaw County	68.0%	32.0%

Source: 2010 US Census

HOUSING OCCUPANCY

Housing occupancy in Ypsilanti Township is also characteristic of current conditions in Washtenaw County, with over 90% of housing units characterized as occupied.

FIGURE #13 : Housing Occupancy

Municipality	% Occupied	% Vacant
Ypsilanti Township	91.4%	8.6%
Ypsilanti City	86.6%	13.4%
Ann Arbor	94.5%	5.5%
Pittsfield Township	94.7%	5.3%
Augusta Township	93.1%	6.9%
Superior Township	92.5%	7.5%
Washtenaw County	93.0%	7.0%

Source: 2010 US Census

CHAPTER THREE

COMMUNITY FACILITIES

To adequately plan future development patterns, public services should be assessed. Responsible planning of the community's land uses and residential densities requires an accurate assessment of community facilities. This process establishes whether the appropriate infrastructure is available to support the demands of new development.

The responsibility of providing public services in Ypsilanti Township is shared by Washtenaw County, the State of Michigan, three public school districts, the Ypsilanti Community Utility Authority and the Township itself.

A. POLICE PROTECTION

Police protection is provided to the Township through a contract with Washtenaw County and its Sheriff's Office. Providing a safe community is essential. New residents within the Township must be provided a safe environment and current residents should be able to rely on the existing level of service.

Although police protection is through contract with the county, it operates just like an independent police department. Cars are marked and designated for Ypsilanti Township and the main sub-station is located within the Civic Center on Huron River Drive. The department also participates in an active problem-oriented policing program with direct support for neighborhood associations and neighborhood watch groups. All concerns, issues and situations are directed to and coordinated through designated deputies. In addition, there are five overlapping patrol shifts that provide response coverage at all times and a Community Action Team that provides specialized response to priority issues.

The township contracts with the Sheriff's Office for 35 Police Service Units, which equates to 35 deputies and six supervisory command officers for total dedicated staffing of 41 sworn officers. In addition, major crime investigations are handled by the Sheriff's detective bureau in support of dedicated contract patrol services. At its current population of 54,129 people, police protection is provided at a staffing level of 0.76 sworn officers per thousand residents. If the past trend of development was to continue, the population would be expected to near build-out in the next 20 years at an estimated population of 71,000 people. In order to maintain the deputy to person ratio, 13 more sworn officers must be assigned to Ypsilanti Township.

The township is using technology to enhance patrol services with a network of public surveillance cameras that record activity at key public spaces. Recordings are reviewed on demand by the Sheriff's Office and used as an investigative resource to help solve crimes.

In 2013, the township acquired the former state police post centrally located on S. Huron Street near I-94. The police operation is scheduled to be relocated from its current facility at the Civic Center to the former post once renovations are completed in early 2014. The new facility will nearly triple the available space for police operations and will accommodate any future expansion. The township also maintains a neighborhood based sub-station located at the intersection of Holmes and Harris Roads. The sub-station is not staffed, however is used by patrol deputies on a daily basis on each shift and contributes to police presence in the densely populated northeast portion of the township.

Financing for staff and facilities comes from a special Township millage for police protection. Ideally, increased population means increased tax base, increased ability to pay for more deputies, and a larger facility. In addition, both the existing tax levy and any desired increases must be approved by the voters.

B. FIRE PROTECTION

The responsibilities of the Ypsilanti Township Fire Department include fire fighting, fire prevention, code enforcement, emergency medical training and community education. There are three fire stations servicing the Township. One of the stations is located in the northeast section of the Township, one is located in the northwest, and the third station is located south of the Interstate.

The department is currently staffed by 25 career personnel. Three individual shifts, each consisting of a captain, lieutenant and six firefighters, provide fire protection and medical first responder service as their primary duties. Administration and management of the department is coordinated by the Fire Chief, fire inspections, plan reviews and related functions are performed by the Fire Marshal. The projected and current population increases will, in turn, increase the demand on the various emergency services provided by the Ypsilanti Township Fire Department. The National Fire Protection Association (NFPA) publishes recommended staffing guidelines that cannot currently be met by the Township Fire Department. In order to comply with these standards and maintain a quality level of service, additional staffing is necessary.



Occupational Safety and Health Administration (OSHA) requires a minimum of two firefighters to enter a building and least two firefighters available outside the structure. This standard is not intended to be a staffing requirement; it is intended to address safety and management practices. Based upon this requirement, typical calls require 8-14 people in-site. Having only four fire trucks and 11 firefighters on duty at one time limits the Township to fight one or two fires at a time. As more development occurs within the Township, the likelihood of the number of fires at one time will likely increase as well. The addition of one fire station and additional staffing will enable the department to fight three, possibly four fires at one time.

The Central Fire Station on Ford Road was built in 1992. The substation located at Textile Road underwent major renovation and expansion in 2004. The Hewitt Road substation underwent renovation in 1998. To more accurately assess this condition, the Department anticipates preparation of a comprehensive capital improvements program utilizing NFPA and OSHA standards and their information system computer program.

An important measuring tool in determining the effectiveness and quality of fire protection services is the response time to calls. The response time in the southern portion of the Township is 6.38 minutes and 5.21 minutes in the north end, measured from the time the call comes in to the time of arrival to the scene.

These response times generally meet accepted averages; however, there is a 20 % difference in times between the southern and northern portions of the Township. This inconsistency is attributed to the following:

- § Increased traffic congestion impacts the ability to provide adequate response times.
- § The majority of the Township south of the Interstate is under-served due to only one fire station in the area.
- § New residential development designs increase response time due to limited access points.
- § Physical barriers within the Township create limitations to response time (e.g. Ford Lake, I-94, railroad).
- § In the eastern portion of the Township, just north of Ford Lake, there is an under-served pocket.
- § A concentration of high risk uses such as industrial and mobile home parks are present in the eastern portion of the Township, south of Ford Lake.

These issues require action. Solutions to these issues are listed below.

- § Initiation of a master plan for facilities and budget.
- § Relocate the station currently located south of the interstate, further east, toward Rawsonville Road to better serve the higher risk uses and improve service to the pocket of development located northeast of Ford Lake.
- § Build a new fire station in the southwest portion of the Township (desired location is Hitchingham and Stoney Creek Road) to serve the new development area and better serve station three.

It should also be noted that maintaining an acceptable level of service not only addresses fire protection but it also makes Ypsilanti Township a more desirable community. Based on an evaluation of fire protection provided, the Insurance Services Organization (ISO) establishes a rate class for the area to determine insurance rates. Most of Ypsilanti Township is rated Class five out of ten classes

(Class one being the highest). Maintaining and improving this class will result in substantial decreases in insurance rates for industrial and commercial uses and be an additional incentive to locate in the community.

C. PARKS AND RECREATION

Review of the 2008 Parks and Recreation Master Plan and 1997 Multi-Purpose Community Center Feasibility Study provides information relative to the projected needs of the Township as it relates to parks and recreation. These documents are incorporated by reference to the Master Plan. The 2008 Parks and Recreation Master Plan provides a complete inventory and analysis of parks and recreation facilities in the community and provides short and long term recommendations for the community to follow and implement. Generally, the park plan recommends acquisition of new parkland and open space while also suggesting the liquidation of some underutilized parcels. Doing so will promote a more efficient use of existing Township parks to accommodate the diversity of recreation interests. Non-motorized pathways were also listed as a priority to connect residents to various sources of recreation in addition to key destinations such as schools, community buildings, retail, etc.

The Township adopted the Parks and Recreation Master Plan in 2008, which contains specific goals and recommendations relating to parks and recreation. This plan, and future updates are incorporated by reference as part of this Master Plan.

PARKLAND ACREAGE ESTIMATES		
	2010 Estimate	2030 Projection
Population	53,362	70,073
Recommended Acreage¹	534 acres	701 acres
Comparison to Existing²	+323.84 acres	+156.84 acres

Source: 2008 Parks and Recreation Plan; SEMCOG

1: 10 acres of parkland is recommended for every 1,000 residents; NRPA

2: Parkland acreage totals 857.84 acres

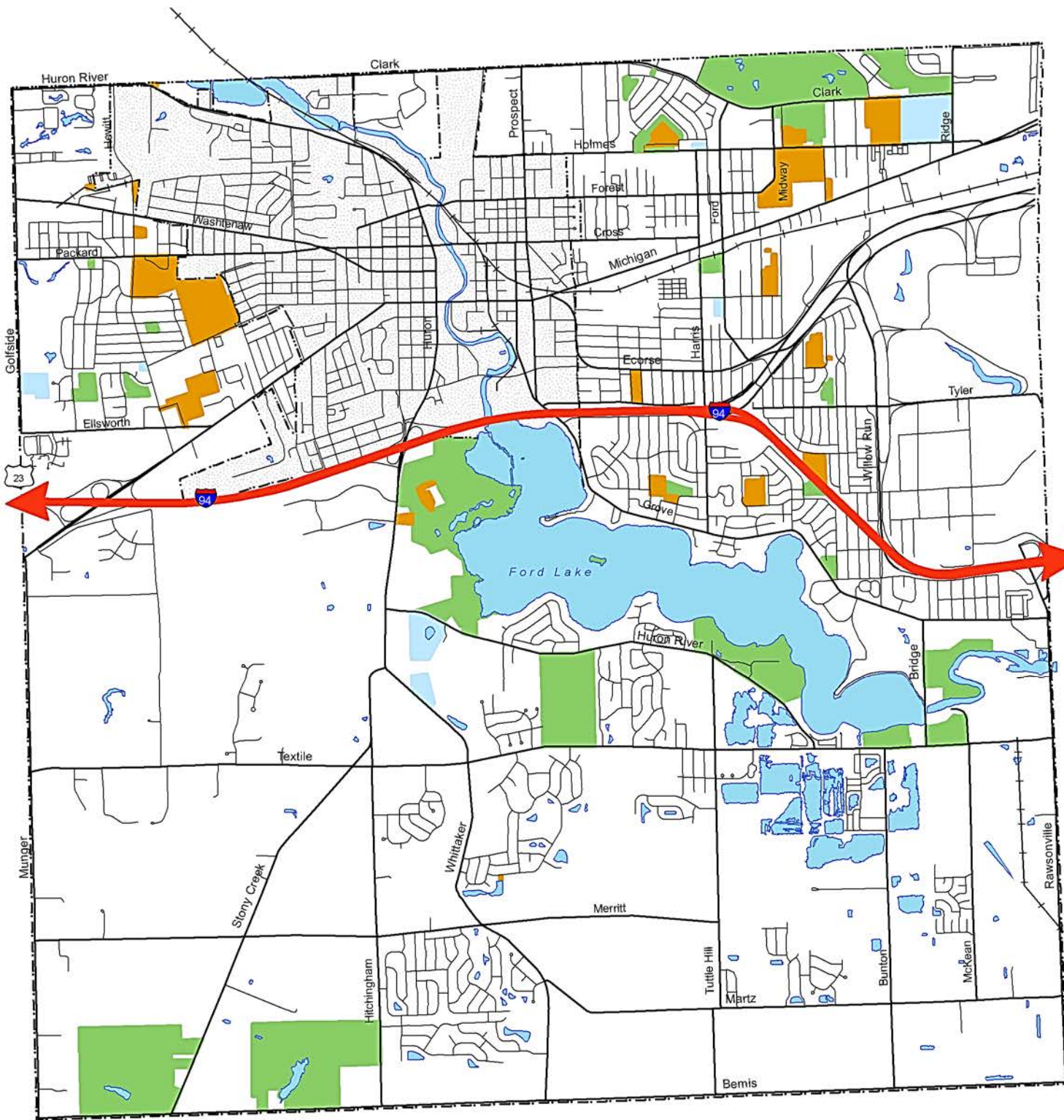
D. PARKLAND

Ypsilanti Township has approximately 850 acres of Township-owned parkland located throughout the community. In addition, there are open space areas within neighborhoods, a Washtenaw County park and several school playgrounds and fields. A noteworthy asset in the community is Ford Lake. Public access is provided for watercraft and for those that just want to sit, relax and enjoy the views. The tables within this chapter summarize the amount of parkland that is available for residents.

The table above compares existing parkland acreage to population needs as recommended by the National Recreation and Parks Association (NRPA). As shown, the Township provides parkland acreage that exceeds population size demands. There are, however, other factors when considering parkland needs and desires including the proximity of parkland to neighborhoods, preservation of natural features, and greenway connections between neighborhoods, community facilities and commercial areas. Parklands located within the more densely populated areas of the Township also provide the opportunity for community gardens and garden leases.

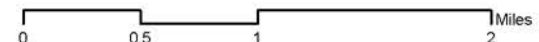
Public Lands and Institutions

Map 1



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Private Lands
-  Parks
-  Schools
-  Public Institutions



YPSILANTI TOWNSHIP PARKLAND SUMMARY

Park Name	Acreage	Facilities
Appleridge	43	Ball fields, ball courts, picnic areas
Bud & Blossom	2.9	Picnic areas
Burns	1.9	Tennis courts, play equipment, picnic area
Community Center and Green Oak Golf Course Site	157.3	Community Center: gym, racquetball, restrooms, Golf: 9-hole course with concession, parking, and restrooms
		Park: tennis courts, playground, ball fields, parking
Clubview	10	Variety of sports, picnic areas, trails
Dodge Court	0.4	Undeveloped
Ford Lake	98	Variety of sports, picnic areas , boat launch
Ford Heritage	106	Undeveloped
Fairway Hills	6.6	Undeveloped, trails
Grove Road Overlooks	0.3	Overlook to Ford Lake
Harris	4	Play equipment, trails, ball fields, picnic
Hewens Creek	190.64	Undeveloped
Huron River	26	Undeveloped
Lakeside	20.9	Play equipment, park shelters, restrooms
Lakeview	3.6	Play equip, trails, ball fields, picnic areas
Loonfeather Point	11.2	Play equip, picnic, soccer, fishing pier
North Bay Park	139	Golf course, play equip, fitness, restrooms
North Hydro	10	Undeveloped
Nancy	6.1	Play equipment, ball fields, ball courts
Pine	1.4	Play equipment, backstop
Rambling Road	2.6	Play equipment, ball fields, ball courts
Sugarbrook	5	Ball fields, play equipment, ball courts
South Hydro	2.8	Undeveloped
Tot Lot	0.3	Play equipment
Watertower	0.8	Play equipment, picnic area
West Willow	2.5	Ball fields, ball courts, picnic areas
Wendell Holmes	4.6	Ball fields
Total Acres:	857.84	

Source: 2008 Parks and Recreation Plan

E. MULTI-PURPOSE COMMUNITY CENTER FEASIBILITY STUDY

A more detailed analysis is necessary beyond evaluating national standards due to recent trends in recreation as well as the actual needs of Township residents. Both factors are important to accommodate existing and future residents of the Township. To begin, certain trends were defined to guide the process. Overall, these trends emphasize the importance that recreation has in the lives of Township residents. It is critical to include these elements in the evaluation of essential community facilities. These trends include the following:

- § People look to the recreation system of the community to positively impact their lifestyle and behavior. For example, recreation often takes a leadership role in youth development and crime reduction.
- § There has been an increase in female participation in sports. This results in new requirements of equipment and supplies, the scheduling of game and practice times and change in facilities.
- § Family lifestyles are changing. Increasing amounts of two person working households, smaller household numbers, fewer traditional families and early retirement suggest the recreation activities must be provided at a broader range of times and days. These facilities are also becoming a focus for family interaction.
- § The relationship between physical activity and overall good health is increasingly recognized and actively promoted.
- § There is an increasing interest in arts and culture. As a result, municipalities will be required to provide new programming opportunities in arts and cultural activities, as well as support this sector to ensure its continued growth and success.
- § Multi-purpose facilities have progressed to include the following: aquatic facilities, fitness facilities, weight training, racquet sport facilities, gymnasias, arena facilities, senior centers, youth facilities and minority group programming.

Clearly, to accommodate the needs of residents, specific trends must be considered. In addition to analyzing trends, telephone surveys, interviews, surveys and briefs were conducted to solicit resident input. Of the 352 households surveyed by telephone, 76.9% supported a new multi-purpose center through a $\frac{1}{4}$ millage rate increase and 68.8% of the 352 households support $\frac{1}{2}$ millage rate increase. This support was strengthened through the interviews and surveys, demonstrating a fairly high level of community support for the multi-purpose center.

In summary, the study indicates that there are some deficiencies in the Township recreation facilities. Specifically, they do not adequately serve the needs of residents and some facilities that do serve the community are in need of upgrades. In order to accommodate the expectations of existing and future residents, improvements are needed and many new facilities must be provided.

F. CIVIC CENTER COMPLEX

The civic center facility was built in 1973 and houses the administrative services for the Township. The 14-B district court is also part of this facility as well as the main Township branch of the Washtenaw County Sheriff Department. Also located on the site is a service garage for motor pool maintenance and equipment storage.

The land area of the complex is 57 acres. Approximately 31 acres are used, leaving 26 acres for future expansion. A new Ypsilanti District Library was developed in 2001 on the site fronting on Whittaker Road.

G. EDUCATIONAL FACILITIES

Similar to protective services, it is important to provide adequate educational services to ensure quality education for existing and future students. Planning the future development of the Township should involve an understanding of the need for educational services for residents of all ages.

Conveniently located within minutes of the Township boundaries are three significant educational institutions for post high school graduates. Within neighboring communities are Eastern Michigan University and Washtenaw Community College. Approximately 15 minutes west of the Township is the University of Michigan, located in the heart of downtown Ann Arbor. All three institutions offer a wide range of under graduate and post graduate programs as well as continuing education courses.

Three public school districts are located within the Township and are discussed below. The major constraint to schools is that, by law, the district may only estimate enrollment increases five years into the future. Projections are commonly used to justify construction of new schools or expansion of existing schools. Therefore, long range future improvements cannot be projected and acted upon; they become, to some extent, reactionary.

Lincoln Consolidated Schools

The Lincoln School District encompasses the majority of the southern portion of the Township, while all of the facilities are located within Augusta Township. The campus includes 4 elementary schools, a middle school and a high school. The district also owns the Bessie Hoffman building located in Sumpter Township. Over the past 5 years, the district has seen a decline in overall student numbers. Student population has decreased from approximately 5,000 students in 2007 to 4,352 students in 2012.

Ypsilanti Community School District

On July 1, 2013, the community witnessed the merger of the Ypsilanti Public School District and the Willow Run School District to become the Ypsilanti Community School District. This merger became necessary as both districts continued to find themselves with declining student populations and increasing debt. With the merger, the district will open the 2013 school year with an estimated 4,800 students.



Van Buren School District

This district is located within the eastern portion of the Township and enrolls just over 5,100 students. This area of the Township is primarily built-out; therefore, future development of the Township will not likely affect enrollment in the district. The district recently constructed a new high school facility within Van Buren Township that was intended to upgrade the facilities not necessarily to increase capacity.

H. COMMUNITY INFRASTRUCTURE

Municipal water and sanitary sewer services are essential components of the urbanized areas of the Township as well as the developing areas in the south. A majority of the Township is provided public water and public sanitary sewer services through the Ypsilanti Community Utility Authority (YCUA), while the remaining properties must rely upon on-site well and septic systems. The availability, condition and capacity of these facilities are key components in the managed and healthy growth of the Township as the region is experiencing rapid growth pressures.

YCUA originated in 1974 from an alliance between the City of Ypsilanti and the Township. YCUA was originally formed as a regional utility to provide wastewater treatment to the two communities and later expanded to include sewer and water distribution systems. Over time, the system has expanded its services to other communities. The Authority is governed by a five-member Commission, comprised of two City of Ypsilanti and three Ypsilanti Township representatives. Day-to-day operations are overseen by the YCUA director, with the Board of Directors responsible for establishing policy and approving bond requests and proposed rate changes.

Water System

YCUA is a regional distributor of water for communities in both Washtenaw and Wayne Counties including the City of Ypsilanti, and the Townships of Ypsilanti, Augusta, Superior, Pittsfield, Canton, York, and Van Buren. The original source of public water within the YCUA district is provided by the Detroit Water and Sewerage Department (DWSD) and is treated at two different plants, the Southwest Water Treatment Plant, located in Detroit, and the Springwells Water Treatment Plant in Dearborn. Water intake occurs at these plants and is treated prior to distribution to the YCUA facility for redistribution to its customers.

The water distribution service area covers all of Ypsilanti Township. The service area is divided into three pressure districts to provide adequate minimum and maximum pressures for all areas. Currently the Township has one connection point to the DWSD system at Wiard Road through a 30 inch water main. The Township's distribution system is primarily developed in the northern portion of the Township while additional growth is expected in the southern portion as agricultural lands are converted into residential neighborhoods.

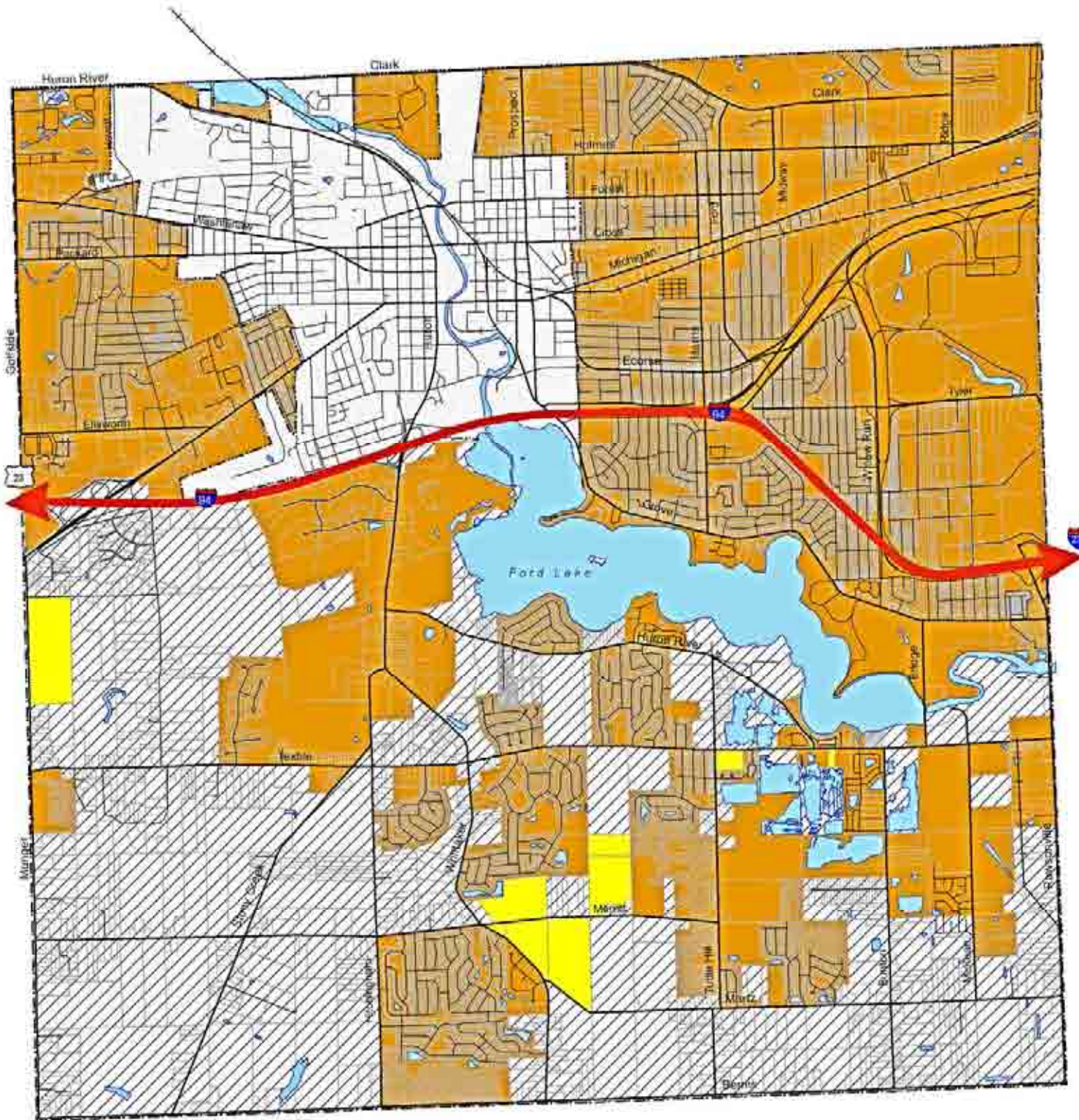
The Township currently contains three pump stations along Bridge, Ellsworth, and Holmes Roads and two booster pump stations on Textile and Merritt Roads. YCUA continually evaluates the overall water distribution system to insure the Township's projected water needs.

Ypsilanti Township's average water demand is 14 million gallons per day.



Sanitary Sewer Service Areas 2025

Map 2



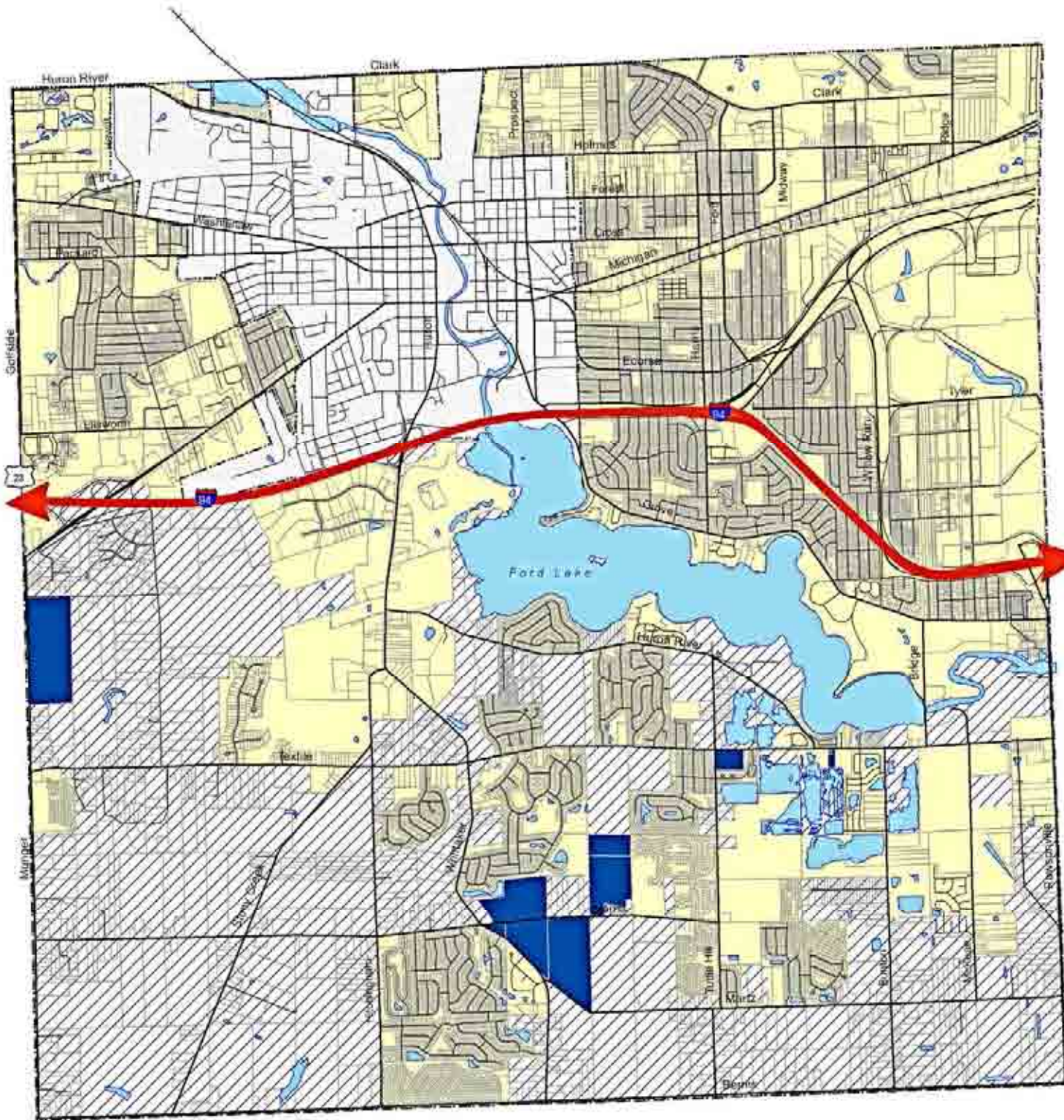
Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Existing Service
- Planned Service Extension
- Future Service



Water Service Areas 2025

Map 3



Legend

-  Minor Road
-  Major Road
-  Railroad
-  Interstate 94 Highway
-  Lakes, River, and Streams
-  City of Ypsilanti
-  Existing Service
-  Planned Service Extension
-  Future Service



Due to an overall greater use, maintenance of the system has increased. In particular, water main pressure has been increased, primarily in the summer, resulting in increased incidents of main breaks and repairs. These improvements are more difficult to swiftly implement due to the cost and impact construction has on the surrounding environment. Future planning for the system must incorporate increased maintenance costs to upkeep this expanding system.

Sanitary Sewer

YCUA provides wastewater services to the entire boundaries of City of Ypsilanti and Ypsilanti Township and to portions of Augusta, Pittsfield, Sumpter and Superior Townships. In addition, YCUA provides service to the Western Townships Utility Authority, or WTUA, which serves Canton, Plymouth and Northville Townships.

The Township, together with the City of Ypsilanti, contracts with YCUA to handle approximately 50% of the total available capacity (or approximately 14.45 million gallons per day). The system is centered within Ypsilanti Township and includes a series of pump stations, interceptors and trunk sewers.

The YCUA Wastewater Treatment Facility began operating in 1982 at its site on State Road near Willow Run Airport. The plant provides on-site tertiary treatment and disinfection before discharge into the Rouge River, some five miles away.

The capacity of the wastewater treatment plant allows for 51.3 million gallons of wastewater per day. It is currently operating well within its expanded capacity at 22.3 million gallons per day, or 44% of total capacity. The 2006 plant expansion was intended to provide service for the anticipated future growth through 2025. Additional future development will require substantial upgrades including but not limited to extension of service lines, additional capacity and increasing the width size of distribution lines.

Electrical Power

DTE Energy provides electrical power service to Ypsilanti Township and the majority of the metro Detroit region and southeastern Michigan. The Township requires all new electrical lines being installed within in new developments be located underground in order to preserve view sheds throughout the Township.

Due to a number of previously documented deficiencies within the electrical distribution network, DTE has taken measures to upgrade the system including the installation of a substation along Whittaker Road. While the electrical system is not within the Township's jurisdiction, the capability of the system should continue to be considered to ensure there is adequate service for future development. Ongoing communication between the Township and the utility providers is essential to ensuring capacities for existing and new development.

I. Public Art

For the first time ever and following the lead of our neighboring communities, the 2014 Master Plan update incorporates an arts and culture component into the overall community vision. The Township recognizes the importance of arts and culture in defining the character of a community; promoting economic

vitality; creating rich educational opportunities; sparking innovation; fostering dialogues across income, age, and cultural demographics; and enhancing the overall quality of life for residents. Public art and cultural amenities help define the public realm, promote community-based dialogue and interactions, and distinguish Township destinations.

Due to Ypsilanti Township's proximity to larger cities with established institutions and identities, such as Ann Arbor and Ypsilanti, the Township's identity can often get absorbed by these communities. It can be difficult for residents and visitors to know when they are experiencing Ypsilanti Township versus the communities of Ann Arbor, Pittsfield Township or Ypsilanti. These surrounding communities provide the Township with unique access to world-class arts and cultural opportunities; however, the history of the Township is unique and distinct and should be documented and celebrated. Hence, we feel a responsibility to celebrate the distinctive historic heritage of the township, and provide opportunities for local artists to gather, showcase their work, and engage with the community.

We hope to create a stronger cultural presence in the Township through the creation of specific physical spaces and new initiatives that showcase our history, arts and culture, while simultaneously, leveraging regional opportunities that will provide township residents with a plethora of vibrant, art and cultural venues. Ypsilanti Township should consider providing arts and cultural opportunities within its municipal boundaries along with linkages to the region's centers and their diversity, depth and excellence.

This plan further recommends that the Township undertake this task by dedicating public spaces to commemorate this history, committing to the preservation and maintenance of existing historic or significant structures, and by further protecting historic natural habitats in partnership with regional programs such as the county's Natural Area Preservation Program. The Township will continue to provide access to and develop spaces for cultural events and public art, including creating space at the Township Civic Center and Community Center buildings to visually showcase (e.g., documents, photographs, art) the Township's history and anticipate its future.



CHAPTER FOUR

NATURAL SYSTEMS

A. EXISTING CONDITIONS

Ypsilanti Township contains significant natural and cultural features that need to be considered in community planning. There is an abundance of natural and cultural features including the river, lakes, creeks, wetlands, open fields, hedgerows and woodlands which make an important contribution to the quality of human and animal life in the Township. Protection of these rural, natural and cultural resources is critical to the preservation of the Township's rural character, distinguishing the Township from the surrounding more urban communities. The Huron River, a major waterway around which the community has developed, flows through the Township. The river provides opportunities for recreation and habitat, and connects people and places within the Township. Ypsilanti Township's rural and agricultural character, primarily evident in the southern portion of the Township, is a cultural resource. Open fields and edge communities provide habitat for animal life and create the agricultural pattern of the landscape that was the foundation of many communities in the Midwest.

Natural systems are critical to the Township's development. The various components of the natural environment function, change and interact as part of an ecosystem. An ecosystem is a biological energy system made up of "food" chains along which energy is passed from one group of organisms to another. People are an integral part of ecology and it is important to understand natural systems and how alterations to any one component will inevitably affect all others.

Alteration to natural and cultural features needs to be carefully considered to minimize impact and insure mitigation. Not doing so will alter the system and possibly result in such things as increased erosion and sedimentation, decreased groundwater recharge and water quality, and increased surface runoff to the Huron River, Stony Creek and the Paint Creek. To ensure that community development is compatible with the natural and cultural features of the Township, all new developments need to make every effort to maintain the natural systems of the environment.

In Ypsilanti Township, limitations on the type and extent of future development exist in areas that are not well suited for construction including wetlands, floodplains and poorly drained soils. While these factors place restrictions on development, other natural resource factors present opportunities for development. The scenic and recreational qualities of the lakes and woodlands offer a unique residential setting. It is helpful to examine these natural resources in detail to determine both the opportunities and constraints.

YPSILANTI'S NATURAL SYSTEMS

- § Geology
- § Soils
- § Topography
- § Groundwater
- § Wetlands
- § Streams and Drainageways
- § Watersheds
- § Huron River
- § Ponds and Lakes
- § Floodplains
- § Woodlands and Hedgerows
- § Fish and Animal Life

Examination involves an inventory of the resource factors and a determination of the capability of the natural resource base to support future development, whether urban or agricultural.

The following is an overview of some of the major natural features that are prevalent throughout the Township. As development occurs, the following features should be considered in addition to other site specific conditions that may be pertinent to each individual location.

GEOLOGY

It is important to have a clear understanding of soil conditions when planning and designing for storm water management. The soils and geology in the Township are characteristic of glacially formed landscapes consisting mainly of outwash plains, lake plains and till plains. The surface geology of the Township was formed 10,000 to 12,000 years ago when glacial activity deposited rock, soil and large blocks of ice. The glacial drift is a very thick layer of soil material that has been deposited by the advance and retreat of the Wisconsin glacier during the last ice age. Basically, the majority of the Township is flat and consists of heavy clay soils, which are poorly drained and can pose several restrictions to development. Storm water management, water quality and soil erosion and sedimentation control are critical elements to consider when planning for all types of growth, such as residential, commercial, industrial, agricultural and recreational.

SOILS

The soils in Ypsilanti Township have formed as a result of several factors. These include water drainage, wind, slopes, climate, biological activity and human activity.

SOIL SUITABILITY	
Soils Poorly Suitable for Development	Soils Well Suitable for Development
<ul style="list-style-type: none"> - Areas with little topographic relief, which does not allow proper drainage - Areas with excessive slopes which are susceptible to erosion - Mucks or soils with high organic materials - Silts and clays - Areas with high water tables - Generally along lakes, creeks and wetlands 	<ul style="list-style-type: none"> - Topographic relief that provides for drainage but not excessively steep - Loamy and sandy soils - Areas sufficiently above groundwater table

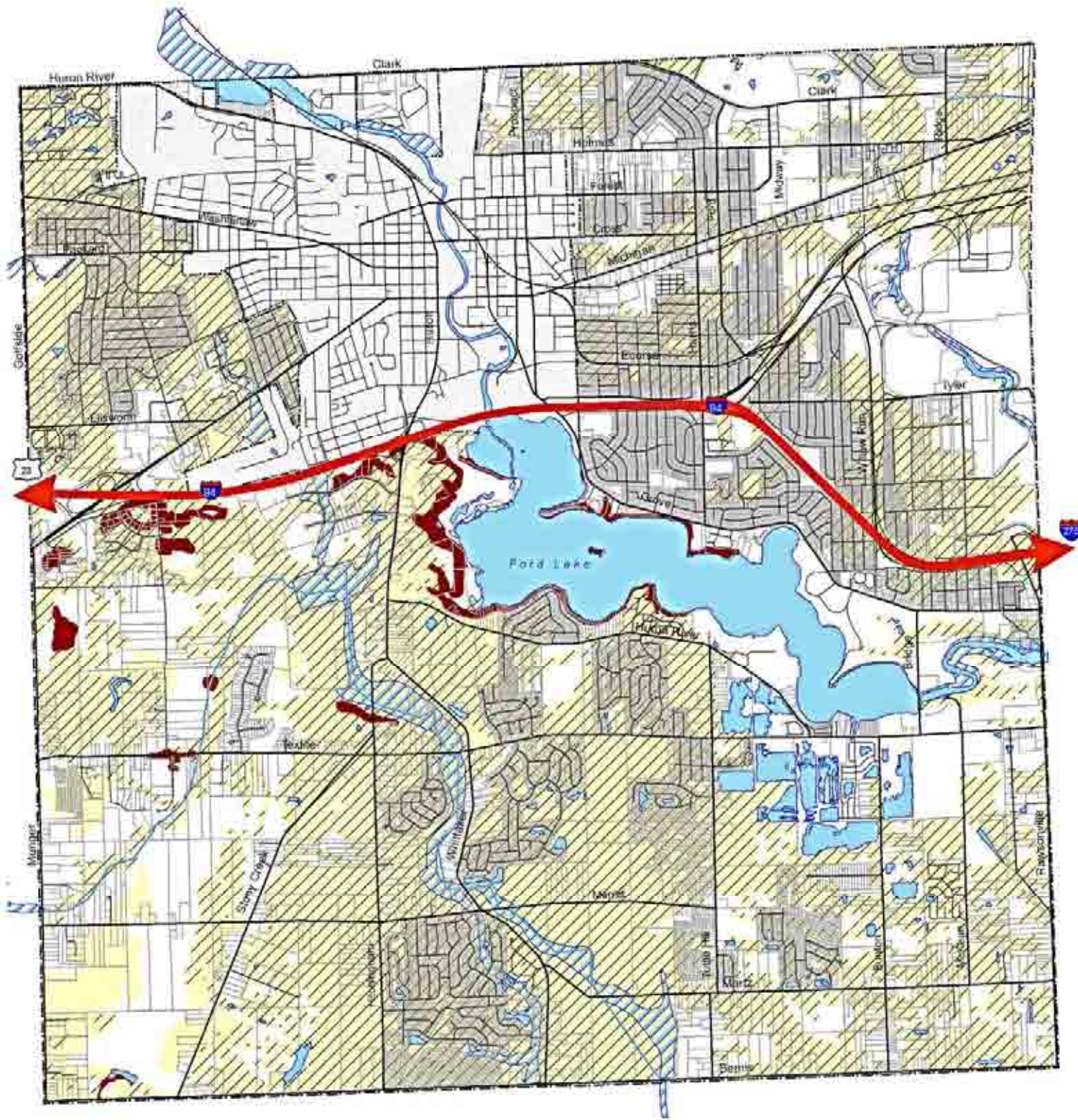
Construction costs and risks to the environment can be minimized by developing areas with suitable soils. The three major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability and septic suitability. Each of these factors have been inventoried and mapped by the Washtenaw County Soil Survey.

§ **Drainage.** Development on poorly drained soils increases development costs, maintenance costs, and can lead to sanitary problems. Development costs are increased due to the need for additional foundation, road and

Natural Features

Soils with Development Constraints, Steep Slopes, and Floodplains

Map 4



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Floodplains
- Slopes > 12%
- Soils with Development Limitations
- Soils with Limitations or Septic Systems



septic preparation. Maintenance costs and potential problems can be associated with septic field failures, flooded basements and impact to roads from frost action.

- § **Foundation Stability.** Soil areas that do not provide stable foundations may lead to shifting building foundations, cracked walls and cracked pavement and roadways. These problems often result in increased development and maintenance costs or, in extreme cases, structural failure.
- § **Septic Suitability.** While much of Ypsilanti Township is served by sanitary sewer, there are still significant areas in the southern portion of the Township that rely on individual septic systems. Inspection and approval for use of a septic system is under Washtenaw County's jurisdiction and, ultimately it is their responsibility to maintain high standards of review to prevent system complications or failures. Septic field failures are often the result of poor soil permeability, high water table or excessive slope. Soils such as compacted clays and silts will not allow wastewater to percolate, a high water table prohibits adequate filtering and excessive slope does not provide adequate percolation.

TOPOGRAPHY

Slope is an important development consideration associated with topographic features. The topography of Ypsilanti Township varies from an elevation of 698 feet above sea level to 750 feet above sea level. While much of the Township has relatively flat topography, there are areas with rolling topography in the portion of the Township west of the Paint Creek and along the Huron River and Ford Lake.

Excessive slope presents constraints to development. There are problems associated with disturbance to steep slopes such as:

- § Mechanical cut and fill and placement of structures on slopes result in a significant change to the natural functions of the hillside. Drainage flow can be altered, diverted and possibly increased. This can alter the function of the hillside and increase erosion and sedimentation.
- § The root system of trees and vegetation helps to stabilize the soils on the hillside. Removal of natural vegetation by agricultural operations and development causes a weakening of the slope, increased surface runoff rates and eventually erosion.
- § Along the edge of the Huron River, Ford Lake, and many of the streams there are steep banks or bluffs. These will generally have steep slopes and be heavily vegetated. Disruption of the vegetative cover on these bluff areas may cause significant erosion problems and affect stream ecology.

Steep slopes require sensitive site planning prior to development and during construction. Care should be taken to insure that grading is minimized, and vegetation and topsoil are protected.

GROUNDWATER

SOURCES OF GROUNDWATER CONTAMINATION:

- § Landfills
- § Agricultural fertilizers and pesticides
- § Urban storm water runoff
- § Septic drainfields
- § Spill of hazardous materials
- § Leaking underground storage tanks

Important factors in the evaluation of groundwater are the quantity and quality of the water. Water quality needs to be protected from contamination. Potential sources of groundwater contamination can result from all of the various land uses within Ypsilanti Township. The level of threat of groundwater contamination will vary based on the susceptibility of groundwater to contamination due to geologic features; contamination loading rates based upon land use and hazardous materials management; and the amount and type of hazardous materials utilized within the Township. Major sources of groundwater contamination are as follows:

- § Spills and leakage of hazardous materials from commercial and industrial land uses, such as underground storage tanks, and spills of hazardous materials will infiltrate the soil surface and enter groundwater if not properly contained.
- § Buried waste in landfills discharge liquids referred to as leachate which can enter groundwater.
- § Agricultural fertilizers and pesticides often infiltrate the soil surface and enter groundwater.
- § Urban stormwater runoff from buildings, streets and parking lots contains contaminants that infiltrate the soil and enter waterways.
- § Septic drainfields release sewage effluent into the soil through seepage beds.

Because of the large amount of industrial land uses in the Township, special care needs to be given to the management of hazardous materials to ensure that the Township's groundwater is protected.

High water tables and inadequate off-site stormwater conveyance systems present flooding problems for current residents and constraints to new development, particularly in the southern portion of the Township. The Township should ensure that construction sites with high water tables are identified and require appropriate building design in these areas as well as adequate downstream conveyance for stormwater discharge from developments prior to construction.

WETLANDS

Wetlands are transitional areas between the aquatic ecosystems and the surrounding upland areas. They are low areas which are intermittently covered with shallow water and underlined by saturated soils. Vegetation which is adapted to wet soil conditions, fluctuation in water levels and periodic flooding can be found in wetlands. Wetlands are linked with the hydrologic system, and as a result, these wetland systems are vital to the environmental quality of Ypsilanti Township.

Wetlands serve a variety of important functions which not only benefit the natural environment but also the community. Wetlands can provide valuable functions and act to:

- § Mitigate flooding by detaining surface runoff
- § Control soil erosion and sedimentation loading in rivers and lakes



- § Provide links and recharge to groundwater tables
- § Improve water quality which is degraded by such as:
 - § nutrients and chemicals from fertilizers and pesticides used in agriculture and landscaping/lawn care
 - § polluted urban runoff from roads, parking lots, industrial and other commercial activities
 - § treated effluent from wastewater treatment facilities
 - § erosion and sedimentation resulting from agricultural and construction activities
- § Function as highly productive ecosystems in terms of animal life habitat and vegetation
- § Serve a variety of aesthetic and recreational functions

Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, open and green space is maintained and the rural setting retained.

Future development in areas surrounding wetlands can significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize potential impact. This is best done by initially considering wetland resources as constraints to development. The relative weight of these constraints must also account for other environmental and socio-economic constraints. If impact is unavoidable, then mitigation should retain or enhance the wetland values being lost.

Any wetlands greater than five acres in size or contiguous with a waterway are regulated by the Michigan Department of Environmental Quality (MDEQ) through the Goemaere-Anderson Wetland Protection Act, 1979 Public Act 203, as amended. Any activity which requires these regulated wetlands be filled or drained requires a permit from the MDEQ. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity. If a wetland fill permit is granted, mitigation, such as creating new wetlands within the same drainage way or enhancement of existing wetlands, is required.

WATERSHEDS, STREAMS AND DRAINAGEWAYS

A watershed is an area of land that drains into a common body of water. Ypsilanti Township has three watersheds within its boundary: the Huron River, the Stony Creek and the Rouge River.

- § The Huron River starts in central Oakland County, flows through the Brighton area and southward to Ann Arbor. From Ann Arbor, the Huron River flows through the Ypsilanti community and Ford Lake, continuing towards the southeast to eventually outlet into Lake Erie.
- § The southwestern portion of the Township is a part of the Stony Creek Watershed, a small watershed which drains into Lake Erie. The Paint Creek

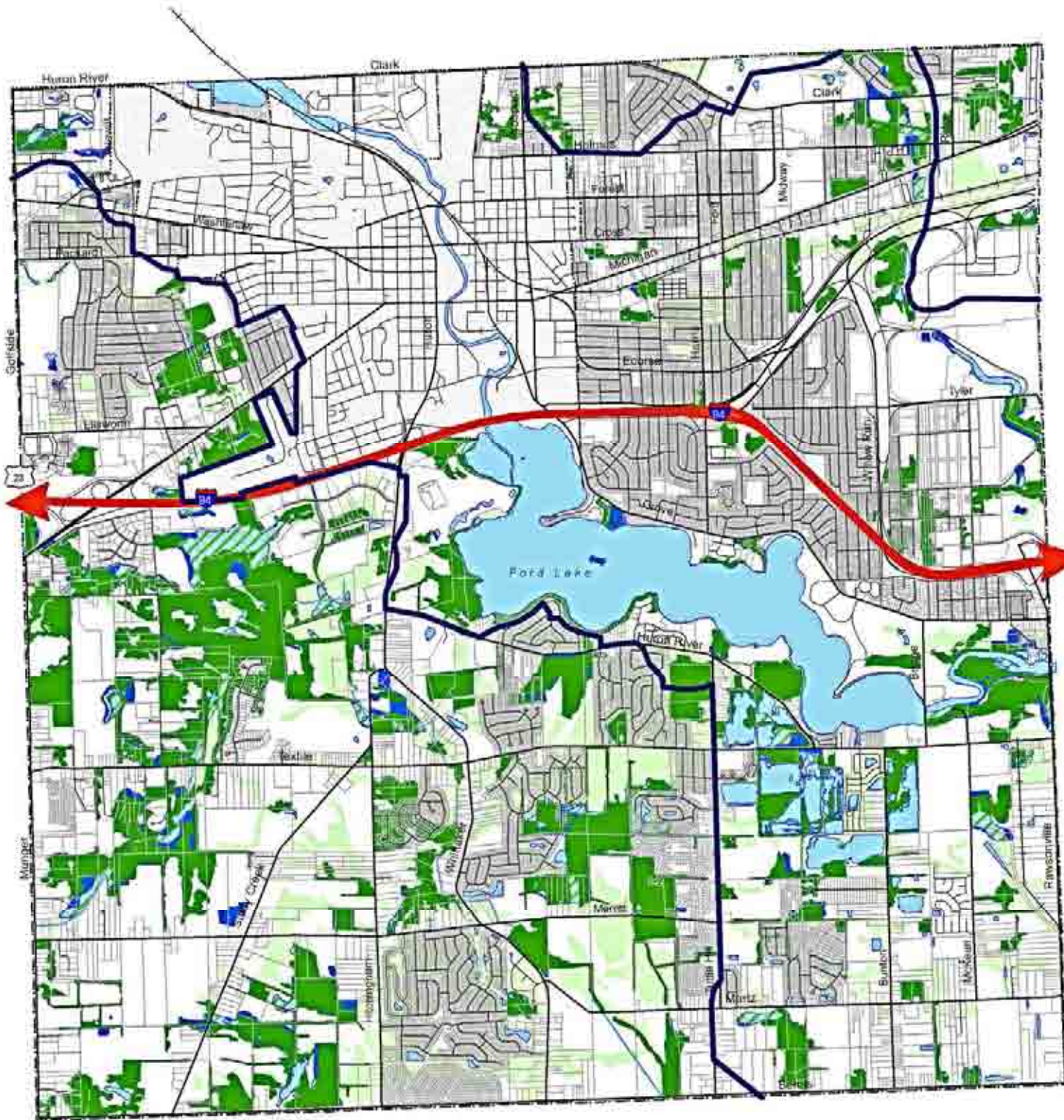
Wetlands play a very important part in the hydrological and ecological systems. In addition to providing fish and animal life habitat, wetlands maintain and stabilize groundwater supplies, reduce the dangers of flooding and improve water quality.



Natural Features

Wetlands and Woodlands

Map 5



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Water
- City of Ypsilanti
- Creeks
- Huron River/Rouge River/ Stony Creek Watershed Divide
- Woodlands

Preliminary Wetlands Inventory

- Identified as wetlands on NWI and MIRIS maps
- Soil areas which include wetland soils
- Identified as wetlands on NWI and MIRIS maps and soil areas which include wetland soils



is a major tributary that combines with the Stony Creek in the southwestern portion of the Township.

§ The northeastern corner of the Township is located within the Rouge River Watershed which carries runoff down the Rouge River to the Detroit River.

Associated with the river and streams are corridors of adjacent wetlands. The streams and wetlands are important for surface drainage, groundwater recharge and animal life habitat. Alteration of the streams and wetlands can contribute to flooding, poor water quality, insufficient water supply and loss of valuable animal life habitat.

Upland areas drain to the low lying wetlands, lakes, rivers and streams that pass through the Township. As these areas become developed, the amount of water infiltrating the surface will decrease and the surface runoff will increase. This is caused by clearing of natural vegetation, addition of impervious material to the land (buildings and pavement) and installation of storm drains. These have a cumulative effect, increasing the peak discharge and frequency to the area's drains, streams and lakes while reducing the amount of water infiltrating into the groundwater. Minimization of these impacts may involve protecting native vegetation, onsite stormwater retention and clustered development.

Septic systems, pesticides and fertilizers from lawns, oil and grease from roads and parking lots, and sediment from construction sites eventually enter the waterways and can lead to possible contamination. Local governments in the area are working to reduce this very serious runoff problem.

HURON RIVER

The Huron River passes through the Township from the northwest to the southeast. This valuable regional resource, which has its headwaters in Oakland County, flows through Livingston County, Ann Arbor, then traverses Ypsilanti Township heading eastward through Wayne County to eventually discharge into Lake Erie. A vast number of communities are linked by this river in Oakland, Livingston, Washtenaw, Wayne and Monroe Counties. The river provides vital functions to the region for drainage and water supply, fish and animal life habitat, industry and recreation. The segment of this river in Ypsilanti Township is a vital link in the overall system. This river is a key element that helps establish the character of the community. The historic development of the City of Ypsilanti and Ypsilanti Township is largely based upon the presence of this waterway.

The relationship between the built and natural environments along the river becomes extremely important. Water pollution is a major concern which could jeopardize the quality of this resource. Proper land management can improve the current water quality conditions of the river. Sources of pollution can be controlled through drainage and runoff controls, septic field corrections, proper treatment of sanitary wastes, land use planning, limitation of fertilizer applications and proper stewardship by waterfront residents.



LAKES

Lakes are among the Township's most valuable natural resources making up approximately 1,340 acres. The largest and most significant lake in the Township is Ford Lake. This man-made lake was formed by the damming of the Huron River by the Ford Motor Company as part of a hydro-electric power facility. It provides recreational opportunities such as boating, fishing and swimming. The quality of this water feature enhances the values of surrounding property.

There are other smaller lakes south of Ford Lake. Many of these are old gravel pits now filled with water. These lakes are generally not large enough for boating but provide other recreational, scenic and ecological benefits to the community.

FLOODPLAINS

A floodplain is land adjacent to a watercourse that is subject to occasional flooding. The designation of floodplains and the restriction of their development is a measure designed to protect life, health and property. Federal, state and local laws regulate encroachment, dredging and filling within floodplain areas.

Floodplains associated with the Huron River and the Paint Creek are vital to the ecosystem of these low lying areas. Periodic flooding of these drainage ways is critical to the types of vegetation and animal species that live here. Floodplains also retain floodwater during periods of high stream levels. Any alteration to the physical size of the floodplain will disrupt the drainage flow during high water periods and potentially cause increased flooding elsewhere.

The Huron River, Stony Creek and Paint Creek are lined by floodplains. Within the floodplain there are varying degrees of hazards requiring different regulatory treatment. The flood-way is that portion of the floodplain which directly adjoins the stream channel and endures frequent flooding and strong currents. The flood-way is an inappropriate area for permanent construction and human habitation. The area within the floodplain but outside the flood-way serves as a backwater storage area. These areas may be developed upon approval by the proper state or federal regulating agency, provided structures are elevated above the flood level or flood-proofed. Development within these areas should be discouraged because of the adverse impact to the floodplain and stream ecology.

WOODLANDS AND HEDGEROWS

Dating back prior to European settlement, woodlands in the Township consisted of mixed hardwood swamp and floodplain along with Oak-Hickory Forest and Mixed Oak Savanna. Mixed Hardwood Swamp is very common in this area of the state. These woodlands are characterized by mixed forests of elms, ashes and maples and were frequent on poorly drained outwash deposits, till plains and extensive areas of flat lake plain. Oak-Hickory Forests are commonly located on rolling moraine ridges and well drained sand plains. These forests were dominated by white oak, black oak, red oak, white ash, red maple and shagbark hickory. Finally, Mixed

NATURAL FLOODPLAINS PERFORM SEVERAL IMPORTANT HYDROLOGICAL, GEOLOGICAL, ECOLOGICAL AND ENVIRONMENTAL FUNCTIONS:

Hydrologic:

- § flood conveyance
- § storage of floodwater
- § reduction of peak flow through storage and friction
- § groundwater recharge

Geologic:

- § storage of sediment carried along the main stream
- § slowing the velocity of floodwater there by reducing erosion of the channel and floodplain
- § storage of sediments from overland erosion

Ecologic:

- § support of riparian vegetation
- § support of animal life habitat
- § support of environmental corridors which foster movement of animal and plant species
- § support of habitat for migratory birds
- § important environmental functions performed by floodplains are:
- § filtration of storm water through vegetation to remove sediment
- § absorption of excess nutrients from water into soil and plants
- § transportation and deposition of nutrients, **and** plant materials
- § biological treatment of other pollutants

Oak Savanna are uplands containing white oak, bur oak and occasionally red oak. These savannas were frequent on sand plains and rolling till plains.

Woodlands provide the following community benefits, which serve as a basis for possible future regulations:

§ **Quality of Life.** Woodlands, like other ecosystems such as prairies, wetlands, stream corridors and open fields, contribute to the quality of life for Township residents. The woodlands and remnant hedgerows in the Township contribute to the patchwork of agricultural fields that creates the peaceful rural character of the community. Additionally, the trees establish visual barriers between individual properties. Preserving large expanse of woodlands is critical to providing habitat for indigenous animal life, which in turn enhance the quality of life for surrounding residents.

§ **Influence on Micro-Climate.** Woodlands play an important role in moderating ground-level temperatures. Tree canopies buffer the ground surface from the sun's heat and wind. Temperature extremes during winter months can also be moderated with the presence of trees.



§ **Reduction in Pollution.** Woodlands absorb carbon dioxide and return oxygen to the air. Certain tree leaves filter pollutants from the air, removing carbon dioxide, ozone, chlorine, hydrogen fluoride, sulfur dioxide and other pollutants. Large and dense stands of trees serve as a noise buffer as well. Trees also take up nitrogen that is present in soil. Without trees performing this function, the nitrogen will runoff into nearby streams and lakes, acidifying the water which causes negative results such as depletion of fish stocks.

§ **Reduction in Soil Erosion.** Woodlands and understory vegetation stabilize soils and help prevent soil erosion. The vegetation absorbs the energy of falling rain and the web of roots of all types help stabilize soil particles in place. Tree leaves can reduce the impact of raindrops on the soil surface and give soil a chance to absorb water. Fallen leaves minimize the loss of soil moisture, help prevent erosion and enrich the soil to support later plant growth. Wooded wetlands provide the additional benefit of trapping and holding stormwater runoff. Dense vegetation can help slow flood surges and flows.

§ **Animal Life Habitat.** Woodlands provide essential shelter and food for deer, raccoon, rabbit, pheasant and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for Township residents.

§ **Township's Natural Character.** There is a significant amount of mature vegetation along many of the road corridors that pass through the Township. Woodlands or hedgerows along roadways contribute to a natural/rural atmosphere in a number of ways. The impact of vegetation will be greater because of the close proximity to the road and the viewsheds created along the corridors. Buildings, parking lots, and other developed areas will have a less dominant impact on the streetscape because they will

be located behind the vegetative foreground. Taller trees provide a sense of enclosure, resulting in a well defined public space bounded by vegetation.

FISH AND ANIMAL LIFE

The continued existence of fish and animal life depends upon the maintenance of adequate habitat. While some species can adapt to the pressures of urbanization, others cannot live in close proximity to humans.

Fish and animal habitat include areas which provide food, cover, and corridors for movement. It is important to maintain areas of sufficient size to be useful to animal life through either protection of existing habitat or creating new habitat. Reasonably continuous corridors must exist for adequate movement of animal life and plant seeds between isolated areas and allow animal migration away from developing areas. Development utilizing the Planned Development option should preserve or enhance fish and animal life habitat.

KEY VISTAS

Water, topography, vegetation and cultural resources are components in the overall scenic attractiveness of the Township. Scenic vistas are places where expansive views of Township visual resources are present. These are typically located on top of hills and high elevations, along roadways and watercourses. Key vistas can also be created through architecture and careful design of the landscape, for example the proposed boulevard for Whittaker Road. Buildings, trees and other elements placed in the landscape can frame views of important public monuments, buildings, natural features or art.

A key natural feature that defines the community is Ford Lake, accessed from North Bay Park. Scenic views are provided around all sides of this lake, but are most pronounced from the west end of the lake where the Eastern Michigan University Golf Course is located. A boardwalk and a series of islands in North Bay Park takes people around the western portion of the lake and a raised platform provides an elevated view of Eastern Michigan University Golf Course and Ford Lake.

Roadways are important visual corridors because they unfold a rapid sequence of vistas. Lakes, farm fields, homes, buildings and signs are common sites which are presented to the roadside viewer. The combination of curves in the roadway and sections of densely vegetated areas along the roadway provide departures and entrances to a sequence of changing viewsheds along the road.

There are a number of areas in the southern portion of the Township which have views characteristic of a rural community. These include areas with views of farm fields and sections of roads lined by dense woodlands. Roadways that consist of segments lined with woodlands interspersed by open fields provide a sequence of views characteristic of a cultural and rural landscape. To preserve this resource, the Township should explore designating these roadways as official scenic routes. For example, the entire Huron River



NATURAL FEATURES TO BE PRESERVED:

- Wetlands:
 - § Regulated Wetlands
 - § Non-regulated Wetlands
 - § Wetland Buffers
 - § Restoration of Wetlands
- Slopes Greater than 12%
- Bluffs along Waterways
- Soils that are not Well Suited for Development
- Setbacks from Waterways
- Floodplains
- Woodlands:
 - § Along Public Thoroughfares
 - § Along Greenways
 - § High Quality Woodlands
 - § Individual Mature Trees
- Fish & Animal life Habitat
- Scenic Views and Open Space along Roads
- Connections to Adjacent Open Space

Drive corridor is an excellent candidate both locally and regionally. It is important to consider scenic routes within the community, but also the character of these routes as they enter and exit the community.

B. NATURAL RESOURCE MANAGEMENT STRATEGIES

This Plan consistently emphasizes the importance of the natural resource base. The correlation of land use density in the Future Land Use Plan to natural resource capability will help promote preservation of natural amenities.

The Master Plan must address both the quality and the quantity of land use within the Township. Protection of Township resources requires the adoption of policies directed toward the specific resource issue including drainage, and groundwater quality, natural topography and vegetation. Resource protection regulations can be incorporated in subdivision, zoning and other special purpose regulations.

INVENTORY OF NATURAL RESOURCES

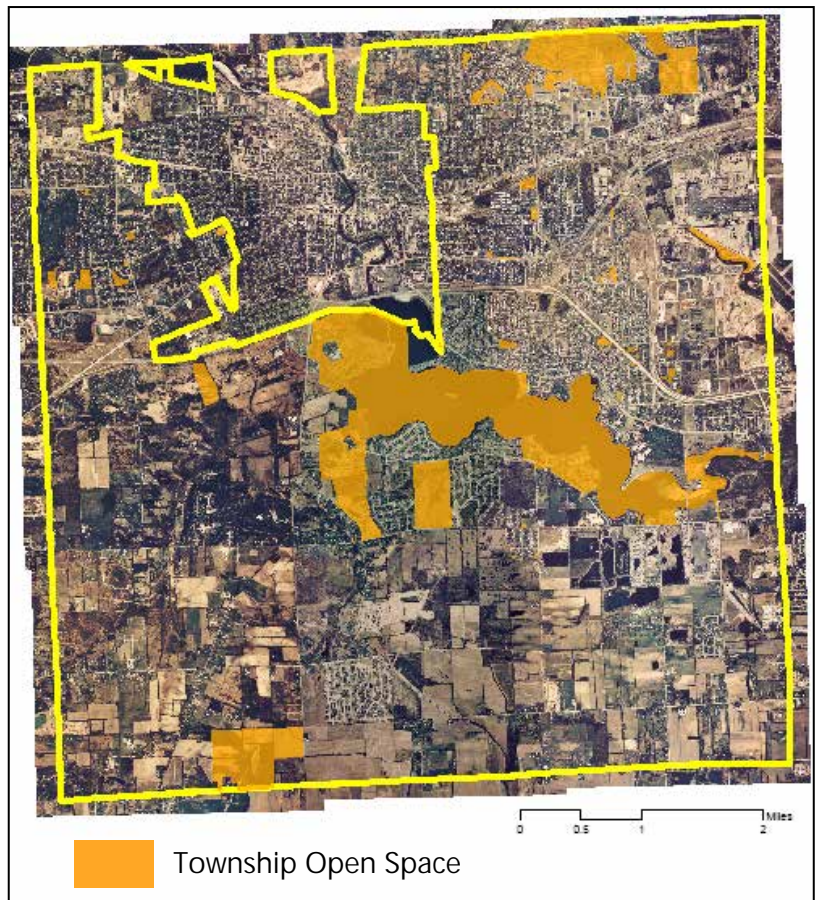
Natural resources are a valuable commodity to any community. They can improve air quality and provide a place for active or passive recreation, prevent over-crowding and generally improve the quality of life.

An inventory of the Township's natural resources including wetlands, wooded areas, and waterways needs to be established with a ranking system of environmental significance. This inventory could guide the community on which lands to purchase as open space. The Township could then determine which lands are suitable and which are inappropriate for development. Further, the inventory would provide opportunities and constraints for the integration of site planning techniques that promote environmental sustainability.

Ypsilanti Township has defined open space as primarily being Township parks, County parks, golf courses, cemeteries and designated open land within planned developments and residential subdivisions. The Township can gather this information and assess the need for open space with the use of Geographic Information Systems. Compiled at the parcel level of geography, relevant attribute data such as zoning, size, and significant natural features can be linked to each parcel.

LOWER DENSITY ZONING DISTRICT

The interrelation of the environmental component of the Master Plan with the land use component is most visible with the establishment of land use



categories. Within areas identified as having significant and fragile natural resources, lower impact/density development is recommended, used in conjunction with clustered development.

Certain portions of the Township are characterized by significant natural features such as woodlands, critical stream corridors, large wetland complexes and extensive animal life habitat. These, in combination with other factors such as existing land use patterns and transportation, determine areas of lower development density.

NATURAL FEATURE SETBACK

The Township has enacted general zoning standards for setbacks from lakes, rivers, streams and wetlands that apply to all zoning districts. There is a strong basis for this type of requirement; development surrounding water features, particularly streams and wetlands, affects the function of the water feature. Development immediately adjacent to a water feature may have the effect of increasing the disturbance to the natural ecosystem and reducing the water feature's ability to perform its natural function.

For example, wetlands are dependent on an interaction between the wetland and the surrounding upland. In terms of hydrology, water enters a wetland from the surrounding upland area in a number of ways: overland flow, through the upper layers of the soil and through groundwater. The upland soil and vegetation surrounding the wetland affect the amount, the means and the rate at which water enters the wetland following a storm or snow melt. Development of the surrounding upland will alter the relative balance between the overland (surface) flow and infiltration, resulting in a greater peak and higher temperature discharge to the wetland. In other instances, physical improvements such as structures, roads and storm sewer systems can intercept surface flow to the wetlands. These alterations to hydrology can result in much greater fluctuations in water levels between wet and dry seasons. The undisturbed soil between the site improvements and the wetlands acts as a buffer to maintain the natural upland/wetland interaction that existed prior to development.

In addition to the hydrologic function, waterways are natural open space corridors which serve as animal life habitat. Animals move through suburban areas along remaining undeveloped natural corridors, such as the drainage ways that cross the Township. Development immediately adjacent to these natural features has a detrimental impact on animal life habitat by moving structures and disturbance further into natural corridors and increasing constriction of development on these habitats. Protection of areas that line natural features is important to animal life because this is the interface between the aquatic and terrestrial (upland) ecosystems. This interface is important to animals such as land mammals that need water or birds which perch on trees to hunt for fish.

STREAMBANK AND SLOPE PROTECTION

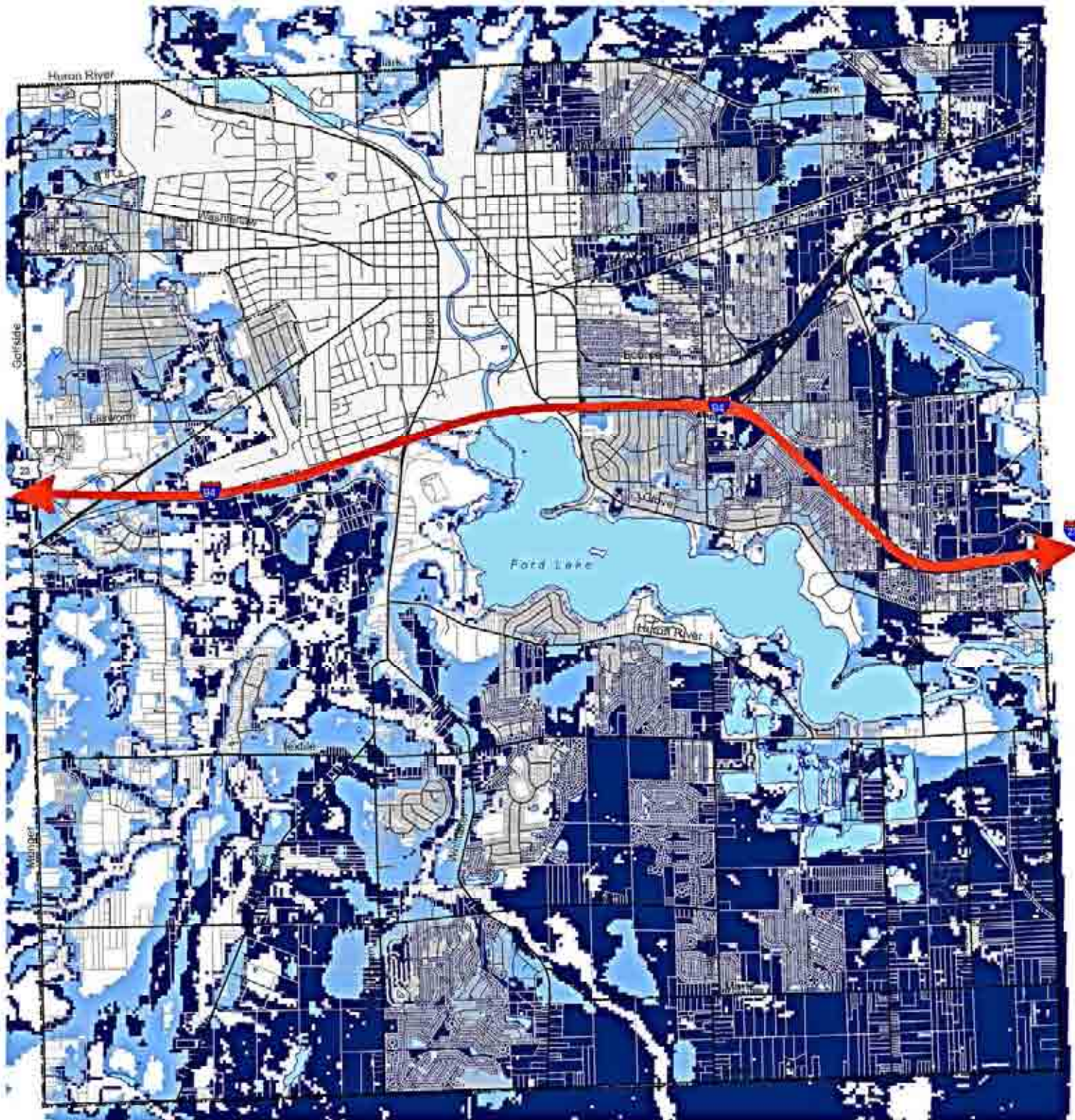
Steep slopes require sensitive site planning prior to development. Above many waterways in the Township, there are steep banks or bluffs separating the lowlands and the uplands. Disruption of the generally heavy vegetative cover



Natural Features

Groundwater Map

Map 6

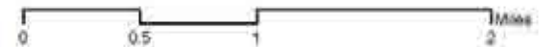


Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti

Groundwater

- 0-4 Ft. Below Grade
- 4-12 Ft. Below Grade



typical of these bluff areas may cause significant erosion problems and adversely affect stream ecology. Care should be taken to insure that extensive grading is minimized and natural features such as vegetation and topsoil are protected to stabilize the slopes. This applies not only to bluffs that line waterways, but also other areas of the Township where there is significant topography.

There are a number of means by which the Township can protect steeply sloped areas, including:

- § Maintain setback requirements for all waterways.
- § Use flexibility offered by the Planned Development regulations to cluster development away from steep slopes.
- § Adopt slope-related regulations where the density of development would be reduced on sites that contain steep slopes. Lots that are located in areas with severe topography should be larger. While this may add complexity to conventional development, it may also serve as an incentive for clustered development under the Planned Development regulations.

STORMWATER RUNOFF MANAGEMENT

An important issue among the community is water quality within the Township. Regional planning efforts at the watershed level should focus on integrating stormwater treatment techniques into site design to mitigate, minimize, and eliminate detrimental environmental impacts on waterways.

Increase in development activity will place additional burden on existing natural drainage systems unless preventive measures are adopted. The overtaxing of drainage systems could lead to localized flooding, environmental damage and costly storm drainage improvements the costs of which will be borne by taxpayers.

By prompting preservation of natural drainageways and providing stormwater storage, such as retention basins, the impact of development on drainage systems can be minimized. A comprehensive approach to stormwater management should encourage the preservation of existing natural features that perform stormwater management functions, minimization of impervious surface, direction of storm water discharge to open grassed areas and careful design of erosion control mechanisms. Wet ponds and stormwater marsh systems should be used for detention. Stormwater facilities should be landscaped with plantings adapted to hydric conditions to create a system that emulates the functions of natural wetlands and drainageways both in terms of hydrology and natural habitat.

Vegetated Swale. A broad, shallow drainageway designed to trap pollutants and slowly convey storm water runoff above ground.

Bioretention Islands. Are designed to use soil and plant material to mimic natural processes. The vegetation, mulch layer, planting bed and drainage materials store, filter and infiltrate storm water. This improves water quality in areas that generate a variety of pollutants, such as parking lots. In contrast to traditional parking lot islands, bioretention islands are recessed. The pavement is graded to these areas, where storm water is captured and treated.

Native Landscaping. Uses plants that have been growing in southeast Michigan before European settlers arrived in the 1700s. Native plants are adapted to local climate and conditions and they have numerous storm water management benefits.

Porous Pavement. An alternative to conventional impervious pavement, has many water quality benefits such as storm water infiltration and ground water recharge. Porous asphalt and pervious concrete are two types of porous pavement which have been installed locally.

The Township endorses design methods such as Low Impact Development (LID) which provide strategies to improve the quality of receiving waters by encouraging onsite storage and treatment of stormwater. Conventional methods to remove stormwater use underground piping to mitigate natural drainage patterns and floodplains. This conventional removal of stormwater creates pollution by discharging untreated water from urban runoff into local waterways. In Low Impact Design Strategies (1999), the LID strategy is introduced:

“LID is a comprehensive technology-based approach to managing urban stormwater. Stormwater is managed in small, cost-effective landscape features located on each lot rather than being conveyed and managed in large, costly pond facilities located at the bottom of drainage areas. The source control concept is quite different from conventional treatment (pipe and pond stormwater management site design). Hydrologic functions such as infiltration, frequency, and volume of discharges, and groundwater recharge can be maintained with the use of reduced impervious surfaces, functional grading, open channel sections, disconnection of hydrologic flowpaths, and the use of bioretention/filtration landscape areas. LID also incorporates multifunctional site design elements into the stormwater management plan. Such alternative stormwater management practices as on-lot microstorage, functional landscaping, open drainage swales, reduced imperviousness, flatter grades, increased runoff travel time, and depression storage can be integrated into a multifunctional site design.”

The Ypsilanti Township Master Plan supports the Washtenaw County Drain Commissioner for providing examples of LID strategies appropriate for use with the county.

Restoration of Wetlands. Prior to current wetland legislation, many wetlands were filled, drained and/or otherwise altered for development or agricultural activity. Drains and agricultural tiles may have been installed to drain surface water from wetlands so the land could be farmed.

The location of these altered wetlands can be identified through analysis of soil conditions. Although the hydrology of the site has been altered, the native soils will still exhibit coloration and textures associated with hydric conditions. Also, the Michigan Department of Natural Resources has mapped pre-settlement land cover (vegetation) based on historic survey records. Maps are available for Ypsilanti Township that show the historic natural land cover.



Where development of agricultural lands is proposed, wetlands can be restored as part of the drainage and open space design of the development. Hydrologic restoration may involve the removal of fill material and/or closing (or slowing) man-made drainageways. Restoration may also involve covering the soil surface with peat and re-establishing hydrophytes (wetland vegetation). Where

damaged or filled wetlands exist within Planned Developments, a condition of approval may be the restoration of the natural system.

LAKE USE REGULATIONS

Increased population in Ypsilanti Township will place pressures on Ford Lake for recreational use. Increased density of boat usage on the lake can contribute to the following problems, particularly from power boats:

- § Shore erosion
- § Damage to lake bottom and stirring-up sediment
- § Oil and gas spills
- § Noise
- § Conflicts and safety problems between users (power boats, sail boats, personal watercrafts, canoes and swimmers)

As the Township continues to grow, problems associated with lake overcrowding could worsen. Impacts to the safety and quality of Ford Lake are intensified by recreational use. Policies on lake usage need to balance the rights of riparian owners with the right of the general public to have access to public waters and with the need to protect the quality of the state's natural resources.

PRESERVATION OF NATURAL TOPOGRAPHY AND VEGETATION

The land use densities proposed by the Land Use Plan will promote the preservation of existing vegetation and topography. Specific standards can be applied to subdivision plat regulations and site plan review to require preservation of tree cover, the provision of landscaping and buffer strips and the minimization of site grading. The Planned Development regulations should continue to be used to encourage preservation of open space, vegetative cover and natural topography.

WOODLAND PROTECTION

The preservation of woodlands as part of any development is vital to maintaining the natural community character. Continued rapid urban development threatens the existence of significant woodlands in the Township. Woodlands are protected through the Woodlands Protection Ordinance, which requires existing woodlands be inventoried during the site plan review process. Developers must make every effort to preserve significant wooded areas. All preserved trees are required to be protected during construction. Site inspections and other methods of enforcement from the Township are necessary to ensure compliance with regulations and appropriate implementation. Significant woodlands need to continue to be protected including:

- § Forested areas of one-half acre or more with significant woodlands
- § Linkage strips where rows of trees create linear corridors and buffers between land uses
- § Trees along roads which help preserve the community character.
- § Significant individual landmark trees

§ Historic or Specimen Tree designated by the Township

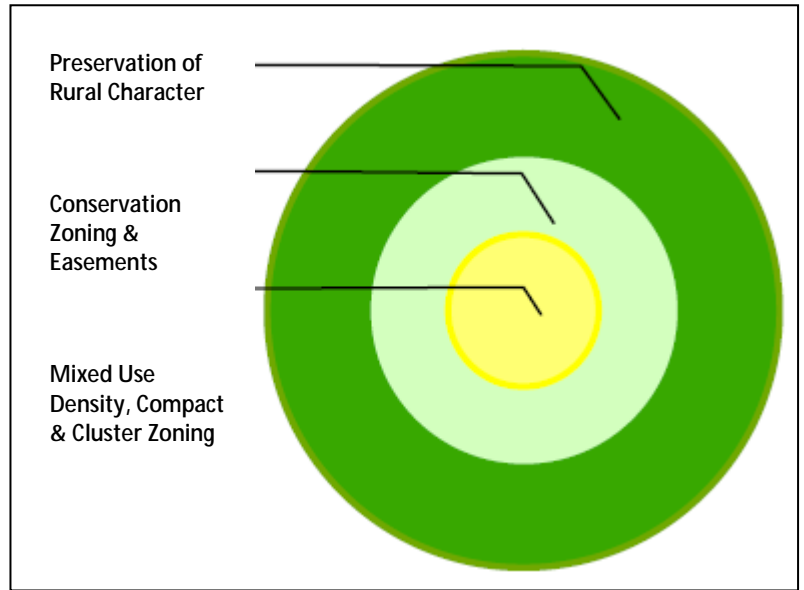
PURCHASE OF OPEN SPACE

The Township has been aggressive in its attempts to preserve open space primarily through purchase of land, through grant funding. There is support from some Township residents to take an even more proactive approach towards preserving natural features. For instance, another feasible option that should be considered is a special millage. Earmarking millage funds for acquisition of open space would go a long way toward preservation.

FLEXIBLE REGULATORY TOOLS

This Plan encourages creative thinking from developers, Township officials, and planners in order to implement sustainable development within the Township. Zoning that provides mixed uses, cluster development, and greater density in strategic areas can promote natural resource preservation and overall preservation of the rural character of the Township.

Flexible zoning measures also cause less stress on the regional expansion of infrastructure systems such as roads and sewer systems. It allows instead for a green infrastructure system consisting of conservation zoning, conservation easements, and greenways.



CHAPTER FIVE

TRANSPORTATION

A. EXISTING CONDITIONS ISSUES AND OPPORTUNITIES

- § Most of the roads in the Township are under the jurisdiction of the Washtenaw County Road Commission. The Michigan Department of Transportation (MDOT) has jurisdiction of I-94, Washtenaw Avenue, and Michigan Avenue. Coordination with these agencies is critical.
- § Major roadways with high traffic speeds and volumes, the I-94 expressway, and Ford Lake pose challenges to having a complete, linked, non-motorized system with direct connections
- § The Township has completed a number of bike paths since the 1997 Non-Motorized Plan and has several more planned in the next few years
- § Some roads lack sufficient right-of-way to accommodate the current number of vehicle travel lanes plus room for sidewalks and separate lanes
- § Bemis Road, a major east-west thoroughfare across municipal boundaries is mostly unpaved within the Township
- § The Township has an increasing number of seniors. In the future, some of those residents may need an alternative to driving, such as public transit
- § Much of the development pattern is suburban and designed with a focus on auto access and parking, with less focus on pedestrians and bicyclists

The Township has adopted both a Non-Motorized Pathway System Plan in 1997 and the Master Thoroughfare Plan in 2000 which contain specific goals and recommendations relating to transportation. These plans are incorporated by reference as part of the Township Master Plan.

FUNCTIONAL CLASS

There are a variety of roadway types in the township, ranging from expressways to major roads like Washtenaw Avenue to neighborhood streets. Efficient roadway planning recognizes the different functions of different streets – some to more larger volumes commuters, some to provide access to jobs or homes. In recognition of these varied roles, the roads have been defined into specific categories called “functional classification”. This functional classification system, or hierarchy of roads, describes the roles to move traffic or provide access. This hierarchy ranges from major roads called “arterials”, such as Michigan Avenue or Washtenaw Avenue, which provide crosstown movement

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to local subdivision streets. The intended function of the road influences planning, management, and physical design of said road. The functional classification system in Ypsilanti Township is based upon the National Functional Classification use in the Ann Arbor area. The four types of classification are:

Expressways: I-94 serves as the principal route between Ypsilanti Township and Detroit. Ecorse Road is also a limited access highway through Ypsilanti Township.

Arterials: There are a number of roadways which move traffic throughout the Township and provide connections to adjacent communities and the interstate system. Michigan Avenue, Whittaker Road, Textile Road and Rawsonville Road are among the major arterials. The primary function of these roads is to move traffic. A secondary function is to provide access to adjacent land uses. To maintain good traffic flow and safe conditions, access driveways must be carefully managed.

Collector: The collectors serve to assemble traffic from local roads and subdivision streets of residential neighborhoods and deliver it to the arterial. Collectors will also serve to provide access to abutting properties.

Local Streets: Local streets serve primarily to provide access to property and homes. These roadways are generally short, and generally provide connection to collector streets.

VOLUMES AND CRASHES

In the past, transportation planning in Ypsilanti Township generally looked at widening roads and intersections where there were poor traffic operations. More recently there has been a change to the approach to design roads for target speed, types of users and more emphasis on safety rather than just capacity. This has led to roundabouts being considered as an alternative generally for their safety benefits, and instead of adding lanes, reducing lanes to slow speeds down and increase safety. The Washtenaw County Road Commission, Washtenaw Area Transportation Study and MDOT monitor volume and crash data to help identify where improvements are needed. Some of the data available at the time of the plan's writing are shown on Map x.

TRANSIT ROUTES

The Ann Arbor Area Transit Authority provides bus service for the region. A transit center is currently located in the City of Ypsilanti and operates a number of routes. These routes include 3, 4, 5, 6, 7, 10, 11 and 20. Riders are provided access to local shopping centers, neighborhoods and educational facilities. A number of routes follow portions of the major corridors in the northern section of the Township, but service is limited south of I-94 to only Route 20. The availability of transit service in the northern section of the Township provides opportunities for transit oriented development, as recommended in Chapter 6 Future Land Use. In addition, all transit stops need to be enhanced for a safer more welcoming environment for riders. All new developments need to be evaluated from the standpoint of creating a multi-modal transportation system, particularly along the Urban Corridors and in the proposed Town Center district.

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The Township is further encouraged to work with the Ann Arbor Area Transportation Authority (AAATA) to expand the public transportation network in order to service existing and/or future residential, commercial and industrial areas with convenient, reliable transportation. In addition to working with the AAATA, the Township is also encouraged to continue working with the Southeast Michigan Regional Transit Authority in order to provide inter-regional public transportation that connects residents, visitors and employees with employment centers, entertainment and commercial opportunities in the wider Detroit Metropolitan area.

B. COMPLETE STREETS

Philosophies about transportation planning are evolving from a predominantly auto, or motorized-orientation to one that considers the entire traveling public. This approach of considering the function of the whole corridor and all who use it for transportation purposes is referred to as "Complete Streets."

Prior to the proliferation of modern automobiles, towns developed in a compact fashion to remain proximate to goods and services. Now that automobiles and our transportation system facilitate longer travel distances, society has moved away from these traditional development patterns, shifting the purpose of transportation from that of practical need to one of convenience. As the ill effects of these patterns are revealed, society is revisiting the more tested, traditional concepts for other reasons as well.

Walking, biking and other non-motorized forms of transportation are gaining in popularity for physical fitness and transportation purposes, causing renewed attention to the facilities provided for them. Not surprisingly, after years of neglect, pedestrian and non-motorized systems no longer provide the connectivity, convenience and safety needed to serve modern users.



Benefits of Complete Streets

While the concept was largely driven to address the safety concerns associated with the high-speed, higher volume nature of today's streets, the benefits of Complete Streets are even broader reaching:

- § **Safer Roads.** Roads built today often carry high volumes and faster speeds, resulting in higher crash rates and more severe accidents, especially to bicyclers and walkers. Road design can provide great safety benefits if it considers all users.

Bike Lane – A portion of a roadway which has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists

Bike Path – A bikeway physically separated from motorized vehicular traffic by an open space or barrier within the right-of-way

Bike Route – A segment of a system of bikeways designated with appropriate directional and informational markers

Bikeway – Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes

Adapted from 1997 Non-Motorized Plan

- § **Reduced Emissions.** Vehicle miles account for the release of carbon dioxide and other greenhouse gases into the atmosphere, with resultant higher emissions and increased oil consumption.
- § **Healthier Lifestyles.** By implementing a program that encourages more active transportation, residents benefit from healthier lifestyles, improved environmental quality, economic prosperity, and better quality of life. Less physical activity results in greater obesity and health insurance costs, and contributes to declining commercial streets. All of these consequences, when combined, create a compelling argument to consider alternatives to the status quo.
- § **Livable Streets.** Streets bustling with activity, less concerning traffic conditions, and additional recreational activity all combine to create ideal places.
- § **Economic Stimulus.** Because of their positive effects on the environmental, economic, and physical health of communities, citizens are choosing to live in areas where such measures are being taken. It has been shown that reduced traffic can boost residential property values and local commercial sales, reduce crashes, and decrease oil dependency.



A sidewalk and bike lane in Ypsilanti Township

In reviewing the 2010 census data provided in Chapter 2, the Township continues to see an increase in the number of senior citizens throughout the Township. Senior citizens often require access to public transportation in their daily lives. With the increase in the Township's senior population and the ongoing general population increases seen within the southern portion of the Township, consideration of an expanded public transit service should be reviewed on a regular basis. As population densities south of the freeway increase, the demand for such services will also increase.

Walkable Neighborhoods

Neighborhoods need an integrated pedestrian circulation system which conveniently links them together, provides strong connections and is unified with public gathering places. A majority of the older neighborhoods have sidewalks while the Township ordinance currently requires that all new residential developments also include sidewalks and bike paths. The Township should continue to work towards maintaining and enhancing non-motorized linkages between neighborhoods and surrounding recreation, civic and shopping destinations to maintain this sense of a walkable community.

As the neighborhoods are developed in the southern portion of the Township, a system of non-motorized transportation needs to be included with all developments to create a walkable community. All neighborhood streets are required to have sidewalks. 10-foot wide bike paths are also required where a development fronts on a major road that is designated for a pathway in the Non-Motorized Pathway System Plan prepared and adopted by the Township in 1997. Paved pathways should be required within open space areas of PD's. Stone or wood chip paths or wooden boardwalks should be provided instead of paved pathways in areas with sensitive environmental features.

PRIORITIES FOR SIDEWALKS AND PATHWAYS

- Construct the shortest segments that result in the longest contiguous lengths of trail, i.e., fill the gaps between the longest segments of existing pathways.
- Construct paths in neighborhoods where few exist, linking residents to shops, parks, schools, and to other neighborhoods.
- Construct paths along the heaviest traveled vehicular-use streets.
- Construct paths serving the largest areas of population.

Adapted from 1997 Non-Motorized Plan

The Washtenaw Area Transportation Study has developed a Non-motorized Plan for Washtenaw County which serves as a resource to help implement walkability within neighborhoods.

Sidewalks and Pathways

Consistent with the Township Non-Motorized Pathway Plan, sidewalks and bike paths should be required along all major road frontages. Existing, planned, and proposed paths are shown on map 9. All pathways should provide safe, ADA compliant crossings across streets, driveways and railroad crossings. Certainly, a top priority is also repairing and replacing existing sidewalks which are in poor condition. The minimum width of sidewalks must be five feet and bike paths are required to be ten feet. To further enhance the benefit of the sidewalks, connections should be incorporated into site design that safely link pedestrians from the right-of-way to the business entrances. The Township should investigate taking advantage of funds available through the Safe Routes to School program that is offered by the State to improve access to community schools. Other potential funding sources may include Boarder to Boarder or Connecting Communities through Washtenaw County.

The Non-Motorized plan proposes a number of strategies to develop a comprehensive non-motorized path system throughout the community. These strategies are listed below:

- § Develop multiple-use, non-motorized pathways along all the township's major roadways to ensure adequate connection throughout the community.
- § Enhance connections to Ford Lake and its park system.
- § Create connections between adjacent sites beyond the roadway.
- § Promote the construction of more, and/or improved, pedestrian bridges over I-94
- § Consider pathways from a regional perspective by accommodating connections to adjacent communities.

As part of the ReImagine Washtenaw effort, the Township is evaluating the feasibility of a pedestrian bridge across I-94 at Huron.

Non-Motorized Pathways

Map 9



Legend

- Minor Road
- Major Road
- Railroad
- Interstate 94 Highway
- Lakes, River, and Streams
- City of Ypsilanti
- Parks, Open Spaces, Cemeteries
- Existing Route
- Proposed Primary Route
- Proposed Secondary Route





A map prepared as part of Washtenaw County's ReImagine Washtenaw project shows sidewalk gaps along Washtenaw Avenue in the Township

C. ACCESS MANAGEMENT

The goal of access management is to provide standards which will facilitate through traffic operations and improve public safety along major roadways. The access guidelines have two functions; to protect the public investment in the roadway by minimizing congestion and accident potential; and to provide property owners with reasonable, though not always direct, access. The established Township access management standards are relatively general and do not cover all the necessary elements. The ordinance should be updated to incorporate the following:

- § Number of driveways per site
- § Shared driveways and shared access
- § Sight distance
- § Driveway spacing and location
- § Driveway design and construction standards

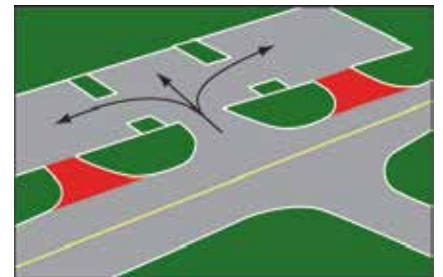
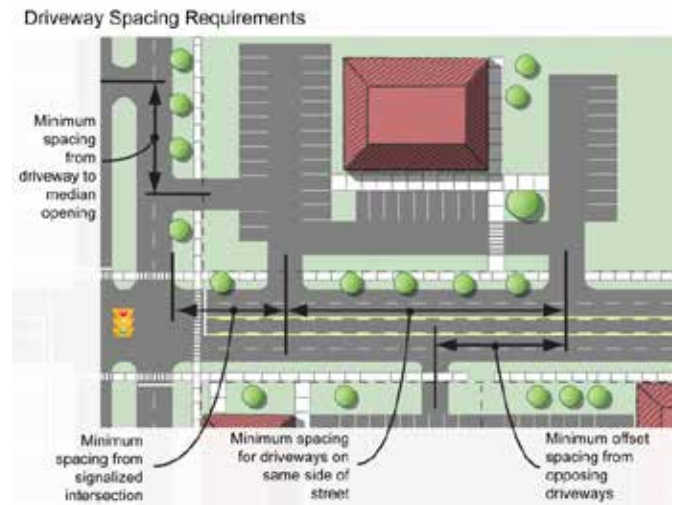
With updated standards, new development projects should be required to follow all requirements related to access management. However, the real challenge lies with sites along the developed business corridors where there are established traffic patterns and numerous existing driveway locations. Many older sites have multiple driveways while others have one wide curb cut that extends the width of the site. These conditions create unsafe and unregulated traffic flow into and out of the parking lot.

Ensuring safe and convenient access and traffic flow is a high priority for the Township because it affects not only the individual sites; it also affects the traffic flow along the roadway. Access management has a direct relation to public safety within the Township. Therefore, as corridors develop or redevelop, the five elements of access management should be strictly evaluated in accordance with Township standards. Although there are many elements of the site that may require gradual upgrade, access management should be an issue of highest priority during site plan review.

Ypsilanti Township was part of a corridor-wide access management plan for Washtenaw Avenue that identified driveways that can be consolidated. The Township can apply the same principles to other major roads to reduce crashes and preserve capacity.

D. TRAFFIC CALMING

Historically, a primary goal of traffic engineering was to provide an efficient, fast, and safe movement of traffic through the road network. As areas develop and traffic volumes increase, fast, and efficient roadway design in neighborhoods contributes to problems related to cut-through traffic, especially when the adjacent arterial streets become congested and motorists begin



One change since the Washtenaw Access Management plan was prepared is the ReImagine Washtenaw Study. The preferred alternative for Ypsilanti Township includes a narrow median. Installation of a median would require consolidation of driveways to in order to reduce the need for interruptions in the median to allow for turning movements.

seeking alternate routes. In order to alleviate these traffic problems, traffic calming measures can be employed, particularly in residential neighborhoods.

The Institute of Transportation Engineers defines traffic calming as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.” Traffic calming measures are both regulatory features and/or design of a street that causes drivers to slow-down and be more attentive. Traffic calming is a way to visually and physically impede speeding in residential areas. The physical change is in the road parameters and the psychological change is the “feel” of driving environment of the road and reduce the speed of vehicles. The intent is that this reduction in speed will reduce crashes, air pollution and congestion levels, and noise pollution and generally improve the environment of the street. Some of the most common traffic calming devices are as follows:

- § **Speed humps** are vertical constraints on vehicular speed and are designed according to a safe vehicle speeds (15 to 20 mph). They raised areas that extend across the width of the pavement and range between 2-4 inches in height and 14-22 ft in length. Specifications on speed hump design are site specific and dimensions are unique to each location area.
- § **Speed tables** are vertical constraints, similar to speed humps, and constructed with a table or flat portion in the center. They can create a street environment that is pedestrian friendly by being used in combination as a raised crosswalk. They provide visual enhancement, reduce vehicle speed and enhance the use of non-motorized transportation.
- § **Street narrowing, slow points, or chokers** include curb modifications, channelization, and sometimes landscaping features that narrow the street to a minimum safe width. They are often installed at intersections to reduce speed and/or redirect traffic. They provide for larger areas for landscaping, enhance the neighborhood, facilitate loading and unloading and optimize the pedestrian crossing locations.
- § **Angle points or chicanes** are curbed horizontal deflections in the path of vehicle travel. They are built along the edge of travel-way similar to street narrowing treatments. They use physical obstacles and parking bays, and are staggered so drivers must slowdown in order to maneuver through the street. Trees are often used at the slow point to restrict driver vision and create a feeling of a “closed” street.
- § **Median slow points or channelization** include center located island that divides the opposing travel lanes at intersections or at mid-blocks, pedestrian refuge treatments and the other standard forms of intersection traffic control islands. These are aimed at reducing speeds while enhancing the pedestrian crossing points and safety.
- § **Intersection diverters** are features that partially close an intersection to limit the allowable turning movements and divert traffic. They are used to convert an intersection into two unconnected streets, each making a



sharp turn. This alters traffic flow patterns and limits the ability of vehicles to cut-through residential neighborhoods.

- § **Street closures** are highly constrictive and affect the network traffic flow by eliminating neighborhood traffic from cutting-through.
- § **Roundabouts** are raised, center rotary islands that are used as a replacement for traffic signals and stop signs at intersection. While these can be used as an effective intersection control, they also have an added traffic-calming benefit by deflect vehicles out of their normal path, slow traffic, and reduce the number of conflict points. They also improve capacity, safety and improve neighborhood aesthetics.
- § **Getaways or perimeter treatments** are visual and physical treatments used to communicate a message to drivers entering residential neighborhood. Traffic signs, intersection narrowing, medians, textured pavement surfaces such as brick and landscaping features are often used to create this effect. Entry treatments are used to increase driver awareness to changes in roadway environment.



Implementing a traffic calming program should consider the following:

- § Traffic calming measures should be looked at from an area-wide traffic calming prospective.
- § Traffic calming measures should be used as speed controls rather than volume controls to prevent the diversion of through-traffic to parallel residential streets
- § It is important to highlight the presence of traffic calming measures by landscaping and treating the street edges. These measures complement the engineering design by softening the appearance of speed humps and enhancing the appearance of more aesthetic measures such as chicanes and traffic circles. Also, landscaping measures can enhance engineering measures and make them more effective and safer by highlighting their presence.
- § Traffic calming devises should be designed in coordination with emergency services to ensure that safe emergency vehicle access is maintained to all areas. Details such as mountable curbs and gutters can often help resolve the problem.
- § A risk management program should be implemented to minimize liability issues through proper design, signage, and lighting of traffic calming devises.

It is important to incorporate traffic calming measures during the planning and design phases of new residential areas. This greatly reduces future problems and will help maintain the value of the neighborhood. The cost of traffic calming measure when incorporated in the planning and design phases of the project is minimal. However retrofitting an existing intersection or residential roadway segment with traffic calming measures could be significantly expensive.

Context Sensitive Design

While the Township does not have control over road improvements, it can work with MDOT and the Road Commission to ensure roadway design complements

the different character patterns across the township. The same number of lanes should look different in different parts of the Township, considering users for the area and amenities, such as streetscaping that complements the character of the district.

E. REIMAGINE WASHTENAW PUBLIC ACCESS PLAN

After the ReImagine Washtenaw vision plan was completed by Washtenaw County in 2009, next steps toward implementing the vision were included in the 2010 Corridor Redevelopment Strategy. This plan outlined strategies for multi-modal improvements to the corridor as well as street design recommendations. Building further upon these recommendations, the County proceeded to obtain a federal grant to prepare a detailed study of the Washtenaw Avenue right-of-way (redefined as “public access”) through the City of Ann Arbor, Pittsfield Township, Ypsilanti Township, and the City of Ypsilanti.

The Public Access study identified different alternatives that could meet the goals to improve transit service, make the corridor more pedestrian and bicycle friendly, and support revitalization. Those alternatives included different lane arrangements, bike lanes, wider sidewalks, transit lanes, and wide and narrow medians. Ypsilanti Township supports efforts to fill in sidewalk gaps, widen sidewalks, and make changes to improve the travel time for transit. ‘

The preference is to add a narrow median where practical. This would reduce crash potential, provide a refuge for pedestrians crossing the street, improve aesthetics, and possibly reduce traffic speeds. Given all the existing driveways, installation of a median would need to be combined with an access management program to replace the numerous individual driveways with fewer, consolidated access points. Driveways would need to be located in coordination with the median design. As the corridor redevelops in the future, the Township’s goal is to work with AATA and Washtenaw County to provide a

What is ReImagine Washtenaw?

A multi-jurisdictional, cooperative initiative to transform Washtenaw Avenue around efficient mass transit into an attractive, vibrant, walkable, mixed-use corridor, with sense of place.

For more information on the land use recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 6: Land Use.



more premium type of transit service, potentially converting auto lanes to transit only lanes. Other transit improvements may include transit signal priority and “real time” route information.

One of the challenges along the Ypsilanti Township segment of Washtenaw Avenue is that the right-of-way is only 80 feet wide. To accommodate the needs of all the different types of travelers, more width would be needed, either through donations, easements, or acquisition.

CHAPTER SIX

LAND USE

A. EXISTING LAND USE

LAND USE PATTERNS

Historically, development patterns in Ypsilanti Township were reflective of the urban influences of the City of Ypsilanti combined with historic development surrounding the Willow Run Airport. As a result, more intensive urban development is along the east and west periphery of the City's boundaries, north of Ford Lake, with the eastern portion of the Township surrounding the Willow Run Airport developed as industrial. This is contrasted by lower density residential development and agricultural activities to the south of I-94 and Ford Lake.

Michigan Avenue, Washtenaw Avenue and Ecorse Road are all state trunklines linking the Ypsilanti community to Ann Arbor to the west and Detroit area communities to the east, such as Canton Township, Wayne and Dearborn. These historic routes influenced development of the Ypsilanti community. Construction of the US-12/Willow Run and Edsel Ford Expressway during World War II provided the first limited access route between the Ypsilanti community and Detroit and further influenced post-war development in the area. With the completion of I-94 in the early 1960's, development potential was further enhanced for residential by its easy access for commuting to Ann Arbor and Detroit. With the opening of the I-94 interchange at Huron/Whittaker Road around 1980, access to the southern portion of the Township was significantly improved. This, along with the expansion of public sewer and water into the southern portion of the Township, has allowed for the more recent development that is occurring south of Ford Lake.

Residential development in the northern portion of the Township is generally built-out with higher density development consistent with an urban environment; however, there still remains some vacant or underutilized land that is suitable for infill development. This area offers older housing stock of higher density single family and multiple family dwelling units. These neighborhoods are conveniently located near commercial businesses that line the major arterial roads.

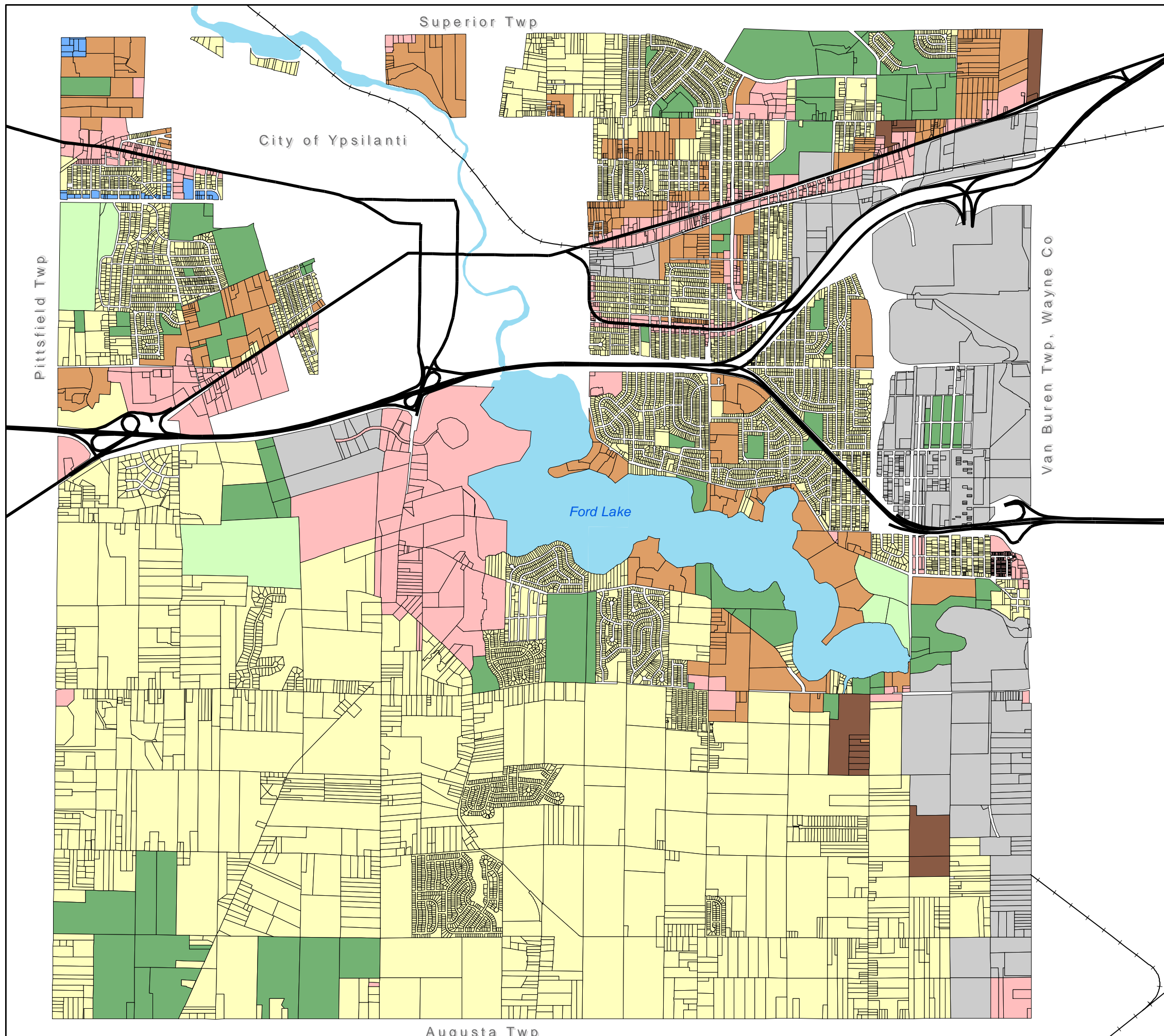
The area south of the interstate and Ford Lake has historically been dominated by large lot single family residential and agricultural land uses. Since the development boom that started in the 1990's there has been a substantial amount of new residential development in the southern portion of the Township. This development has taken on a patchwork pattern of higher density residential subdivisions surrounded by remaining agricultural land and rural-style residences on larger parcels. The majority of new housing

construction continues to occur in this area of the Township as development continues to move southward.

EXISTING LAND USE CATEGORIES

The following pages describe the existing land use characteristics of the Township when the inventory for the plan was done in February 2013. An inventory of existing land use was conducted based upon Washtenaw County GIS data and verified by aerial review and field observation.

- **Single Family Residential.** Single family residential is the most prevalent land use in the Township accounting for 10,361 acres, or 58% of the Township land area. Historically, residential development occurred in the northern portion of the Township as the urbanized areas of the City of Ypsilanti expanded outward. These areas tend to be more urban in nature with residential subdivisions consisting of 50-60 foot wide lots. More recently, however, higher density development has occurred in the southern portion of the Township on slightly larger, 60-80 foot wide lots. Many recent developments have been utilizing the planned development option under the Zoning Ordinance to create clustered development where 20-40% of the original land area of the development is set aside for conservation or recreation.
- **Multiple Family Housing.** Unlike the single family residential development that is occurring through the Township, multiple family development has consistently remained along the east and west fringes of the City of Ypsilanti and around Ford Lake. There are 1,348 acres of multiple family development in the Township, occupying 8% of the Township. These developments range anywhere from attached condominiums, low-rise apartments to mid-rise apartment buildings.
- **Manufactured Housing Parks.** Because of their unique conditions, manufactured housing communities have been inventoried on the Existing Land Use Map. The vast majority of these tend to be located in northeastern Ypsilanti Township, with a few newer and larger developments located on the east side, south of I-94. There are 127 acres of manufactured housing parks, accounting for less than 1% of the Township's total acreage. This acreage has been reduced since the 2007 Master Plan due to abandonment of three mobile home parks since 2010. This category does not include manufactured housing that has been placed on lots outside of manufactured housing parks.
- **Commercial and Office.** Commercial and office uses in the Township where historically located along Ecorse Road, Ford Boulevard, Washtenaw and Michigan Avenues. A wide variety of shopping centers, individual businesses and small offices have developed along these heavily traveled corridors. In recent years, Huron/Whittaker Road has emerged as a new community shopping corridor serving the new residential development in the southern portion of the Township. Commercial and office uses comprise 769 and 34 acres respectively, occupying 9% of the Township.



Existing Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- Single-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Commercial
- Office
- Industrial
- Public
- Private Recreation
- Water

Existing Land Use Documented Summer 2013

- **Industrial.** Industrial uses are located on the east side of the Township surrounding the Willow Run Airport and further south along Rawsonville Road. This includes a number of small to medium sized industrial uses dispersed throughout the area. Some of the major industrial areas include the former General Motors Powertrain Plant and Willow Run Business Center adjacent to the Willow Run Airport, and the Ford Rawsonville Plant south on Textile Road. The Washtenaw Business Park is located west of the Huron-Whittaker Road corridor along the south side of I-94. The former General Motors Willow Run Powertrain plant is the largest single facility in the township, consisting of 335 acres. In total 2,241 developed acres of industrial land exists in the Township, accounting for 13% of the land.
- **Institutional.** Areas designated as institutional include uses such as governmental buildings, parks, churches and schools. These are located throughout the Township with a high concentration of public land including the Civic Center in the center of the Township, Ypsilanti Community Utility Authority facilities and Township. These lands comprise 1,625 acres, or 9% of the land.
- **Private Recreation.** This classification includes areas such as golf courses and private parks and clubs. These lands cover 369 acres, which is roughly 2% of the Township.

SURROUNDING INFLUENCES

Analyzing the land uses in adjacent areas is an important part of understanding land use trends for Ypsilanti Township. It also ensures that the Township's plans for the future will be compatible with development along its boundaries. The Township almost completely surrounds the City of Ypsilanti, which occupies the north central portion of the Township. Neighboring townships include Superior Township to the north; Van Buren Township to the east; Augusta Township along the southern boundary and Pittsfield Township to the west.

The City of Ypsilanti historically had a large influence on development within the Township. Much of the residential development in the northern portion of the Township has been an expansion of Ypsilanti's urban area from the City to neighborhoods in the Township. Eastern Michigan University has also had an influence on development in the northwestern portion of the Township. This has created a demand for student and faculty housing and related commercial services.

In addition to the City of Ypsilanti, the Willow Run Airport, split between Ypsilanti and Van Buren Township to the east, has been a major factor in influencing land uses in the Township. The original Willow Run Bomber Plant and hanger 2 that was developed during World War II is located in Ypsilanti Township while hanger 1 and the run ways are located in Van Buren Township. This plant was owned by General Motors and operated by Powertrain to manufacture transmissions until its closing in 2010. Willow Run led to other post war industrial development along the eastern edge of the Township

surrounding the airport; which in turn created a demand for residential development to house industry workers.

Rawsonville Road, which is the border line between Ypsilanti Township and Van Buren Township, has become a major thoroughfare for traffic to and from I-94. Along the corridor a mixture of industrial, commercial and residential has developed. The high intensity activity of the corridor has yielded residential development in the form of mobile home communities. This trend has also continued into Augusta Township where a mobile home community is located at the intersecting corner of the four townships.

Most development bordering the north, south, and west sides of the Township are residential, with the exception of the area to the northwest corner where commercial uses continue west along Washtenaw Avenue into Pittsfield Township and St. Joseph Mercy Hospital is located to the north in Superior Township. Residential densities in Van Buren, Augusta and Superior Township are generally lower than Ypsilanti Township's current densities. Consequently, lot sizes in these communities along the border are as high as 10 acres for single family home construction and 40 acres for agricultural operations. Ypsilanti Township, on average, has the smallest lot size requirements.

B. FUTURE LAND USE

The future land use plan is based upon a number of factors including demand resulting from growth and development, existing conditions, constraints to development, and the desires of the community. There are a number of factors attracting development to Washtenaw County in general and Ypsilanti Township in particular:

- Accessibility to rapid growth areas of Ann Arbor and eastern Wayne County, provided by I-94.
- Heritage and history of the Ypsilanti community, including strong industrial base.
- Willow Run Airport and adjacent industrial uses.
- Historic development patterns surrounding the City of Ypsilanti.
- Vacant, available property with relatively low development costs.
- Availability of sanitary sewer service and public water.
- Low taxes relative to the high level of public services due to large commercial and industrial tax base.
- A population base for commercial development to serve and employ.
- High quality of life offered in the area due to the natural features such as Ford Lake, Paint Creek, wetlands, streams and woodlands.

FUTURE LAND USE DETERMINING FACTORS:

- Consistency with existing land use patterns and zoning
- Diminishing incompatible land use relationships
- Relationship to regional land patterns and the City of Ypsilanti and goal to encourage infill development in urban areas
- Preservation of natural features and consideration of the carrying capacity of the environment
- Positive incorporation of natural amenities
- Availability of infrastructure including utilities, transportation and community facilities
- Market conditions for various land uses
- Provisions for office, research and development and industrial uses for economic development
- The goals and objectives of the plan that express the community character desired by residents

The above described general development attractors create a demand for new uses of land within Ypsilanti Township that must be considered relative to other factors that influence the feasibility, practicability and desirability of alternative future land use scenarios. The specific factors that influence the future land use pattern in the Township include:

- **Existing Land Use.** Wholesale changes to the existing land use pattern would be difficult. The locations of most existing commercial and industrial developments are appropriate, and the community land use patterns have evolved around these existing land uses.
- **Existing Zoning.** Existing zoning designations were a factor considered. There is no “vested interest” that guarantees zoning will not change, and in fact, changes are suggested by this Plan. However, such changes were carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.
- **Relationship of Incompatible Uses.** The future land use plan strives to diminish incompatible land use relationships by consolidating areas for industrial use and providing for transitions between commercial and residential areas.
- **Land Use Patterns in the Ypsilanti Area and Other Communities.** Land use patterns for surrounding communities, including the City of Ypsilanti, were considered to ensure that the new Plan would be compatible with those patterns.
- **Natural Features.** The natural topography, wetlands, woodlots and scattered bodies of water provide highly marketable property for residential development. Preservation of the ecological function of these natural features is also vital to protecting the environment and the community’s quality of life. The types of development and allowable density shown on the future land use map take into consideration the location and extent of natural features. For example, lower overall development densities are proposed for areas containing significant wetland areas to encourage clustering in buildable areas.
- **Natural Amenities.** Quality residential developments require amenities such as rolling terrain, mature vegetation, water features and preservation of natural surroundings. Future residential land uses are designated in areas where the natural features can be integrated successfully with housing units.
- **Existing Township Master Plan.** The previous Township Master Plan, adopted by Ypsilanti Township in 1999 and updated in 2007, was the principal basis for this current version of the Township Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends and conditions.
- **Infrastructure and Public Facilities/Services.** The density of residential uses and the location of land uses such as industrial and commercial are dependent on the availability and the capacity of the infrastructure. Portions of the Township are currently served, or are planned to be served, by public water and sewer. The capacity of the transportation network defines the intensity of uses that may be served without adversely impacting traffic operations. The availability of community facilities such as schools, recreational facilities, police and fire

protection creates limits to service of land use, particularly the residential areas.

- **Existing Market Conditions.** Market conditions were considered even though they will change during the 20-year time frame of this Plan.
- **Economic Development.** The future land use plan provides areas for industrial expansion and development of office/research and development uses to expand and diversify the employment and tax base of the Township.
- **Urban Infill Development.** Infill development within more urbanized northern portion of the Township is encouraged to create strong mixed-use centers. Residential neighborhoods should provide a variety of housing options, such as single family, townhouses, and apartments, designed to be in keeping with the character, scale and architecture of traditional neighborhoods. Older auto-dependent retail centers should be encouraged to redevelop of as mixed-use centers that are more pedestrian and transit-oriented and serve as catalysts for improvements to the surrounding area.
- **Desires of the Township.** The land use pattern desired by Township officials and property owners has been expressed with the objective of a diversified tax base, employment opportunities, provision of services for residents and desire for a mixture of uses. The goals of the community were expressed through a series of well attended public meetings where the citizens expressed the desire to limit growth to a sustainable level that can be supported by the community infrastructure and that preserve natural features.

FUTURE LAND USE CATEGORIES

SFR-1 Single Family Residential 1.3 dwellings/acre. This designation identifies the area located along the western border of the Township, developing as large lot single family residential. Much of the land is constrained in larger parcels, characteristic of a rural setting, with some having significant natural limitations such as wetlands and steep topography. Much of the development are one acre lots or larger lots with onsite well and septic systems. This classification recommends lots no smaller than $\frac{3}{4}$ an acre, or 32,500 square feet. If a lot is not served by water or sewer (i.e. has both onsite well and septic) then these lots should be one acre or more in area.

SFR-2 Single Family Residential 2 dwellings/acre. These areas are designated for single family residential use and are intended to serve as a transition between lower density rural residential development to the west and the higher density area of SFR-3 and non-residential development along Whittaker Road. In addition, an area of SFR-2 is provided along the southern edge of the Township to transition from the lower densities in Augusta Township. The southern area of the Township has a large number of rural residential lots of one acre or more with onsite well and septic systems. New single family residential uses within these areas will be located on lots of at least $\frac{1}{2}$ acre in size; provided public water and sewer are available.

FUTURE LAND USES

Single Family Residential

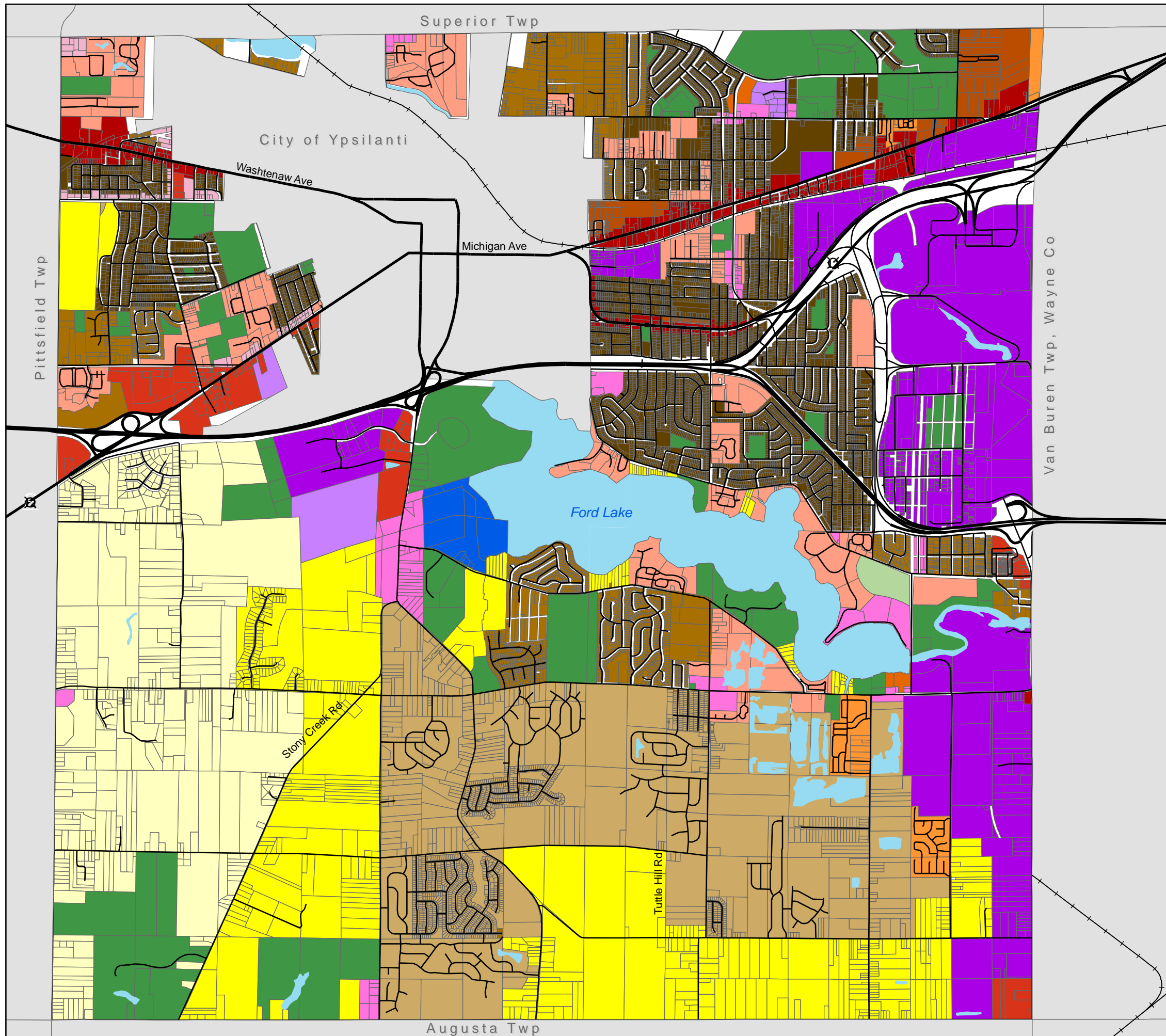
- SFR-1: 1.3 dwellings/acre
- SFR-2: 2 dwellings/acre
- SFR-3: 3 dwellings/acre
- SFR-4: 5 dwellings/acre
- SFR-5: 8 dwellings/acre

Multiple Family Residential

- MFR-2: 6 dwellings/acre
- MFR-3: 8 dwellings per acre
- MFR-4: 14 dwellings per acre
- MFR-5: 10 dwellings per acre

Other

- Town Center
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- Office
- Research and Development
- Industrial
- Public



Future Land Use Map

Master Plan Update
Ypsilanti Township
Washtenaw County, MI

- SFR-1
- SFR-2
- SFR-3
- SFR-4
- SFR-5
- MFR-2
- MFR-3
- MFR-4
- MFR-5
- Town Center (See inset map on page X)
- Office
- Neighborhood Commercial
- General Commercial
- Urban Commercial Corridor
- RD
- Industrial
- Private Recreation
- Public
- Water



Sources: MCGI, Ypsilanti Twp

Draft: March 2014

SFR-3 Single Family Residential 3 dwellings/acre. This designation refers to the large portion of the Township’s southern area. Much of this area has been recently developed or is currently in the process of being developed into smaller lot subdivisions. There are also a number of planned developments with homes clustered on smaller lots in order to preserve open space and neighborhood parkland. Developments in these areas must be served by public sewer and water.

SFR-4 Single Family Residential 5 dwellings/acre. This designation applies primarily to existing single family neighborhoods near Ford Lake. Lot sizes are approximately 8,400 square feet. This may, in some instances, be appropriate for medium density attached and/or clustered housing. Developments in these areas must be served by public sewer and water.

SFR-5 Single Family Residential 8 dwellings/acre. Residential development in this category consists of single family subdivisions with lot sizes of at least 5,400 square feet or widths of 50 feet. These neighborhoods are established in the northern area of the Township and are served by public sewer and water. R-5 is intended only for single family subdivisions in the northern portion of the Township surrounding the City of Ypsilanti.

MFR-2 Multiple Family Residential 6 dwellings/acre. Multiple family residential areas allow for higher density residential development at six dwelling units per acre. This designation is generally planned where apartment complexes and other high density housing developments exist. New locations are also planned for locations where higher density infill development is appropriate or where a transitional land use is desired.

MHP-3 Manufactured Housing Residential 8 dwellings/acre. The MHP-3 designation allows for mobile home parks and higher density residential development that generally contains eight dwelling units per acre. These areas are intended to serve as transitions between industrial development and other areas of the Township. These are the only locations identified as appropriate for mobile home parks.

MFR-4 High-rise Multiple Family Residential 14 dwellings/acre. The highest residential density designation, this category allows up to 14 dwelling units per acre. These properties are planned where high rise, high density apartment development currently exists. Due to limitations with public infrastructure (roads, schools, utilities, public services), expansion of the MFR-4 classification is not proposed.

MFR-5 Townhouse Residential 10 dwellings/acre. Detailed subarea plans for the northern portion of the Township, such as the Ecorse Road and Michigan Avenue Corridor Studies, identified the need for mixed-use infill development near the City of Ypsilanti. New residential development in this area will help provide the population base to support redevelopment along some of the older commercial corridors such as Michigan Avenue and Ecorse Road. Areas developed under



Townhouse Residential could include a mixture of townhouses and single family residential on smaller lots at a net density of up to ten units per acre.

Because the intent is to establish traditional neighborhoods that will invigorate the urban fabric in the northern portion of the Township, these areas need to be developed following traditional neighborhood design principals. Buildings should be two- to three stories, with architecture that reflects traditional styles found in the area, particularly some of the historic neighborhoods surrounding downtown Ypsilanti. Features such as front porches, peaked rooflines, dormer windows, bay windows and gables should be encouraged. Building materials should be high quality such as brick, carved stone and wood or hardi-board siding.

Town Center. An area has been designated for a Town Center along Huron/Whittaker Road, between I-94 and Textile. This area is planned to become a walkable mixed-use Town Center with retail, service, and office uses, supplemented by areas of compatible research and development. Mixed-use developments that incorporate residential uses will also be allowed, including apartments on upper floors above commercial uses, traditional townhouses and single family on small lots. This area also includes the Township Civic Center, Library, Post Office, the former State Police post, the Eastern Michigan University Conference Center, the Eagle Crest Golf Course and other public open spaces. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks and pathways connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center area has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. The Town Center concept is consistent with transit-oriented development and will support expansion of transit to this area.



The Town Center is divided into five different sub districts, detailed on page 21 of this chapter

Retail and office architecture should contribute to the desired traditional Town Center character. Buildings should front towards and relate to the street at a pedestrian scale and orientation. Parking lots should be located behind buildings to minimize the dominance of automobiles and make the site more pedestrian friendly. Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and public spaces and parks. A vertical mixture of uses should be encouraged with residential or office above retail businesses and services.

The residential areas of the Town Center should develop in a manner that is consistent with the traditional neighborhood character. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and to provide both passive and active recreational opportunities.



Neighborhood Commercial. Retail and service establishments whose primary market area includes residents and employees from within a two mile radius are designated by this category. Typical uses would include smaller, general merchandising/retail establishments such as convenience stores, small scale grocery stores, banks, dry cleaners, beauty/barber shops, and small retail centers. Larger sized “big-box” stores with more of a regional draw are considered General Commercial and are discussed below.

Neighborhood commercial areas are found in locations that provide convenient access to nearby residents. These neighborhood shopping areas are surrounded by residential areas, and therefore should be designed to allow for safe and easy non-motorized access. To complement the adjacent residential neighborhoods, the sites should incorporate enhanced architectural design and landscaping.

General Commercial. Businesses which serve the community at large including Ypsilanti Township, City of Ypsilanti and adjacent Townships are designated by this category. These land uses tend to be on larger sites that have convenient access to regional transportation routes via various transportation modes. Due to the large scale and variety of permitted commercial uses, these areas generate significant volumes of vehicular and pedestrian traffic. Therefore, the key design issue with these sites is safe and efficient access management and circulation. Locations include the centers near the I-94/Rawsonville interchange and near the I-94/Michigan Avenue interchange, as well as the Washtenaw Avenue corridor, which has regional access to US 23. A new location is designated for General Commercial at the southeastern corner of the Township, once planned roadway improvements are made to Rawsonville and Bemis Roads.



Developments in these areas are intended to be clustered into an integrated center, rather than allowed to sprawl into an undesirable commercial strip pattern of development. They also need to be well buffered from any nearby residential areas.

General commercial includes grocery stores, gasoline service stations, auto service uses, restaurants and large retail centers. Appropriate uses also include heavier commercial uses such as larger, “big box,” commercial establishments. Special consideration needs to be given to the locations of these larger commercial uses to minimize their impact on adjacent land uses.

Urban Commercial Corridor. This designation is applied to land uses that adjoin some of the older commercial corridors in the northern portion of the Township radiating out from the City of Ypsilanti. These include:

- **Ecorse Road.** This corridor acts in conjunction with Michigan Avenue as one of the significant eastern gateways into and out of the City of Ypsilanti. This corridor currently contains a wide variety of uses, including single-family residential, commercial and industrial. The primary frontage contains strip commercial typical of an arterial road of this type. Most development within this corridor dates



back several decades. By identifying this corridor under the UCC category, the Township can leverage the area as a separate location for higher-intensity commercial activity to alleviate pressure and concentration along Michigan Avenue to the north while serving the residents to the south.

- **Michigan Avenue.** This corridor is the primary eastern gateway into and out of the City of Ypsilanti. This corridor contains more intense commercial activity and uses, but is developed in a typical suburban style with large setbacks and lot areas. Adjacent uses are more intense than Ecorse, including larger industrial development (especially toward the east), in addition to single-family and multi-family housing. There has been more recent development along this corridor, so by leveraging this development into a unified corridor typology, the Township can increase density, activity and promote the area as a major gateway.
- **Washtenaw Avenue.** This corridor acts as the primary western gateway into and out of Pittsfield Township and the City of Ypsilanti. This corridor has a mixture of new and old commercial strip development along with adjacent single-family and multi-family housing. In conjunction with this plan, the Township is working collaboratively with Pittsfield Township and the Cities of Ann Arbor and Ypsilanti in order to promote the Washtenaw Avenue corridor as an area with potential for higher-density, mixed-used development. The “ReImagine Washtenaw” project will also examine engineering improvements to promote “complete streets” concepts that will place a higher emphasis on pedestrians, bicyclists and public transit users. This project also includes the development of design guidelines that will ensure development occurs in a unified fashion throughout the corridor. For more information, please refer to the Transportation chapter of this document and the ReImagine Washtenaw discussion under Section F.

In general, commercial redevelopment will be focused towards nodes along these corridors to create concentrated activity areas. The intent is to create a series of defined centers of activity that have a distinct sense of place as opposed to a continuous uniform strip of commercial. Clustering these uses together with surrounding residential and specific site design standards will promote a comfortable environment that is walkable and accessible for residents and will also better facilitate transit-friendly development.

Buildings should be placed near the road, which will help define the streetscape of the corridor and make businesses more visible for motorists and more accessible for pedestrians. Parking should be permitted only in the side and rear yards with plantings and lawn areas integrated into the layout to minimize impervious surface and enhance the appearance of the site.

While there is a wide variety of retail and commercial service establishments within these areas, development should capitalize on the close proximity of the nearby residential market and provide safe access by non-motorized travel. The Township should also consider allowing upper story apartments in this district to encourage greater integration of mixed-use development.

Infill development along these corridors that meets the intent of this designation should be encouraged in order to increase efficient use of existing infrastructure, revitalize the residential neighborhoods, increase tax base, improve the area's walkability, and reduce the pressure for greenfield development.

Office. Various forms of office development include professional offices, medical offices and banks. Office development can often serve as an effective transition between high intensity uses and residential uses. Where these office developments are in close proximity to residential neighborhoods, special consideration to scale and design are essential to maintain compatibility with the nearby neighborhoods. The plan intends to preserve existing office areas primarily located in the northwest area of the Township.

Research and Development. Uses intended for this designation include technology, light manufacturing and office. This type of development can often serve as an effective transition between high intensity industrial uses and other lower intensity uses. All development within these areas must be image conscious, preserve natural features and establish a campus setting with no outdoor storage of materials and equipment. Such development is promoted along the Huron-Whittaker corridor south of I-94 and along a western segment of Michigan Avenue. These areas are entrance ways to the community; therefore, development must project a high quality, thriving image. Some services are permitted for the office employees; however, the typical auto-oriented commercial development that is included in the General Commercial areas will not be permitted.

Industrial. The Township prides itself on its strong industrial base that provides diversified employment opportunities for residents. Existing industrial areas will be preserved in the future and planned to expand along Rawsonville Road and in the Washtenaw Business Park on Huron Street. The intent is to continue development of a wide range of industrial uses such as.

- Heavier industrial uses will be located around the Willow Run Airport.
- Areas for general industrial and large scale manufacturing are provided along the northern portion of the Rawsonville Road corridor and adjacent areas along Textile Road.
- Light industrial uses will be located along the southern portion of the Rawsonville Road corridor and other outlying areas such as along Michigan Avenue and in the Washtenaw Business Park on Huron Street.

New development and expansion of existing businesses should be designed to take into consideration offsetting the impacts of intense uses through architectural and landscaping enhancements and screening of outdoor activities.

Public. These land areas are to be occupied by government, utility or civic uses such as schools, parks, state, county and municipal facilities and major utility lines. Some public land uses have been incorporated into the Town Center. Public uses serve the community in various ways and must be provided at a level that is consistent with the needs and demands of the residents.

Essentially, as the Township grows, so must the public services provided. It is important to identify these properties on the future land use map as a way to preserve the service.

C. RESIDENTIAL DEVELOPMENT

Meeting the goals of the Township goes beyond implementation of the Future Land Use Map. Preservation of natural features and rural character cannot be accomplished through limiting density alone. Residential developments must be designed taking into consideration the intent of preserving community character and creating definable neighborhoods. On a smaller scale, the following describes various techniques available for residential developments that may accomplish this goal.

To understand what makes a good neighborhood it is important to realize the community context that each neighborhood is a part. Each neighborhood will consist of physical components such as streets, lots, blocks, homes, community facilities (e.g. parks/schools) and the landscape. Within this physical environment exists the social component made up of individuals, families, children, neighbors and social/community groups. Each individual neighborhood is tied together as a part of the overall community through local government, schools, public facilities, community infrastructure, shopping and employment.

This Plan strives to preserve and enhance these features within the historic neighborhoods within the northern portion of the Township and also to foster the creation of this type of quality neighborhood as the southern portion of the Township develops.

Existing Neighborhoods. There are numerous older neighborhoods within the northern portion of the Township surrounding the City of Ypsilanti and Ford Lake. Each of these distinct neighborhoods is a critical component of the overall community. Where infill development occurs on larger parcels in this area, the new residential development needs to create neighborhoods with their own unique and definable sense of identity while also being integral parts of the surrounding community. Each new neighborhood needs to provide safe locations for recreation that is integrated into the overall community framework.

Infill Housing Development. Where new infill residential development is proposed on lots within existing subdivisions, it should be compatible with the character of the neighborhood. Some older subdivisions are developed with residences on a combination of multiple lots. Infill development should be on lot sizes that are consistent with the development patterns of the other homes within the subdivision.

Streets and Streetscape. The public streetscape within residential neighborhoods consists of a number of elements: the roadway, sidewalks, street trees and street lighting. These elements, in combination with the development that lines the street, creates the public realm of the streetscape.



- All new neighborhood streets, whether in subdivisions or condominiums, should have curb and gutter roadways that, while not excessively wide, are of a sufficient width to allow on street parking.
- Street trees should be provided within a curb lawn located between the street and the sidewalk. Street trees should generally be spaced 40 feet along both sides of the road.
- Sidewalks need to be provided along all streets, should be at least five feet wide, constructed of concrete, and include ADA compliant sidewalk ramps at all corners.
- Ornamental street lights should be provided in new residential subdivisions.

Residential Design. The residences that line the street help define the public streetscape. The design of the homes is just as important as the streetscape elements in defining neighborhood character. Within all new residential developments, special consideration needs to be given to the street side of the residences. The prominence of garage doors along the public street should be minimized and other features such as porches, and windows accentuated.

Recreational Facilities. All major residential developments are required to have active and passive recreational amenities. The Township Zoning and Subdivision Regulations should require a minimum amount of usable neighborhood recreational area within all subdivisions and condominium projects, whether a development is a clustered PD, a conventional subdivision or a multiple family development. Neighborhood parks are a key element to any quality neighborhood. These can take the form of a public park, school playground or a common area held by a subdivision or condominium association.

Landscaping. To preserve the rural character of the Township and to enhance the natural quality of residential neighborhoods, the following landscaping should be required in all residential developments:

- Street trees or canopy trees within the front yard of each lot and on medians and on cul-de-sacs.
- Perimeter buffering along major roads that border the development.
- Detention pond landscaping.

Conventional Subdivision Layout versus Cluster Development-Determination of When PD is Beneficial. Clustered development is a means to providing open space and preserving sensitive natural features on a site. While the overall net density of a site can remain consistent with the Master Plan, the PD development option can be used to cluster the dwelling units in areas more suitable for development. With most of the Township served by sanitary sewer and water, a high level of clustering can be achieved with most new development. For areas with onsite well and septic, some degree of clustering may still be possible within soil areas suitable for sanitary drainfields and away from sensitive natural features.

Natural Features Preservation. The vision for the community is the creation of a unified, Township-wide open space corridor that is the result of careful,

planned natural feature preservation. Preserving these systems in a responsible manner will connect natural animal habitats and provide safe, scenic passageways for residents.

A natural features corridor can most easily be developed by clustering development away from significant woodlands, wetlands, steep slopes, waterfront and poor development soils. Most importantly, when reviewing proposed open space areas for individual sites, it must be considered whether it can connect to existing open space area and accommodate connection to future open space corridors.

A uniformly wooded site or an open site will only benefit from clustering where innovative design is utilized. In all instances, the benefit of clustering should be determined by a comparison of larger lot conventional subdivision and clustered development.

Open Space. Current standards in the Zoning Ordinance PD regulations specify the priority of items to preserve to ensure that quality open space be maintained. Specifically, the location of open space must preserve natural features, corridors along creeks and major roads. It is extremely important to ensure that the open space plan is not an afterthought created once the maximum amount of units is planned on the site. Secluded pockets of open space in odd corners do not meet the goals of the Master Plan or the intent of the PD regulations. Open space plans must be considered from the beginning stages of land planning.

Open space design should achieve open space that is of a usable size as well as the best layout to provide a functional open space system. A few guidelines to consider include the following:

- Provide common upland open space areas that have road frontage, not isolated areas to the rear of lots. Often when park areas are located behind lots, they are secluded from the rest of the development and this parkland becomes an extension of the abutting lot's backyard - not a neighborhood park. For neighborhood open space to be effective, it must be visible and readily accessible by all residents of the neighborhood.
- On roadways that possess a natural, even rural character, a wide buffer area should be provided along the main road. This will minimize the visual impact of housing development along main roads and preserve the scenic quality of the community. Non-motorized pathways are encouraged along roadways that border scenic areas.
- Where there are significant natural features that are preserved such as wetlands and creeks, every attempt should be made to preserve views to the area. Residents should enjoy the benefits of the feature. When possible, vistas should be created through wide openings between lots, at the terminus of streets, at key intersections. If open space must be provided to the rear of lots, the access points should be well-defined and wide enough to allow comfortable and easy access for all residents.

- When various pockets of parkland are provided within the development, there should be some feature that connects the areas making a cohesive open space system. A greenway connection that includes a wide open corridor and pathway would be an ideal method to connect different pockets of open space.
- As various projects are reviewed, it should be required that consideration be given to adjacent developments and community facilities. Connections should be provided to these parklands and facilities, if possible.
- Utility corridors have become a great opportunity within the Township for providing open space connections.

Affordable Housing. It is the desire of the Township to provide a variety of housing opportunities including multiple family and single family detached. Affordable housing is an important component and can include smaller lot single family subdivisions and multiple family housing in areas where the density can be supported. Expansion in housing opportunity is necessary if there is to be expansion in the community's employment base. There is a need within Ypsilanti Township to not only provide housing for families, but also the younger and older populations. Some measures that can be taken to ensure that there is affordable housing in Ypsilanti Township are as follows:

- The Planned Development (PD) option can provide for more efficient use of land through clustering to create a development cost saving which may be passed on in the form of lower cost housing. A density bonus could be provided where the developer agrees to set a percentage of the housing aside as "affordable housing."
- Revisions to development regulations such road standards is another approach to decreasing housing costs. The Township can work with the Road Commission on permitting narrower roads in instances where they are appropriate. Any reduction in regulations for the purpose of increasing availability of affordable housing must be weighed against the public health and safety impacts.
- Locations are provided for R-3, R-4 and R-5 single family residential at lot sizes ranging from 5,400 to 14,000 square foot minimum lot size (with smaller lot size clustering allowed through PD) and RM-2 multiple family where the infrastructure is capable of supporting higher density development.

D.COMMERCIAL DEVELOPMENT

The future development and redevelopment of the Township's business corridors are a priority because they must remain vital in order to maintain the community's strong and diverse tax base. Equally important, these corridors serve as entryways into the Township, therefore, they must project a positive image.

Architecture/Building Design. The design of the building and site can have a tremendous effect on the image of the corridors. Building architecture is a key

component of good site design. Quality architecture can help ensure that a building/use is compatible with surrounding uses and assist in protecting investment along the corridors.

Because each corridor possesses its own character, it is difficult to develop detailed design standards for architecture. More importantly, basic guidelines are necessary to ensure quality buildings are constructed throughout the Township and that they are appropriately situated on the site.

- **Building Materials/Colors.** Commercial buildings must be constructed in manner which will ensure longevity and reuse. Building materials should be durable and have an appearance of permanence and substance while be consistent with surrounding buildings. For instance, brick, split-faced block or similar materials are encouraged as the primary building material with limited use of metal, wood and dry-vit. Building colors must be subtle and consistent with the businesses along the corridor.



- **Roof Shape/Rooftop Equipment Screening.** The roof shape and materials should be architecturally compatible with adjacent buildings. Building shapes should incorporate peaked roof lines, archways, and other treatments should be used to give variety while complementing the existing buildings in the area. Buildings with flat roofs should have the proportions of two-story buildings and be designed with traditional architectural detailing such as ornamental cornices. In addition, rooftop equipment must be completely screened to protect views from the roadway and adjacent uses.

- **Proportion and Scale.** Proportion deals with the relationship of the height to the width of the building and the relationship of each part to the whole. Scale defines the relationship of each building to other buildings in the area. New building construction and renovations must be consistent with the scale and proportion of surrounding buildings along each of the corridors. For instance, a three story structure would be out of scale in an area of one story buildings. Similarly, a wide building would not fit in a row of narrow buildings.



- **Entrance/Orientation.** Entrances to commercial buildings should use windows, canopies and awnings; provide unity of scale, texture, and color to adjacent buildings; and provide a sense of place. In addition, building entrances should be oriented towards the roadway, particularly the sidewalk. A high quality facade and accessible entrance will attract customers and establish a quality image along the corridors.

- **Building Setback.** There are many considerations when evaluating the building placement on a site. On older sites, buildings tend to be

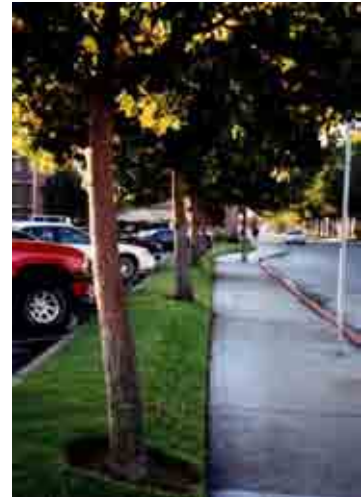
located close to the road right-of-way with parking on the side and rear, and perhaps limited parking in the front yard. In some areas, buildings are set back further from the road with all parking in front of the building. Therefore, in addition to meeting the front yard setback requirement of the district, maintaining a consistent building line with surrounding development must be a consideration when evaluating a site layout plan as well as providing safe access for non-motorized patrons and employees.

- **Overhead Doors/Loading.** The placement of overhead doors and loading areas should be closely evaluated. Loading facilities and overhead doors should be prohibited along any building side facing a public street or residential area. Generally, these areas should be limited to the side and rear facade of the building. When it is not feasible to follow either of these conditions, adequate screening is necessary to offset the views and noise impacts.
- **Outdoor Storage.** Open outdoor storage should be prohibited in all but industrial and heavy commercial areas. Where permitted, it should require a special conditional use permit that includes specific requirements for screening. Screening should include a combination of opaque screening and landscaping.
- **Rear Façade.** There are many circumstances that exist along the business corridors that warrant consideration of the buildings rear facade design. To begin with, many of the business areas back up to residential neighborhoods. Also, rear elevations of businesses may be visible from the street, parking lots and other businesses. Therefore, the rear of the site and the appearance of the building is an important consideration. The rear facade should be of a finished quality consistent with the other elevations of the building and should be well-screened where appropriate.

Landscaping. Three components of a landscape plan are described below, each of which plays a different role. Essentially, the landscape plan must provide planting areas that will enhance the site and provide ample internal green space. In addition, plantings should be incorporated to screen and buffer incompatible uses and activities.

Ideally, all standards should be met for new developments. However, some of the older business corridors in the northern portion of the Township are established with existing development that predates current zoning standards. In many cases, the size of the site also creates limitations on adding new green space. The key objective with these situations is not to strictly enforce the requirements of the ordinance, but to ensure that the intent of the requirements is met for that particular site.

- **Street Frontage.** The Township currently has established regulations for landscaping along road frontage. The intent of these regulations are to create a pleasant appearance along major streets and “soften” the visual impact of intensive development. Consistent implementation of these regulations will produce a well landscaped, tree-lined streetscape



along the business corridors. To ensure that the planting plan meets the intent of the requirement, the primary emphasis should be on larger scale plants such as large canopy trees. Shrubs and flowers should be used, but in natural clusters that accent the entry to the site and building foundations located at the right-of-way. Grass should be utilized as the ground cover for the street front greenbelt.

- **Parking Lot Plantings.** The Township Landscape Ordinance also addresses parking lot landscaping. The purpose of this requirement is to screen large parking lots, improve traffic circulation and safety, and provide pedestrian areas through planting islands. In order to accomplish this intent, the required plantings must be located within the parking area in landscaped islands and at building foundations. Parking lot landscaping must be utilized to create greenspace within the site and should not include the use of stones or gravel.
- **Buffer Areas.** The current ordinance provides for screening and buffering between uses, however it is addressed on a case-by-base basis without specific guidelines to follow. It is recommended that “buffer zones” be established along the property lines which are based on the proposed use and adjacent existing use and/or zoning district. Typically, three zones of varying intensity adequately cover any situation. The most intense buffer zone would be required where there is the greatest potential for land use incompatibility, such as between industrial and residential uses. The least intense buffer would be required between uses that are generally compatible, such as between and office and commercial land uses. Buffers will generally consist of a mixture of landscaping, including deciduous trees, evergreens and shrubs and should include non-motorized connections, when desirable, to facilitate movement between the uses. For the buffer from industrial or commercial to residential, this landscaping would be in combination with a masonry wall. Generally, walls to buffer residential areas should be of high quality material, such as brick.

Natural Features Preservation. Consistent with recommendations related to residential development, natural features must also be preserved and protected when developing non-residential sites. Of particular importance is ensuring buildings, parking areas and other development meet the minimum required setbacks from open water and wetlands. Further, tree surveys should be thoroughly evaluated to ensure that significant trees and vegetative under-story is preserved and protected to the extent possible. If trees are removed, developers must comply with the replacement requirements outlined in the Township Woodland Ordinance.

Impervious surfaces can have a direct effect on drainage to surrounding lands and water bodies. Issues created by runoff must be closely evaluated on a case-by-case basis. Specifically, the proposed layout and development of a site will be reviewed to ensure that impervious surface is maintained at the lowest possible percentage. The Township currently has maximum lot coverage percentages that must be followed. Consideration should be given to decreasing the maximum lot coverage percentage for sites located within the

Ford Lake watershed and other sensitive areas such as along Paint Creek in the form of an overlay district.

Site Lighting. Intense site lighting along the business corridors creates a glare that impacts adjacent residential areas and motorists traveling along the business corridors. In addition, clusters of intensely lighted areas will create a “dome of light” in the night sky. Special attention should be paid to proposed lighting plans to avoid these negative impacts.

The Township has a thorough site lighting ordinance that minimizes potential impacts to surrounding sites and along the roadway. These regulations should be applied during site plan review and enforced as part of the site inspection and certificate of occupancy process. The key components to the lighting regulations are: limiting the intensity of lighting throughout the site and at the property line; specifying the height and location of light poles; requiring all fixtures be down-directed and the source of the light shielded from view.

The ordinance specifies regulations for all of the above described elements. Of course, some flexibility should be allowed for ornamental lighting which is consistent with the architectural theme.

Parking. The parking requirements in the zoning ordinance place limits on excessive amounts of parking. This is intended to minimize large underutilized parking lots and significant stormwater runoff from the impervious surface. The ordinance is also intended to minimize excessive pavement, preserve more open green space and encourage a more pedestrian/non-motorized/transit friendly environment. In certain instances, a portion of the required parking can be “banked” as green space, to be improved for parking only if the need arises in the future.

Commercial development should seek opportunities to reduce the amount of parking required through mixing uses on a site that have differing parking demands. Employers should encourage ride sharing programs with employees and should provide bike parking facilities. Ypsilanti has an MDOT park and ride facility within its boundaries along I-94. Finally, transit-friendly development patterns should be encouraged in the northern areas of the Township that are served by The Ann Arbor Transportation Authority to encourage use of transit as an alternative to individual automobiles.

Aesthetics and circulation of parking lots are the other main components of parking lot design. Parking lots must be designed to promote safe and convenient traffic flow. This can be accomplished by clear delineation of parking aisles with landscaped parking lot islands. These islands assist in directing traffic and prevent motorists from cutting across the lot or going in the wrong direction and minimize the potential for conflicts between vehicles and pedestrians. To also ensure that landscape islands serve an aesthetic purpose, they should be landscaped with large canopy trees and covered with grass. In some areas, low shrubs are appropriate but consideration must be given to site distance. All parking lot islands should be curbed to prevent encroachment from vehicles.

E. TOWN CENTER

An area has been designated for the Ypsilanti Township Town Center along the Huron and Whittaker Road corridor. This area is planned to become a mixed-use Town Center with employment, retail shopping, commercial services, civic and recreational uses. This area is also intended as a mixed-use environment that will include residential, likely in the form of townhouses. The intent is that this area will be integrated into a pedestrian-friendly, walkable area with sidewalks connecting all uses and community parks and plazas integrated into the fabric of this Town Center area. The Town Center has the potential to become an activity center for the Ypsilanti Township community that will provide a defined sense of place for the Township. This concept has its foundation in the recommendations for the Huron Whittaker Corridor Plan that was a joint effort of the Township and City of Ypsilanti.



With convenient interstate access, this area is planned for higher intensity of development and a mixture of uses that would be supportive of transit opportunities. In order for this type of development to be successful, it must be properly designed and developed. For that reason, specific design standards are needed for architecture, building orientation, neighborhood form and streetscape elements.

These recommendations were implemented through the development of form-based zoning districts for the Town Center area. Unlike conventional zoning that focuses on separating land uses, form-based regulations focus on building form as it relates to the streetscape and adjacent uses. A mixture of land uses are permitted based upon the context of the building form. Compatibility of uses is achieved through design and orientation, instead of strict land use separation. Form-based regulations rely on design concepts and patterns intended to create more livable environments and spaces.

After the last master plan update in 2007, the form-based code text was formally adopted, but rezoning of parcels in the designated Town Center area has been voluntary by owners requesting rezoning. Rezoning should be done in a logical fashion, with clusters of parcels rezoned together, so spot zoning does not occur. The Township can lead the effort by rezoning the parcels it owns.

DESIGN GUIDELINES

Business, retail and service uses along Huron Whittaker Road will be a focal point of the Town Center. Commercial architecture should contribute to the desired Town Center character. The architectural styles for buildings should resemble that of traditional architecture. Town Centers commonly possess an integrated pedestrian circulation system that conveniently connects surrounding neighborhoods to public gathering places, neighborhood commercial areas within the Town Center and civic and recreational facilities. It is therefore important to ensure adequate connections are provided through the creation of a system of sidewalks and pathways that emphasizes human scale and makes the corridor walkable. The commercial areas of the Town Center need to include the following elements.



- Buildings should front towards and relate to the street at a pedestrian scale and orientation.
- Building envelopes should create a continuous street edge with buildings built-to the front lot line and with zero side yards between adjacent buildings.
- Parking lots should be located behind the building to minimize the dominance of automobiles and make the site more pedestrian friendly. Facilities for bicycle parking should be provided.
- Sidewalks and pathways should interconnect all uses within the Town Center with convenient links to residential areas and parks.
- Street trees should be provided along all frontages and brick walls or hedge rows used to screen any visible parking lots.
- The area should be developed with an interconnected street pattern. New streets built off Huron Whitaker should be designed to allow for on-street parking.
- A vertical mixture of uses should be encouraged with office or residential above retail businesses and services.

RESIDENTIAL USES

The residential areas should be integrated into the Town Center to create a mixed use environment. Residential will be a mixture of apartments above businesses or traditional townhouses, such as brownstones. Single family on small lots may also be appropriate near the golf course and along Ford Lake. Other uses may include churches, civic spaces, parks and recreational uses.

With the potential of higher density of development, it is important that residential areas be designed to include all of the elements essential to a high quality traditional neighborhood. Neighborhoods need to consist of physical components such as streets, lots, blocks, homes and community facilities, such as parks, schools and churches. Residential development should include all of the following elements:



- Traditional architecture should be utilized.
- Multiple-family should be developed as traditional brownstone townhouses with courtyards and parking to the rear.
- Single family dwellings should be developed with garages located in the rear yard.
- Porches or stoop entrances should be provided on all front facades.
- Neighborhoods need to be developed at a walkable scale with sidewalks and pathway systems.
- Vistas should be maintained to natural areas and focal points such as Ford Lake.
- Neighborhood parks need to be provided in visible and accessible locations to serve as neighborhood focal points/gathering places and provide for recreation or additional open space area for community gardens.

F. URBAN COMMERCIAL CORRIDORS

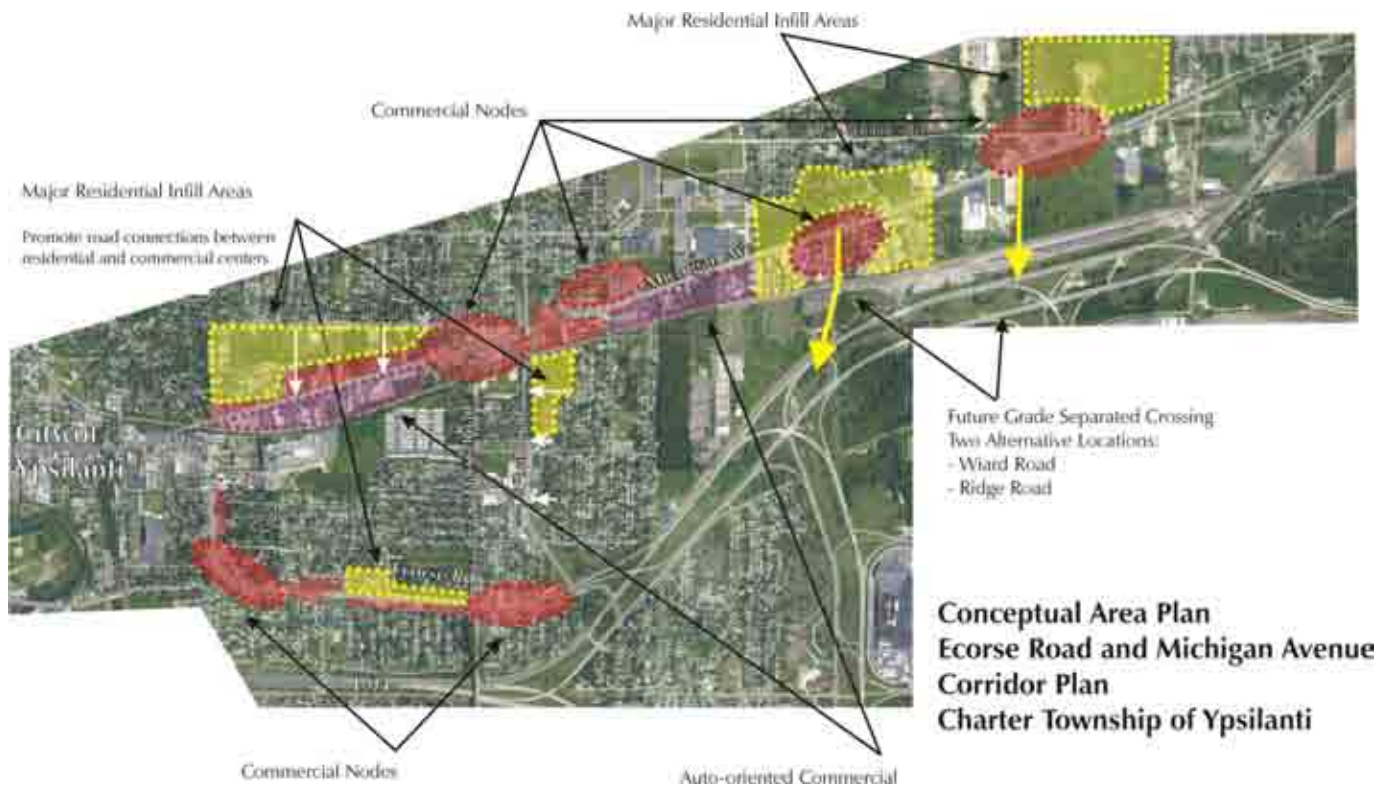
In the northern portion of the Township there are a number of business corridors such as Michigan Avenue, Ecorse Road and Washtenaw Avenue that are nearly built-out with older commercial buildings on small lots.

Priority should be given to safety improvements such as consolidating driveway access and improving circulation within the site, and between adjacent sites. Improvements should also be made to non-motorized facilities such as providing sidewalks, providing bicycle parking facilities, and making the site more pedestrian and transit friendly. A key to redeveloping this area of the Township is to capitalize on the transit service in this area to create more transit-oriented development (TOD). This includes shifting some multiple-family units to the corridors to provide the density required to support TOD. Screening from adjacent residential neighborhoods should be provided where needed. Finally, aesthetic upgrades to building architecture and landscaping along the site frontage should be provided where practical.



ECORSE ROAD AND MICHIGAN AVENUE CORRIDOR PLAN

Adopted in 2001, the Ecorse Road and East Michigan Avenue Corridor Plan sets forth a vision to revitalize the corridors into vibrant, mixed-use districts. The plan provides a set of design guidelines, circulation improvements, economic development strategies, and a land use plan identifying key nodes to concentrate commercial redevelopment. Since the adoption of the plan, the Township has adopted zoning districts to implement the recommendations of commercial nodes at key intersections. To fully realize the strategies for revitalization outlined in the plan, the Township should rezone the corridors, especially the areas designated as commercial nodes.



REIMAGINE WASHTENAW CORRIDOR PLAN

Completed in 2009, Washtenaw Avenue Corridor Plan laid the groundwork for improved access and mixed-use infill development along Washtenaw Avenue, a major economic and transportation corridor connecting the cities of Ann Arbor and Ypsilanti, and Pittsfield and Ypsilanti Townships. In contrast to the existing single-use zones and auto dominated public realm, this new mixed-use, compact development typology will enhance economic vitality and quality of place in Ypsilanti Township. In addition to providing a variety of office spaces, retail options, restaurants, and housing types, this type of development will utilize smart growth and transit-oriented development (TOD) principles to provide more mobility options for Township residents and visitors.

These “nodes” of higher density development will provide quality and convenience for established area professionals and busy families, seniors, and help retain local college graduates looking to fill the employment needs of a knowledge based economy. ReImagine Washtenaw is not just about creating new development it is also about revitalizing the existing commercial centers and neighborhoods, and building on the assets of the community in order to ensure long-term stability.

Key Concepts for Corridor-wide Change

- Changes to the streetscape and road character should be compatible across jurisdictional boundaries while still accommodating the unique traffic and neighborhood needs of particular segments and nodes.
- Potential locations for creating “nodal identity” support potential transit service improvements and TOD development, especially at super stops.

- Compact, mixed-use nodes should contain an internal street network at a pedestrian scale with well-designed public spaces.
- Special consideration should be given to improving pedestrian and bicycle connections between new infill development and adjacent residential areas, particularly the sites behind. A key recommendation is to complete the sidewalk network by filling in sidewalk gaps.
- Development should take a “market realism” approach to parking facilities, reducing the number of parking spaces.
- Opportunities for safe pedestrian and bicycle access and crossing should be prioritized as part of the modal shift from vehicular travel to non-motorized and transit.
- Public amenities including 10’ sidewalks, signage, transit facilities, landscaping, street trees, and open space should be provide consistently throughout the corridor while still revealing the diverse character of the four communities. This may require expansion of the right-of-way either through donations, easements, or acquisition.
- The Access Management Plan recommendations should be implemented in a timely manner to improve access and safety.

For more information on the transportation recommendations from the ReImagine Washtenaw Plan, please refer to Chapter 5: Land Use.

Design Guidelines

As part of the implementation of the ReImagine Washtenaw Plan in 2013, Ypsilanti and Pittsfield Townships developed a set of design guidelines for the Washtenaw Corridor. These provide redevelopment recommendations for architecture, building siting, public realm/streetscape, parking, and site design features. These guidelines provide the basis for the eventual rezoning of the corridor into the new Urban Corridor district.

Golfside Priority Site

As part of the original 2009 Corridor Plan, the intersection of Golfside was identified as a priority site for transit-oriented, mixed-use development. This transit node concept was further developed during the creation of the design guidelines to provide an example for how to apply the guidelines and eventual new zoning district to transit nodes. The following principles were used in the development of the Golfside concept plan:

- High quality transit stop should be integrated with compact mixed-use development, good walking and cycling conditions, and reduced automobile parking area.
- Development should incorporate main street style internal street grid connecting residential and mixed-uses.
- Site should be responsive to the market and design with the potential for site phasing, including parking decks with surface space as common area or parking on first floor of residential buildings.
- Project should incorporate green community spaces with passive and active uses.

- Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
- A road diet study for Golfside Road would show the benefits and feasibility of creating pedestrian refuge islands.

G. RELATION TO ZONING

The Future Land Use Map should not be confused with the Townships zoning district map, which is a current (short term) mechanism for shaping development. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 15 years). Zoning changes should be made gradually so that growth can be managed. Although the Township may immediately rezone some of the areas recommended in the Plan, there are certain land use changes that will be more appropriate at some point in the future. The Plan should be consulted as one of the criteria to judge the merits of a rezoning request. Suggested zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- Is the proposed rezoning consistent with the Master Plan and Future Land Use Map recommends? If not, is it reasonable to change the Plan? There should be justification for a deviation from the Plan. The Planning Commission could require an amendment to the Plan before approval of a contrary zoning request.
- Is the timing for the zoning change correct?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If response to all those questions is affirmative, then the Township should approve the rezoning. If the response to one or more of the questions is negative, then substantial evidence should be provided by the applicant.

ZONING PLAN

The future land use categories correspond to zoning districts, but there is some generalization. The following table provides a zoning plan indicating how the

future land use categories in this master plan relate to the zoning districts in the zoning ordinance. In certain instances, more than one zoning district may be applicable to a future land use category.

Zoning Districts	Future Land Use Categories															
	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MFR-2	MFR-3	MFR-4	MFR-5	Town Center	Office	Neighborhood Commercial	General Commercial	Urban Commercial Corridor	Research and Development	Industrial
R-1 One-Family Residential	■															
R-2 One-Family Residential		■														
R-3 One-Family Residential			■													
R-4 One-Family Residential				■												
R-5 One-Family Residential					■											
RM-1 Multi-Family Residential																
RM-2 Multi-Family Residential						■										
RM-3 Multi-Family Residential							■									
RM-4 Multi-Family Residential								■								
RM-5 Townhouse Residential									■						■	
MH Mobile Home Park							■	■								
Town Center										■						
P-1 Parking															■	
OS-1 Office Service											■					
B-1 Local Business												■				
B-2 Community Business												■				
B-3 General Business													■			
B-4 Auto Oriented Business														■		
B-5 East Michigan Ave. Business															■	
B-6 Ecorse/Ford Business															■	
IRO Industrial Research Office																■
I-1 Light Industrial																■
I-2 General Industrial																■
I-3 Heavy Industrial																■
I-C Industrial Commercial																■

Private Recreation and Public uses are identified on the future land use map with the intent that those uses will likely not change. If those sites are considered for a new use in the future, the use should be compatible with the adjacent land areas and their overall character.

PD Planned Development zoning can apply to multiple future land use categories according to the standards in the zoning ordinance.

- § Due to right of way limitations, multi-modal project components will require a strong partnership with Michigan Department of Transportation (MDOT) and landowners.
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RM-2 Multi-Family Residential						■										
RM-3 Multi-Family Residential							■									
RM-4 Multi-Family Residential								■								
RM-5 Townhouse Residential									■						■	
MH Mobile Home Park							■	■								
Town Center										■						
P-1 Parking															■	
OS-1 Office Service											■					
B-1 Local Business												■				
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CHAPTER SEVEN

ECONOMIC DEVELOPMENT

Ypsilanti Township is well positioned to accept any significant portion of the new business growth opportunities projected over the next several years for Washtenaw County. As an aggressive and enthusiastic supporter of industrial and manufacturing growth, the Township has the ability to attract and retain businesses which supports the Ypsilanti/Ann Arbor metropolitan regional economy.

Every community seeks to provide a strong economic base so that its residents can prosper and that community services are available. The residents of Ypsilanti Township recognize the importance of accommodating stimulated economic growth intended on creating new job opportunities and expanding the tax-base of the community while also preserving significant natural features.

A. VISION

The Township's economic growth and development is embodied in the following goal:

Promote relentless positive business development in the Ypsilanti Township should be promoted, aligned with and consistent with the "Future Land Use Plan" included in this Comprehensive Plan, meeting the retail and service needs of the residents and existing businesses, while providing jobs for the residents and promoting an ever expanding tax-base for the community.

Ypsilanti Township lies within the eastern region of the greater Ann Arbor economic region. The Ypsilanti area captures and leverages the benefits from the incredible economy found throughout the Ann Arbor region. Ypsilanti area residents and businesses enjoy a high quality of life centered on Ford Lake and competitively priced housing supported by the Ann Arbor centered economy which continues to show among the greatest strength in the state and perhaps Great Lakes region. It is the intent of this economic plan to perpetuate continuous sustainable improvement in the eastern portion of the Ann Arbor economic region in order to continuously attract the strength of the regional economy toward Ypsilanti area residents and businesses.

While this economic plan is not centered on regionalism in order to continuously improve the effectiveness of both delivery of services and cost competitiveness of the region, by way of execution of this plan may present opportunities of merged shared services throughout the metropolitan region

"There is one rule for the industrialist and that is: Make the best quality of goods possible at the lowest cost possible, paying the highest wages possible."

-Henry Ford

that may lead to diminishing obstacles that inhibit sustainable regional growth through the continuous participation in the Ann Arbor economic region.

This goal may be achieved by focusing on the elements and objectives of a 10-step plan to promote regional growth and prosperity.

B. ELEMENTS OF A 10-STEP ECONOMIC DEVELOPMENT PLAN

1. EDUCATION

- § K-12: Ypsilanti Township understands prosperity of any community begins with the unwavering strength in delivery of education to students enrolled in its community schools. The Township will embrace and support the community education programs assuring the family and students receive the highest quality education available within the region.
- § Higher Education: There are several higher education institutions located within the Ypsilanti/Ann Arbor metropolitan region. These include Eastern Michigan University; University of Michigan; Concordia University and Washtenaw Community College. The University of Michigan, rated one of the top public universities in the country, provides a haven for research and development companies, high-technology and bio-medical start-ups. The Eastern Michigan University Corporate Education Center is located in the Township at the Eagle Crest Conference Center. The Township is committed to working closely with all economic development agencies with the metropolitan region, to provide research and office space, along with access to venture capital and other start-up needs.

2. Public Safety

- § Through a contract with the Washtenaw County Sheriff's Department, the Township continues to provide resources to insure the public safety. In addition to the police services provided by the Sheriff's office, the Township provides staffing and resources for a very active community watch program that provides essential information to the policing agencies necessary to keep the community safe.

Flourishing family neighborhoods and local businesses are dependent on an adequately staffed, trained and equipped public safety department. First responders including police, fire and ambulance services provide essential services to our neighborhoods and businesses. The key to sustainable flourishing neighborhoods and business economy is assuring public safety services are

proactive in nature rather than reactive. Adequate funding of essential services has been the cornerstone of the Township's success with providing proactive public safety services contributing to ever strengthening family neighborhoods. Ypsilanti Township is committed to adequately funding public safety and recognizes the critical relationship between a thriving family neighborhoods and business economy is dependent on a strong public safety department providing essential services.

3. Strengthen Neighborhoods by Encouraging Home Ownership

- § In addition to a strong public safety department, also having in place a rigorous building code enforcement policy has proven to reverse the negative effects of blight protecting family neighborhoods. Protecting our neighborhoods is critical to preserving strong family oriented family neighborhoods leading to pride of home ownership. The Township will continue to advocate on behalf of family neighborhoods which will lead to ever increasing family homeownership.

4. Promotion of Enhanced Quality of Life Through Recreational Opportunities provided by the Ford Lake Park System

- § Ypsilanti Township maintains an exceptional parks and recreation program that includes the sometimes overlooked asset of Ford Lake. The Township will continue to promote programs and policies to improve and fully utilize our existing park system including Ford Lake and its tributaries.

5. Business Retention and Attraction

Ports of entry into Ypsilanti Township are principally via interstate I-94 and Willow Run Airport. Residents and commerce arriving and departing the township principally pass through one of five gateways off from I-94. Each day over 117,000 motorists pass between South Huron Street on I-94 and westward beyond West Michigan Avenue. During the 2012 calendar year, Willow Run Airport handled nearly 74,000 flight operations hauling nearly 200,000,000 pounds of cargo to markets around the world. Thus, any economic development plan must recognize and define a business retention and attraction policy leading to sustained inviting and welcoming environment into Ypsilanti Township. Gateways are the first and last impression of the community and must instill a positive lasting perception and impression. To be preserved and enhanced, the major community gateways are:

- § S. Huron Street/Whittaker Road to Textile Road: With proper mixed-use zoning and traffic counts nearing 28,000 vehicles per day, recruiting new commercial business activity along the S. Huron Street / Whittaker Road corridor between I-94 and Textile Road

promoting the creation of a town center district with a wide variety of goods, services and entertainment available in a central location.

- § Rawsonville Road to Grove Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Rawsonville Road between I-94 and Textile Road, and the Grove Road corridor to Bridge Road promoting the creation of a sub-community district supporting the easterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § East Michigan Avenue to Ecorse Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along E Michigan Avenue between Park Estates Drive and Ecorse/Prospect Roads, promoting the creation of a sub-community district supporting the northeasterly neighborhoods of Ypsilanti Township and travelers through Willow Run Airport with a wide variety of goods, services and entertainment available to residents in the area.
- § West Michigan Avenue to I-94: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along West Michigan Avenue between Mansfield Road within the City of Ypsilanti and I-94, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.
- § Washtenaw Avenue to Golfside Road: With proper mixed-use zoning complimenting nearby residential neighborhoods, recruiting new commercial business activity along Washtenaw Avenue between Golfside and Hewitt Roads, promoting the creation of a sub-community district supporting the westerly neighborhoods of Ypsilanti Township with a wide variety of goods, services and entertainment available to residents in the area.

6. Branding the Community Through Individuality and Benefits Associated with Proximity within the Ypsilanti/Ann Arbor Metropolitan Region.

- § Ypsilanti Township has a distinct advantage of being located in close proximity to world class universities and cities. The Township has the opportunity to take advantage of the ongoing developmental success surrounding the University of Michigan and the City of Ann Arbor. Though the Township is located in close proximity to the City of Ann Arbor, the Township has its own distinct character that has served it well for many years. This character should continue to

brand the Township well into the future as a place of success and opportunity.

7. Continuous Improvements of the Public Roads and Infrastructure.

§ It is important that the Township continue to promote the ongoing programs that support the maintenance of the infrastructure servicing our community. For many years, the residents of Ypsilanti Township have supported the millages necessary to provide funding to maintain the many miles of roads within the Community. The Township should also continue to take advantage of State and Federal grant opportunities in order to further stretch the funds available through general fund, millage or special assessment districts.

8. Rigorous Support of All Forms of Transportation Serving the Community: Roadways, Railways, Airways and Seaways;

The success of the Township is heavily influenced by geographic position and proximity to all four federally established modes of transportation; roadways, railways, airways and seaways. Geographically, the Township is closely aligned within the easterly boundary of the Ann Arbor metropolitan economic region.

Ypsilanti Township is situated along Interstate 94 which provides easy access to the Detroit metropolitan area served by the Wayne County Metropolitan Airport, Port of Detroit and several major railroad centers. This proximity provides opportunities for the establishment of suppliers to the exporters, manufacturers and retailers. In addition to I-94, several other locations attributes impact the business climate in the community.

§ Interstate 94: The location astride I-94 is vital to the economic health of eastern Washtenaw and whole Ann Arbor metropolitan region. I-94 is one of the most important interstate corridors in terms of imports, exports and the supply of goods and services to industry and business. I-94 is the principal route between Chicago, Detroit, and Toronto and was a major focus for improving infrastructure in support of the NAFTA free trade agreement. The system also supplies a very high level of non-business automobile traffic comprised of area residents, visitors and pass-through motorists

§ Willow Run Airport: Located in both Ypsilanti Township and Van Buren Township, Willow Run Airport is the 5th (2011) largest airport in Michigan. It transfers approximately 200 million pounds of cargo annually. In addition to its large cargo operation, the airport also services aircraft charters, flight schools and fixed base operations. 5 companies have locations at Willow Run, consuming 235,000 square feet of office, commercial and industrial space. There is approximately 76,055 square feet of available space for new or existing companies to lease. Willow Run Airport and its tenant

businesses currently employ approximately 3,008 people, a large percent of which reside in Ypsilanti Township

- § Detroit/Wayne County Metropolitan Airport: Ypsilanti Township is 12 miles west of Detroit/Wayne County Metropolitan Airport. The largest airport in Michigan, it transported nearly 16 million passengers in 2012 and is currently the 17th busiest airport in the United States and the 44th busiest in the world. Both Willow Run and Detroit Metro Airport are managed by the Wayne County Airport Authority, which allows for a streamlined planning and management system.
- § Wayne County Aerotropolis: The Wayne County Aerotropolis encompasses the area around Willow Run and Detroit/Metro Airport and has been planned for a major hub for economic development in southeast Michigan. It can be described as a cluster of aviation linked businesses, industrial sites, distribution centers, technology information and telecommunication companies that are all centered around sustainable community environments. In addition, supporting amenities/industries include golf courses, restaurants, business-class hotel accommodations and single and multiple family housing. This economic development strategy stems from increased globalization and the need for businesses to provide customers with quality products in a short amount of time. The aerotropolis concept works surprising well in the greater Detroit region; mainly because Detroit Metro Airport area has 25,000 acres of wood and open space surrounding it, unlike other major U.S. airports. Additionally, Willow Run Airport, just a short drive away from Detroit Metro Airport, provides the chartered cargo flights for automakers, their suppliers and other time sensitive logistical businesses. Implementation of the aerotropolis concept will bring new jobs and tax revenue to southeast Michigan. By virtue of proximity, Ypsilanti Township is poised for economic growth over the next 25 years. Aerotropolis is poised for redevelopment opportunity of lands surrounding the Willow Run and Detroit Metro Airports
- § Railroad: Norfolk Southern/MDOT manages and operates several rail lines throughout the Township, many of which provide industrial sites in the community direct access to Willow Run Airport. In addition, Amtrak provides passenger service for the region. Plans are currently underway for a commuter rail line between Ann Arbor and Detroit, including a stop in Ypsilanti.
- § Port of Detroit: The Port of Detroit is located approximately 30 miles east of Ypsilanti Township along the Detroit River. Detroit/Wayne County Port Authority was created to plan, develop and promote the greater Detroit area as a freight transportation and distribution hub for the Great Lakes. The Port Authority oversees and promotes commercial and recreation activities along 32 miles of the Detroit River from Lake St. Clair to the Wayne/Monroe County border.

The Port Authority is the primary public conduit between private sector businesses in the Port of Detroit and the international market place. In this role, the Port Authority offers assistance in capital finance, development, applications and disbursement of public sector and foundation grant programs.

Each year, the Port Authority oversees more than 17 million tons of cargo at 29 private and public sector terminal facilities within the Port of Detroit district. International and domestic high-grade steel products, coal, iron ore, cement, aggregate and other road building commodities are shipped in and out of the Port. It is the third largest steel-handling port in the nation.

9. Review and Update Township Master Land Use Plan, Align the Economic Development Plan to Conform with and Compliment the Master Plan in order to Promote Business Use Expansion.

- § Manufacturing: Promote the retention of existing manufacturing jobs within Ypsilanti Township while recruiting new industrial type uses.
- § Business Diversification: Promote the creation of a diverse business community better suited to withstand fluctuations in the market so to continue to provide sustainable employment and services for Township and regional residents.
- § Research & Development: Promote the development of additional research and development facilities in the Township using zoning and economic development enhancement techniques.
- § Restaurants: Continue to provide zoning districts permitting development of standard full-service restaurants and work with private developers in order to promote the opportunities for such facilities in the Township.
- § Major Retailers: Promote the development of major retail facilities by national and international retailers using zoning and economic development enhancement techniques.
- § Commercial Services: Continue to work with private developers and retail service providers to promote development of commercial services that are required by businesses and residents

10. Business Retention

Ypsilanti Township may wish to consider policies and programs that promote a cohesive business community where businesses have the ability to promote their services not only to the regional business community or Township residents, but one another. Doing so would have a side effect of business retention as many businesses prefer to locate near their suppliers or project partners.

The realization of the economic development objectives will occur through sustained, proactive, and coordinated efforts by the Township's business community, Township officials and the public as a whole. Chapter Six addresses future development which provides guidance to these efforts.

EMPLOYMENT SECTOR PROFILE

A basic understanding of the present economic character of the Township is useful when charting a future course of action. Knowledge of the structure of the economy is fundamental to land use planning. A strong economy sustains employment centers and an expanding economy creates new employment opportunities which attract people and results in an increased population. Collectively, a growing economy and population also place additional demands on the community in areas such as housing, schools, business activities and community facilities with direct influence on the demand for a variety of Township services.

All data in the tables below contain 2012 census and demographic data supplied by CoStar Service as of August 2013.

Table #1: Below is a summary of the population base, household income and housing values within 1, 3 and 5 mile rings surrounding the approximate center of the Township. The census data suggests predictable continuous growth out to 2017.

Table #1

	1 Mile *	3 Mile *	5 Mile *
Population			
2012 Total Population	1870	67951	119,922
Pop Growth 2012-2017	0.40%	2.30%	1.80%
Per Capita Income	\$ 33,582	\$ 25,056	\$ 24,887
Average Age	36.9	34.1	34.8
Households			
2012 Total Households	651	26,704	48,873
HH Growth 2012-2017	0.50%	2.70%	2.00%
Median Household Income	\$ 77,621	\$ 47,524	\$ 44,910
Avg Household Size	2.87	2.43	2.38
Housing			
Median Home Value	\$ 160,486	\$ 126,132	\$ 128,012
Median Year Built	1979	1972	1974
Note:			
* Data points are based on 1, 3 and 5 mile radius from Ytown Civic Center.			
Data source, CoStar Service as of August 2013.			

Table #2: The following table drills down into greater detail the 2010 census data constructing the socioeconomic make-up of the township with respect to ethnicity, homeownership, and household income. This data is commonly used by site selection experts interested the workforce availability and growth potential of the local economy contributed to sustained growth in residential neighborhoods of the community.

Table #2

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	1,877		69,524		122,104	
2012 Estimate	1,870		67,951		119,922	
2010 Census	1,882		67,136		118,860	
Growth 2012-2017	0.40%		2.30%		1.80%	
Growth 2010-2012	-0.60%		1.20%		0.90%	
2012 Population by Hspanic Origin	59		3,534		6,352	
2012 Populaiton by Race	1,870		67,951		119,922	
White	1,186	63.42%	40,737	59.95%	72,160	60.17%
Black or African American	547	29.25%	19,929	29.33%	33,400	27.85%
American Indian & Alaska Native	6	0.32%	313	0.46%	545	0.45%
Asian	34	1.82%	2,539	3.74%	5,995	5.00%
Native Hawaiian & Pacific Islander	1	0.05%	37	0.05%	50	0.04%
Other Race	17	0.91%	1,247	1.84%	2,342	1.95%
Two or More Races	80	4.28%	3,149	4.63%	5,429	4.53%
Households						
2017 Projection	655		27,413		49,839	
2012 Estimate	651		26,704		48,873	
2010 Census	656		26,390		48,522	
Growth 2012-2017	0.50%		2.70%		2.00%	
Growth 2010-2012	-0.70%		1.20%		0.70%	
Owner Occupied	480	73.73%	14,674	54.95%	26,528	54.28%
Renter Occupied	172	26.42%	12,030	45.05%	22,346	45.72%
2012 Households by HH Income	650		26,705		48,871	
Income Less Than 15,000	50	7.69%	4,049	15.16%	7,630	15.61%
Income: \$15,000 - \$24,999	29	4.46%	2,635	9.87%	5,442	11.14%
Income: \$25,000 - \$34,999	46	7.08%	3,104	11.62%	5,870	12.01%
Income: \$35,000 - \$49,999	73	11.23%	4,079	15.27%	7,537	15.42%
Income: \$50,000 - \$74,999	111	17.08%	5,326	19.94%	9,440	19.32%
Income: \$75,000 - \$99,999	113	17.38%	3,307	12.38%	5,519	11.29%
Income: \$100,000 - \$149,999	144	22.15%	2,790	10.45%	4,856	9.94%
Income: \$150,000 - \$199,999	57	8.77%	875	3.28%	1,477	3.02%
Income: \$200,000+	27	4.15%	540	2.02%	1,100	2.25%
2012 Avg Household Income	\$88,374		\$60,601		\$59,246	
2012 Med Household Income	\$77,621		\$47,524		\$44,910	
2012 Per Capita Income	\$33,582		\$25,056		\$24,887	

A DIVERSIFIED EMPLOYMENT BASE

Economic diversity continues as a major growth and development objective. A diverse economy helps the community avoid major fluctuations in economic stability due to short-term changes in certain business sectors. For Ypsilanti Township, diversity has been achieved through the provision of well-located commercial and industrial centers and by maximizing opportunities for growth and development in these areas. This trend will continue as development occurs within the 5-major commercial gateways into township as well as in the Airport Industrial Center, around Willow Run Airport and other parts of the Aerotropolis area.

Serving as a measure of success of the Township's efforts to attract and facilitate a diverse range of entrepreneurial activities, *Table #3* lists the township's major employer business sectors.

Table #3: The following table provides a summary of business and employee base for 2012. Interestingly, the top-3 business sectors by way of number of businesses are Services, Retail, and Financial while the top-3 businesses sectors in terms of employees are Services, Retail, and Government. Total number of employees working within 5 miles of the Township’s geographic center was about 41,100; and average number of employees per business is 9.

On a consolidated basis, other leading employer business sectors include Construction, Financial Services, Manufacturing, Transportation, and Wholesales Trade remain among the top employer sectors (8,300) in the township.

Table #3

Business Employment By Type	# Businesses		# Employees		# Emp/Bus	
	3 Mile	5 Mile	3 Mile	5 Mile	3 Mile	5 Mile
Total Businesses	1,881	3,660	16,225	41,090	9	11
Total Retail	418	791	3,940	9,158	9	12
Home Improvement Stores	20	38	164	620	8	16
General Merchandise Stores	9	24	408	946	45	39
Grocery Stores	44	84	395	1,184	9	14
Auto Dealers & Service Stations	51	94	422	778	8	8
Apparel & Accessory Stores	24	41	84	191	4	5
Home Furniture, Furnishing & Equip.	33	67	141	316	4	5
Eating & Drinking Establishments	134	245	1,897	3,976	14	16
Miscellaneous Retail	103	198	429	1,147	4	6
Financial/Insurance/Real Estate	186	371	704	1,694	4	5
Banks, Saving & Lending Institutions	53	109	196	460	4	4
Security Brokers & Investments	15	31	34	129	2	4
Insurance Carriers & Agencies	26	54	81	190	3	4
Real Estate/Trust/Holding Companies	92	177	393	915	4	5
Services	883	1,730	7,313	20,036	8	12
Hotels & Lodging	7	18	204	311	29	17
Motion Picture & Amusement	37	79	442	769	12	10
Health Services	91	242	794	6,790	9	28
Legal Services	32	47	147	245	5	5
Education Services	65	114	1,984	4,006	31	35
Auto Services	70	113	306	511	4	5
Other Services	581	1,117	3,436	7,404	6	7
Agriculture/Mining	37	73	251	519	7	7
Construction	140	246	1,130	1,909	8	8
Manufacturing	45	98	979	1,744	22	18
Transportation/Communications/Utilities	67	144	539	1,614	8	11
Wholesale Trade	46	100	348	1,322	8	13
Government	59	107	1,021	3,094	17	29
Total	1,881	3,660	16,225	41,090		
Average Employees Per Business			9	11		

Table #4: The following table illustrates the consumer spending power of township residents. Residents residing within a 3-mile radius of the geographic center of the township consumed more than \$846 million in goods and services during 2012. During the same period, residents within a 5-mile radius consumed \$1.512 billion in goods and services. The data demonstrates the “buy-local” financial strength of consumers residing within township and on a daily basis pass-through the commercial gateways of Ypsilanti Township to and from their places of residence.

Table #4

Annual Consumer Spending (thousands)	2012		2017	
	3 Mile	5 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	846,297	1,512,126	931,462	1,680,757
Apparel:				
Total Apparel	32,754	58,261	36,050	64,758
Women's Apparel	10,891	19,373	11,987	21,534
Men's Apparel	6,410	11,418	7,055	12,691
Girl's Apparel	2,458	4,387	2,705	4,876
Boy's Apparel	2,061	3,678	2,268	4,088
Infant Apparel	2,251	3,977	2,477	4,421
Footwear (excl. Infants)	4,967	8,842	5,466	9,828
Other Apparel Prod/Services	3,717	6,586	4,091	7,321
Entertainment:				
Total Entertainment	78,198	140,086	86,067	155,709
Sports and Recreation	3,614	6,460	3,978	7,180
TV, Radio, and Sound Equipment	30,446	54,293	33,510	60,348
Reading Materials	3,332	5,990	3,667	6,658
Travel	39,957	71,834	43,979	79,845
Photographic Equipment	849	1,509	934	1,678
Food at Home:				
Total Food At Home	79,804	142,406	87,835	158,287
Cereal Products	5,255	9,373	5,784	10,418
Bread & Bakery Products	10,724	19,148	11,803	21,284
Seafood	3,778	6,746	4,158	7,498
Meat/Poultry/Fish/Eggs	25,732	45,900	28,321	51,018
Dairy Products	12,294	21,950	13,531	24,398
Fruits and Vegetables	22,021	39,289	24,237	43,670
Food Away from Home:				
Total Food Away From Home	71,968	128,230	79,210	142,530
Breakfast and Brunch	7,038	12,540	7,746	13,938
Dinner	33,325	59,387	36,679	66,010
Lunch	24,458	43,561	26,919	48,419
Snacks and Non Alcoholic Bev	5,331	9,480	5,868	10,538
Catered Affairs	1,816	3,261	1,998	3,625
Alcoholic Beverages:				
Total Alcoholic Beverages	12,929	22,975	14,231	25,537
Total Alcoholic Bev. at Home	7,451	13,296	8,200	14,778
Total Alcoholic Bev. away from Home	5,479	9,680	6,030	10,759
Furniture and Appliance:				
Total Furniture and Appliances	71,708	128,170	78,925	142,464
Bedroom Furniture	4,002	7,106	4,405	7,898
Living Room Furniture	5,484	9,785	6,036	10,876
Other Living & Family Room Furniture	1,077	1,933	1,185	2,148
Other Furniture	1,881	3,376	2,071	3,753
Major Appliances	5,943	10,690	6,541	11,883
Small Appliances & Housewares	16,513	29,482	18,175	32,770
Misc Household Equipment	36,807	65,799	40,511	73,137
Transportation and Maintenance:				
Total Transportation and Maintenance	183,730	328,502	202,219	365,136
New Autos/Trucks/Vans	37,937	68,224	41,754	75,832
Used Vehicles	44,621	79,498	49,111	88,363
RVs and Boats	3,067	5,598	3,376	6,223
Gasoline	71,659	127,867	78,871	142,126
Diesel Fuel	1,236	2,218	1,361	2,466
Automotive Maintenance/Repair	25,209	45,097	27,746	50,126
Health Care:				
Total Health Care	36,083	64,951	39,715	72,195
Medical Services	22,411	40,320	24,666	44,817
Prescription Drugs	10,002	18,027	11,009	20,038
Medical Supplies	3,670	6,604	4,039	7,340
Education and Day Care:				
Total Education and Day Care	79,198	140,102	87,168	155,726
Education	36,604	64,272	40,288	71,440
Room and Board	3,007	5,448	3,310	6,056
Tuition/School Supplies	31,266	55,559	34,412	61,755
Day Care	8,321	14,822	9,158	16,475

ECONOMIC TRENDS

The continued diversification and growth of the local economy and tax base is essential to the community. The tax base provides resources for the delivery of necessary public services. Importantly, an expanding tax base, particularly in the commercial and industrial sectors provides additional job opportunities for Township residents. The success of businesses within Ypsilanti Township is a function of several variables. These include public/private partnerships, market conditions and trends, site location, business synergy and financing.

ECONOMIC OPPORTUNITIES

As part of its business retention and recruitment efforts, Ypsilanti Township works closely with Ann Arbor Spark (formerly Washtenaw Development Council) and the Michigan Economic Development Corporation to maintain a database of potential site development opportunities covering research and development, general commercial and industrial locations.

COMMERCIAL DEVELOPMENT

The Future Land Use Map delineates two main Urban Commercial Corridors; Michigan Avenue and Ecorse Road. These main corridors are in need of revitalization including infrastructure improvements. By proactively implementing programs that aid in the redevelopment of these corridors, private investment will be stimulated.

INDUSTRIAL DEVELOPMENT

Industrial land falls in three major corridors in Ypsilanti Township; Ecorse/Wiard Road, Rawsonville Road and Huron Street.

ECORSE/WIARD

The Ecorse/Wiard corridor generally expands from Ecorse Road to Airport Industrial Drive and from East Michigan Avenue to I-94. This is the largest industrial corridor in the Township and is home to the General Motors Willow Run Powertrain Plant - one of the largest plants in the world with 4.8 million square feet under one roof.

RAWSONVILLE ROAD

The Rawsonville corridor extends from Textile Road south along Rawsonville Road to Martz Road and west to McKean Road. This corridor contains the Ford Rawsonville Plant, which is one of the largest Township employers.

HURON STREET

South of I-94 along Huron Street contains a mix of industrial and research and development sites. Currently, this corridor is home to the Washtenaw Business Park.

Ypsilanti Township is well positioned to take advantage of high technology and industrial opportunities in the coming years. The area's proximity to I-94 and Willow Run Airport; existing industrial base, education, infrastructure availability and residential amenities are attractive draws for development. To

foster additional industrial development, as well as to retain existing businesses, the following factors are important:

- § Maintain efficient access alternatives for ease of transportation movement from the freeways and major roads to the industrial districts;
- § Provide flexible site development within business and technology parks, including a range of site sizes;
- § Allow for expedited site plan review for industrial and technology development; and
- § Continue to market other target industries as provided by MEDC and Ann Arbor Spark.

C. FINANCIAL AND BUSINESS DEVELOPMENT INCENTIVES

Over the years, Ypsilanti Township has employed several economic development incentives that have proved invaluable for attracting and retaining businesses. The use of appropriate incentives is considered essential to the continued nurturing of commercial and industrial growth and development and the retention and creation of job opportunities. The Township has sought to maintain their reputation as “pro-business” and will continue to employ the appropriate commercial and industrial incentives that will attract business. The following represents a standard list of economic development tools that the Township is currently using or is considering using.

- § **Corridor Improvement Authority (PA 280 of 2005).** The Corridor Improvement Authority Act allows the Township to create a district, similar to DDAs, for older commercial corridors along major traffic thoroughfares. The primary “tool” for this authority to promote economic development along designated corridors is the use of tax increment revenues to pay for a variety of improvements within the district. Authorized improvements include constructing or renovating public facilities, such as streets, bridges, buildings, plazas and pedestrian malls, parks and parking facilities. A municipality may establish one or more corridor improvement authorities to revitalize and reinvigorate these commercial areas. This program has been discussed for the Michigan Avenue corridor and the Ecorse Road corridor.
- § **Brownfield Redevelopment Authority (PA 381 of 1996, as amended).** Under the Brownfield Redevelopment Act, the Township may create a Brownfield Redevelopment Authority to develop and implement brownfield projects. The Brownfield Redevelopment Authority is a resource that may use Tax Increment Financing (TIF) and allow developers to apply for Single Business Tax (SBT) Credit incentives. The township could use this incentive to assist on several sites in the community, particularly those classified as blighted or obsolete.

- § **Industrial Property Tax Abatement (PA 198 of 1974, as amended).** Public Act 198 of 1974, as amended, is the primary tool local units of government use as an incentive for companies to renovate and expand aging manufacturing plants or to build new plants in Michigan. The Township Board grants the abatement, which reduces local property taxes by roughly 50% on new plants. In the case of a rehabilitation project, the obsolete state equalized values (SEV) is frozen and the investment on improvements is 100% exempt from property taxes. Abatements cover both real and personal property and can run from one to twelve years, at the option of the local unit. The Township supports tax abatements and has approved every application that has come before the Township Board.
- § **Local Development Financing Authority (P.A. 281 of 1986 as amended).** The Local Development Financing Act (LDFA) allows the Township to utilize tax increment financing to fund public infrastructure improvements. The tool is designed to promote economic growth and job creation. Communities across Michigan have utilized this tool to extend sewer and water lines, construct roads, service manufacturing, agriculture processing or high technology operations. In early 2006, Ypsilanti Township purchased 162 acres of farm land on Huron Street, south of I-94. The Township created an LDFA in order to collect the tax increment to pay for infrastructure on the property. Of the 162 acres, 36 were sold to Bosal International, a tier-one automotive parts manufacturer headquartered in Belgium. Bosal International is currently constructing a 250,000 square foot facility on the property and expects to hire 250 employees. There is approximately 350,000 square feet available for future phases. Approximately 90 acres has been set aside for park and recreational space, leaving the remaining 36 acres available to future development.
- § **Michigan Certified Business Parks Program.** A Certified Business Park (CBP) in a qualified local unit of government, as defined by the Local Development Financing Authority Act (P.A. 248 of 2000), has the potential to capture property taxes to aide in the financing of public infrastructure improvements in or around the park, and /or additional property for park expansion, as well as other public improvements. Developers throughout Michigan use the Certified Business Park standards in the design of parks and work toward achieving certification. Prospects will find that a Certified Business Park offers specific advantages that are not available in other parks. Proceeds from the sale of land acquired with tax increment revenue may be retained for purposes of the plan, if the property is located in a Certified Business Park at the time of sale. In addition, the new Certified Business Parks will be marketed by the State.
- § **Michigan State Housing Development Authority.** Other grant and loan programs should be explored with a member of the Community Assistance Team. However, Community Development Block Grant funds are not available directly to Ypsilanti Township, but are dispensed by Washtenaw County. Communication with

"We work very closely with Ypsilanti Township, VanBuren Township and Michigan Economic Development Corporation on attraction projects."

*Sean Brosnan,
Director, Willow
Run Airport*

County economic development officials should be consistently exchanged.

- § **Michigan Department of Transportation Economic Development Fund.** The Transportation Economic Development Fund (TEDF) was created to assist in the funding of highway, road, and street projects necessary to support economic growth. The TEDF provides for the distribution of money to counties and municipalities through three formulas and two grant programs. The fund is administered by the Transportation Economic Development and Enhancement Office, which provides a means for State government, local agencies, and business to work together to meet the often extensive and urgent demands placed upon the transportation system by economic development throughout the state. In 2005, Ypsilanti Township received a \$300,000 grant from the Michigan Department of Transportation to assist with widening Huron Street south of I-94 to a full five lanes. This was done in conjunction with the development of the Township-owned land for the Bosal International facility. Ypsilanti Township will also receive a \$2.6 million grant to assist with revitalization for 3 miles of commercial property along Ecorse Road ending at North Ford Boulevard. Improvement activities include mill and overlay, curb and gutter, sidewalks, streetlights and beautification. The project is anticipated to begin in the spring of 2007 and should be completed by the end of the year.

OTHER

Industry Retention and Business Recruitment Programs. Ypsilanti Township currently partners with the Michigan Economic Development Corporation and Ann Arbor Spark for annual retention visits for businesses in the Township. This program should be continually enhanced to gain the best feedback from companies in order for the Township and County to meet the changing needs of industry. It is important that Township officials coordinate and work collaboratively with surrounding communities to effectively promote themselves and the region.

In today's marketplace, companies can feasibly locate almost anywhere, especially if their product can be easily transported. In order to remain competitive in the economic development arena, Ypsilanti Township employed a print marketing campaign. This campaign was designed to target printing and printing-related industries, which is a growing employment sector in Washtenaw County. Marketing campaigns of this type are often sent to a targeted mailing list, highlighting the benefits of locating in Ypsilanti Township. While it is unlikely for major corporations to relocate headquarters, the Township should focus on expansions of those companies and their supplier and consumers.

**Resolution of Adoption
Master Plan (March 2014 Draft)**

**Charter Township of Ypsilanti Planning Commission
Washtenaw County, Michigan**

WHEREAS, the Michigan Planning Enabling Act, Public Act 33 of the Michigan Public Acts of 2008, as amended requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portion of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables and descriptive matter dated March 2014; and

WHEREAS, in the preparation of the Master Plan, the Commission has made careful comprehensive studies and analyses of present conditions, and future needs of the Township; and

WHEREAS, in addition to a public educational workshop, the Commission held two public hearings on the proposed Master Plan on December 23, 2013 and January 18, 2014, in accordance with the procedures of Section 43 of Michigan Planning Act, P.A. 33 of 2008 as amended; and

WHEREAS, the Commission has considered all comments at the public hearing and discussed in detail each concern raised by the public;

NOW THEREFORE BE IT RESOLVED:

THAT, the Planning Commission of the Charter Township of Ypsilanti, Washtenaw County, Michigan hereby adopts the Master Plan Draft dated March 2014, in its entirety and recommends adoption of the same by the Township Board of Trustees.

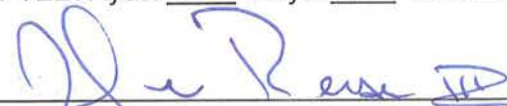

THAT, the Planning Commission Chair and Secretary shall record this action in the Master Plan by their identifying signatures.

YPSILANTI TOWNSHIP PLANNING COMMISSION
CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Motion by: N. REED, Support: L. KRIEG

ADOPTED: Ayes: 5 Nays: 0 Absent: 2

Date: April 22, 2014


Chair

Secretary

Date: April 22, 2014

Date: April 22, 2014

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #8

July, 15, 2014

101 - GENERAL OPERATIONS FUND

Total Increase \$27,770

Increase budget for road work by Washtenaw County Road Commission 2013 agreement approved 3/25/13 for Section 14 roads to include Mollie Street, Dorothy Street, Lynn Avenue, and Heather Ridge not started in 2013. The original budget amendment on February 18, 2014 for the Township portion was \$106,807 but the bids came back \$27,769.50 higher. An additional budget amendment is needed for the increase. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$27,769.50
			<u>Net Revenues</u> <u>\$27,769.50</u>
Expenditures:	Highway & Street - Road Construction	101-446.000-818.022	\$27,769.50
			<u>Net Expenditures</u> <u>\$27,769.50</u>

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

Total Increase \$19,356

Increase the budget for Connecting Communities Program - Textile Road Bike Path. There is a section of the existing Textile pathway that needs to be repaired. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	212-000-000-699.000	\$19,356
			<u>Net Revenues</u> <u>\$19,356</u>
Expenditures:	Capital Outlay/Bike Paths	212-970-000-997.000	\$19,356
			<u>Net Expenditures</u> <u>\$19,356</u>

236 - 14B DISTRICT COURT FUND

Total Increase \$25,316.00

Increase expenditure to purchase FTR Reporter System at \$19,490 and additional shelving at \$5,826 for the file room. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	236-000-000-699.000	\$25,316.00
			<u>Net Revenues</u> <u>\$25,316.00</u>
Expenditures:	Equipment	236-136-000-977.000	\$25,316.00
			<u>Net Expenditures</u> <u>\$25,316.00</u>

252 - HYDRO STATION FUND

Total Increase \$66,000.00

Increase expenditure to coat the turbine and the plates and wicket gates. Increase the revenue line for the power produced and sold to DTE due to the higher volumes of water. Increase the expenditure line Due to City of Ypsilanti for their 10% portion of revenue. This will be funded by the revenue from power produced by Hydro dam.

Revenues:	Ford Lake Hydro Station	252.000.000.641.003	\$66,000.00
			<u>Net Revenues</u> <u>\$66,000.00</u>
Expenditures:	Repairs Maint and Equipment	252.252.000.930.000	\$59,042.00
	Due to City of Ypsilanti	252.252.000.956.009	\$6,958.00
			<u>Net Expenditures</u> <u>\$66,000.00</u>

CHARTER TOWNSHIP OF YPSILANTI

2014 BUDGET AMENDMENT #8

July, 15, 2014

301 - GENERAL OBLIGATION DEBT FUND

Total Increase \$15,500.00

Increase budget to transfer cash funds to 397 - Debt Fund Series B Bond to pay for budgeted expenditures. The cash funds are needed to supplement the funds held in trust. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	301.000.000.699.000	<u>\$15,500.00</u>
			Net Revenues <u><u>\$15,500.00</u></u>
Expenditures:	Transfer Out: To Debt Fund B	301-991-000-969.397	<u>\$15,500.00</u>
			Net Expenditures <u><u>\$15,500.00</u></u>

397 - DEBT FUND SERIES B

Total Increase \$0.00

Increase revenue line item for transfer in of funds from General Obligation Debt Fund and decrease the Appropriation of Prior Year Fund Balance. The cash funds are needed to supplement the funds held in trust. This will net a ZERO increase to the budgeted 2014 funds.

Revenues:	Transfer IN: From Gen Obligation Debt	397.000.000.697.301	<u>\$15,500.00</u>
			Net Revenues <u><u>\$15,500.00</u></u>
Revenues:	Prior Year Fund Balance	397.000.000.699.000	<u>(\$15,500.00)</u>
			Net Expenditures <u><u>(\$15,500.00)</u></u>

Motion to Amend the 2014 Budget (#8):

Move to increase the Recreation Fund budget by \$27,770 to \$10,420,976 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road and General Operations (BSRII) Fund budget by \$19,356 to \$4,819,148 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$25,316 to \$1,354,121 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by \$66,000 to \$642,726 and approve the department line item changes as outlined.

Move to increase the General Obligation Debt Fund budget by \$15,500 to \$15,500 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



Charter Township of Ypsilanti

Assessor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 487-4927
Fax: (734) 484-5159

MEMORANDUM

TO: Karen Lovejoy Roe
Ypsilanti Township Clerk

FROM: Linda Gosselin Brian McCleery
Assessor Assistant Assessor

DATE: June 25, 2014

RE: AMAR requirement: Public Policy on Inspection of Records

Per the requirement as set by the State Tax Commission (STC), resulting from our previous **Audit of Minimum Assessing Requirements (AMAR)**, a "Policy Regarding Public Inspection of Records", requires approval by the Township Board.

Enclosed is a copy of the Assessor's Office "Inspection & Copying of Public Records During Customary Business Hours" for your approval.

Please note that this is not a change in the current policy. This process is to validate the procedures already in place.

Please place the enclosed policy on the Township Board agenda at your earliest convenience.

Should you have any questions or concerns, please don't hesitate contacting us.

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

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Charter Township of Ypsilanti

ASSESSOR'S OFFICE

INSPECTION & COPYING OF PUBLIC RECORDS DURING CUSTOMARY BUSINESS HOURS

Hours of Operation

Monday thru Friday: 8:30 a.m. – 4:30 p.m. Building closed for lunch: 12 p.m. – 1 p.m.

All public records maintained by the Assessor's Office are available for viewing at the Assessor's Office during normal hours of operation. Property owners can receive Property Record Cards, building sketches, GIS maps and aerial photographs of their property for free. Copies of additional properties, archived data, or other information not readily available for printing, can be copied at the rate of \$.50 per page.

PUBLIC INSPECTION & COPYING OF PUBLIC RECORDS IN LIEU OF CUSTOMARY BUSINESS HOURS

Most assessing data, property sketches, tax information are available on the Assessing page of the Township website, www.ytown.org. Assessing and State Tax Commission forms along with explanations for them and other assessing information are available on the Assessing page. This website also links to the Washtenaw County website, www.ewashtenaw.org, where parcel maps and aerial photographs can be accessed

- 1) Requests for public inspection and copying of public records may be made verbally and/or in writing.
- 2) Said requests may be directed to the township/city official and/or authorized individual responsible for said public records.
- 3) Any requests made pursuant to Michigan's Freedom of Information Act, shall be made to the FOIA coordinator and shall be subject to the statutory requirements of FOIA.
- 4) If verbal request is made, the responding township/city official and/or authorized individual shall prepare a checklist of items/records requested to be copied and/or inspected. Said listing shall be presented to the requesting party on the date set for inspection or copying.
- 5) The responding township/city official and/or authorized individual may require the requesting party to counter sign the check list to indicate compliance with the verbal request.
- 6) The responding township/city official and/or authorized individual shall be responsible for the production of the requested copies.
- 7) The requesting party shall be billed for the copies and preparation time, if applicable, pursuant to the schedule of charges established by the Township Board/City Council.
- 8) If the request is for inspection of public record, the responding township/city official and/or authorized individual shall respond in a timely manner, not to exceed 5 business days, from the date of said request. Said response shall indicate the date, time and place when said public inspection of the requested public records shall take place.
- 9) The establishment of the date and time of the public inspection of the requested public records shall be in the discretion of the responding township official and/or authorized individual. The place designated for the requested inspection shall be the Township/City Hall or the location where said public records are officially retained.
- 10) The responding township/city official and/or authorized individual shall allow such inspection between the hours of 8:30 AM and 4:30 PM, Monday through Friday, unless mutually agreed to by the responding township official/city and/or authorized individual and the requesting party.

TO: Brenda Stumbo, Township Supervisor
CC: Karen Wallin, Human Resources Specialist
FROM: Art Serafinski, CPRP, Recreation Director
DATE: July 7, 2014
RE: Notice of Resignation/Retirement

This communication serves as my notice of resignation/retirement from the position of Recreation Director for the Charter Township of Ypsilanti, effective immediately.

I would like to take this opportunity to thank you and the board for allowing me to lead the Recreation Department over the course of the past 19+ years. I am proud of the accomplishments the recreation department has achieved in both programming, park development and over all service to our community. These accomplishments could not have been realized without the support of the Township Board, Township Staff and most importantly the hard work & dedication of the staff and volunteers of the recreation department. I am confident that with the support of the Board and the leadership within the recreation department, the community will continue to receive quality programs and services.

I will set up a meeting with Karen Wallin this week to settle my affairs.

Thanks again for your support during my tenure.

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

MEMBER

Name: Lavedia K Roe
 SSN: XXX-XX-8675
 DOB: 8/21/1954
 Age: 59 years, 10 months
 Spouse's DOB: 9/18/1954

CALCULATION DATE - 7/1/2014

(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: \$75,077.49**CREDITED SERVICE**

Member's Service Credit as of Calculation Date:

11 years, 9 months

Type of Credited Service to be Granted:

Other Governmental (Plan Section 6) (Previous Service with this Employer)

Amount of Credited Service to be Granted:

2 years, 1 month

Total Estimated Actuarial Cost of Additional Credited Service:**\$38,624.00 [Payment Options on Reverse]****BENEFIT CALCULATION ASSUMPTIONS**

- 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.
- The Member's Final Average Compensation (FAC) is projected to increase 4.5% annually from the date of purchase to the date of retirement.
- The Plan's Investment Return is projected to be 7% 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	9/1/2014	60 yrs., 0 mths.	8/31/2014	11 yrs., 11 mths.	\$75,630.29	\$20,278.44
After Purchase	9/1/2014	60 yrs., 0 mths.	8/31/2014	14 yrs., 0 mths.	\$75,630.29	\$23,823.60

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

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

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

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. 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

If you will be rolling-over funds from a qualified plan to complete this purchase, additional forms are required. Please visit www.mersofmich.com, click on "forms" to download a copy of form #38, "Certification of Qualified Fund Rollover to MERS" (General) with Instructions.

DEFINITION OF TERMS

MEMBER DATA -- Your name, Social Security number, date of birth, age on calculation date, and spouse's date of birth.

CALCULATION DATE -- The calculation becomes invalid 2 months after this date. If your purchase is not completed in that time frame, the amount due must be recalculated.

EMPLOYER -- The name of your employer and the division you are a member of. Benefits are specific to your employer and/or division.

BENEFIT PROGRAMS -- This section identifies the benefits in effect for your employee group:

1. Multiplier (B-1, B-2, etc.)
2. Benefit maximum (80% of FAC for 2.25% multipliers and higher).
3. Number of years in FAC calculation (3 or 5)
4. Vesting requirement (6, 8, or 10 years)
5. Early retirement eligibility (F50, F55, F(N))
6. Cost of living allowance (E-2).

ESTIMATED FAC ON CALCULATION DATE -- This is the average of your highest consecutive 3 or 5 years of earnings with this employer. FAC is projected from the last month wages were reported to the calculation date.

CREDITED SERVICE -- This is your MERS service credit as of calculation date. It includes some or all of the following types of service:

1. Prior Service: Service credited before becoming member of MERS.
2. Membership Service: Service accrued after becoming member of MERS
3. Purchased Service: Previously executed service purchases (generic, other governmental, military).
4. Projected Service: Additional years/months of employment projected to date of calculation.

COST OF PURCHASING ADDITIONAL CREDITED SERVICE -- The cost of the service purchase is provided in the Credited Service section under "Total Estimated Actuarial Cost of Additional Credited Service."

The total actuarial cost is the estimated total liability as of the calculation date for crediting the additional service to your retirement account. In addition to actuarial assumptions adopted by the Retirement Board, factors that impact the calculation of cost are member data, service credit, final average compensation, benefits, and eligible retirement date. Contact MERS if you believe any of these factors are incorrect.

BENEFIT CALCULATION ASSUMPTIONS -- The benefit calculation is based on these assumptions. The assumptions are mandated by the MERS Retirement Board, cannot be modified, and apply to all service credit purchase calculations.

THE ADDITIONAL CREDIT SERVICE IS PROJECTED TO RESULT IN THE FOLLOWING CHANGES -- This section displays your earliest projected retirement date and benefit amount both before and after the purchase. For purposes of the cost estimate, MERS can not input a retirement date later than the date you are first eligible to retire.

MEMBER CERTIFICATION -- You must sign and date this section in order to complete the purchase

GOVERNING BODY RESOLUTION -- An authorized official of your employer must sign and date this section and certify to MERS the date that the governing body passed a resolution approving your purchase of additional service.

PAYMENT OPTIONS -- This section explains the payment options available.

CHARTER TOWNSHIP OF YPSILANTI

To: Karen Lovejoy Roe, Clerk

From: Mike Radzik
Office of Community Standards

Re: Request to authorize legal action to abate public nuisances located at 1289 Duncan Ave, 1417 Gattegno St, 5200 Merritt Rd, and 9749 Textile Rd; legal action budgeted in General Fund account 101-950.000-801.023.

Date: July 7, 2014

Copy To: Board of Trustees
Doug Winters, Township Attorney

The Office of Community Standards has conducted investigations at the following locations and seeks authorization to initiate legal action to abate public nuisances that currently exist at:

1289 Duncan Ave

This single family house was brought to the attention of OCS by several neighbors through an impromptu meeting with Trustee Mike Martin. Neighbors reported observing animals running freely from the home, trash accumulated around the house, as well as other signs of unsanitary neglect. OCS staff spent several days attempting to contact the property owner, Deborah Graham, who failed to answer notices. It is believed that the property owner stayed at the house only occasionally to feed the animals. OCS staff prepared and executed an administrative search warrant that resulted in the property being condemned and several animals being confiscated by the Humane Society of Huron Valley. The interior condition of the house is described as incredibly unsanitary with a vile odor; OCS staff used protective suits when entering the house.

Due to the immediate health and safety issues involved at this property, administrative authorization to initiate legal action was obtained to seek an emergency petition and restraining order in an effort to expedite abatement of the public nuisance; board authorization confirming the approval is now sought.



1417 Gattegno St

This single family house has been left vacant and boarded up since it was substantially destroyed by fire on May 26, 2014. For one month after the fire occurred, the person responsible for the property, Cletus Brown, Jr., ignored notices and a citation to clean up blight and fire debris from the exterior of the property. The debris caused a public nuisance that endangered children in the neighborhood. OCS staff worked with legal counsel to obtain administrative approval to initiate legal action. A temporary restraining order was issued on June 30, 2014 ordering the clean-up of the exterior of the property within 72 hours. The property owner complied and the exterior was cleaned up by July 2, 2014.

OCS staff continues to monitor the condition of the property in anticipation of an insurance settlement and eventual demolition of the house. I respectfully request Board authorization to confirm the legal action initiated pursuant to administrative approval.



5200 Merritt Rd

This single family house was brought to our attention on June 13, 2014 by a neighbor who called the police to report the front door standing open and the basement full of water. OCS staff responded with sheriff's deputies and discovered the door to this vacant house had been kicked open and several windows were broken out; it appears teenagers may have been using the house as a hang out spot. The basement was observed to be at least four feet underwater despite live electric service still active. OCS staff ordered DTE to terminate the electricity as a fire prevention measure prior to boarding up and securing the house.

Further investigation revealed that the property was owned by Elmer Herschelman III and was foreclosed upon on May 1, 2014 by Green Tree Servicing, LLC of Rapid City, South Dakota. It appears the house has been vacant for the past two months, and the mortgage company failed to register the property under the Vacant House Registration ordinance, which may have prevented the property from deteriorating to its present condition.

OCS staff now seeks authorization to hold the mortgage company responsible for abating this public nuisance before it advances and causes further harm.



9749 Textile Rd

This single family home with Ford Lake frontage was brought to our attention when large scale tree removal and earth moving activity was initiated without benefit of required soil erosion and grading permits. Further investigation reveals that additions have been constructed to the house without required site plan review and building permits. Several attempts to communicate with the property owner, David Barrett, have failed to achieve voluntary compliance with all applicable codes and ordinances, and have resulted in threats being made against township staff. I respectfully request authorization to initiate legal action in circuit court if it becomes necessary to achieve code compliance and protect the environment and neighboring property owners.



**County of Washtenaw Office of Community and Economic Development Subrecipient Agreement
Community Development Block Grant (CDBG) Program**

This AGREEMENT dated the _____ day of _____, 2014, is between the COUNTY OF WASHTENAW, a municipal corporation, with office located at 220 North Main Street, Ann Arbor, Michigan 48107-8645 (“Grantee”) and the Charter Township of Ypsilanti, a municipal corporation, with offices located at 7200 S. Huron River Drive, Ypsilanti, MI 48197, (“Subrecipient”).

Federal Awarding Agency	U.S. Department of Housing and Urban Development
Federal / State Contract Number	B-13-UC-26-006
Federal Program Title	CDBG 2013
CFDA Number	14.218
Federal Funding %	100%

WHEREAS, the Grantee receives funds from the United States Department of Housing and Urban Development (HUD) pursuant to HUD’s Community Development Block Grant Entitlement Communities Grants (“CDBG”) and the Grantee is authorized to award CDBG funds pursuant to Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301, et. seq.; and

WHEREAS, the Grantee has been designated as an entitlement county for the CDBG Program and acts as the lead entity for the Washtenaw Urban County, which consists of Washtenaw County, the City of Ann Arbor, the City of Ypsilanti, Ypsilanti Township, Pittsfield Township, Ann Arbor Township, Bridgewater Township, Salem Township, Superior Township, York Township, Scio Township, Northfield Township, Dexter Township, Lima Township, Manchester Village, Manchester Township, Saline City, Saline Township, and Webster Township; and

WHEREAS, the Subrecipient has agreed to collaborate with the Office of Community and Economic Development (OCED) to manage this public improvement project; and

WHEREAS, on April 23, 2013, the Urban County Executive Committee approved \$154,193 in 2013 **Urban County CDBG Funding** as a grant to the Subrecipient to support the eligible Ypsilanti Township Road Improvements within the Urban County boundaries, as specified in this Agreement;

In consideration of the mutual covenants and obligations contained in this Agreement, including the Attachments, and subject to the terms and conditions stated, **THE PARTIES AGREE AS FOLLOWS:**

I. SCOPE OF SERVICE

A. Activities

The Subrecipient will be responsible for administering a CDBG 2013 Ypsilanti Township Road Improvement for the eligible costs of working with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3” HMA overlay, structure adjustments and ADA sidewalk ramps.

B. National Objectives

All activities funded with CDGB funds must meet one of the CDBG program's National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet community development needs having a particular urgency, as defined in 24 CFR 570.208.

The Subrecipient certifies that the activity carried out under this Agreement will **benefit low- and moderate-income persons**.

C. Levels of Accomplishment – Goals and Performance Measures

The Subrecipient agrees to improve four street segments in conjunction with the **Project Timeline (Attachment A)** and the **Project Budget (Attachment B)**.

D. Performance Monitoring

The Grantee will monitor the performance of the Subrecipient against goals and performance standards as stated above. Substandard performance as determined by the Grantee will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

II. TIME OF PERFORMANCE

Services of the Subrecipient shall start on May 1, 2014 and end on May 1, 2016. The term of this Agreement and the provisions herein shall be extended to cover any additional time period during which the Subrecipient remains in control of CDBG funds or other CDBG assets, including program income.

III. BUDGET

The Subrecipient agrees to complete all work in accordance with the budget set forth in the **Project Budget (Attachment B)**. The Grantee may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed one hundred fifty four thousand and one hundred ninety three (**\$154,193**). The Subrecipient will comply with the disbursement schedules and procedures established by the Grantee. CDBG funds will be disbursed to the Subrecipient upon submission of invoices for work completed and inspected, and the submission of Davis-Bacon and Section 3 documentation, sworn statements and other required documents, as deemed necessary by the Grantee. Payments may be contingent upon certification of the Subrecipient's financial management system in accordance with the standards specified in 24 CFR 84.21.

V. GENERAL CONDITIONS

A. General Compliance

The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except that (1) the Subrecipient does not assume the recipient's environmental responsibilities described in 24 CFR 570.604 and (2) the Subrecipient does not assume the recipient's responsibility for initiating the review process under the provisions of 24 CFR Part 52. The Subrecipient also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. "Independent Contractor"

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Grantee shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent contractor.

C. Indemnification Agreement

The Subrecipient will protect, defend and indemnify the Grantee, its officers, agents, servants, volunteers and employees from any and all liabilities, claims, liens, fines, demands and costs, including legal fees, of whatsoever kind and nature which may result in injury or death to any persons, including the Subrecipient's own employees, and for loss or damage to any property, including property owned or in the care, custody or control of the Grantee in connection with or in any way incident to or arising out of the occupancy, use, service, operations, performance or non-performance of work in connection with this contract resulting in whole or in part from negligent acts or omissions of Subrecipient, any contractor or sub-contractor, or any employee, agent or representative of the Subrecipient or any contractor or sub-contractor.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Payroll Taxes

The Subrecipient is responsible for all applicable state and federal social security benefits and unemployment taxes and agrees to indemnify and protect the Grantee against such liability.

F. Insurance & Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to cash advances from the Grantee. The Subrecipient shall comply with the bonding and insurance requirements of 24 CFR 84.31 and 84.48, Bonding and Insurance.

G. Grantee Recognition

The Subrecipient shall ensure recognition of the role of the Grantee in providing services through this Agreement. Where feasible, all activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to funding source. In addition, the Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

H. Amendments

The Grantee or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Subrecipient from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Subrecipient.

I. Suspension or Termination

In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Subrecipient materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

1. Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;
2. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this Agreement;
3. Ineffective or improper use of funds provided under this Agreement; or
4. Submission by the Subrecipient to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Subrecipient, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

J. Practice and Ethics

The parties will conform to the code of ethics of their respective national professional associations.

K. Choice of Law and Form

This contract is to be interpreted by the laws of Michigan. The parties agree that the proper forum for litigation arising out of this contract is in Washtenaw County, Michigan.

VI. ADMINISTRATIVE REQUIREMENTS

A. Financial Management

1. Accounting Standards

The Subrecipient agrees to comply with 24 CFR 84.21–28 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

2. Cost Principles

The Subrecipient shall administer its program in conformance with OMB Circulars A-122, “Cost Principles for Non-Profit Organizations,” or A-21, “Cost Principles for Educational Institutions,” or A-87 Revised “Cost Principles for State, Local and Indian Tribal Governments” as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record Keeping

1. Records to be Maintained

The Subrecipient shall maintain all records required by the Federal regulations specified in 24 CFR 570.506, that are pertinent to the activities to be funded under this Agreement. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG program;
- f. Financial records as required by 24 CFR 570.502, and 24 CFR 84.21–28; and
- g. Other records necessary to document compliance with Subpart K of 24 CFR Part 570.

2. Retention

The Subrecipient shall retain all financial records, supporting documents, statistical records, and all other records pertinent to the Agreement for a period of five (5) years. The retention period begins on the date of the submission of the Grantee’s annual performance and evaluation report to HUD in which the activities assisted under the Agreement are reported on for the final time. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the four-year period, then such records must be

retained until completion of the actions and resolution of all issues, or the expiration of the four-year period, whichever occurs later.

3. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

4. Disclosure

The Subrecipient understands that client information collected under this contract is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

5. Close-outs

The Subrecipient's obligation to the Grantee shall not end until all close-out requirements are completed. Activities during this close-out period shall include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Grantee), and determining the custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Subrecipient has control over CDBG funds, including program income.

6. Audits & Inspections

All Subrecipient records with respect to any matters covered by this Agreement shall be made available to the Grantee, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt by the Subrecipient. Failure of the Subrecipient to comply with the above audit requirements will constitute a violation of this contract and may result in the withholding of future payments. The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current Grantee policy concerning subrecipient audits and OMB Circular A-133.

C. Reporting and Payment Procedures

1. Program Income

The Subrecipient shall report monthly all program income (as defined at 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this contract, if program income is generated. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitations, the Subrecipient may use such income during the

contract period for activities permitted under this contract and shall reduce requests for additional funds by the amount of any such program income balances on hand. All unexpended program income shall be returned to the Grantee at the end of the contract period. Any interest earned on cash advances from the U.S. Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the Grantee.

2. Indirect Costs

If indirect costs are charged, the Subrecipient will develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to the Grantee for approval, in a form specified by the Grantee.

3. Payment Procedures

The Grantee will pay to the Subrecipient funds available under this Agreement based upon information submitted by the Subrecipient and consistent with any approved budget and Grantee policy concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. Payments will be adjusted by the Grantee in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, the Grantee reserves the right to liquidate funds available under this contract for costs incurred by the Grantee on behalf of the Subrecipient. The Grantee will submit all requests for payment on the **Reimbursement for Reimbursement Form (Attachment C)**.

4. Progress Reports

The Subrecipient shall submit regular Progress Reports to the Grantee in the form, content, and frequency as required by the Grantee.

D. Procurement

1. Compliance

The Subrecipient shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

2. OMB Standards

Unless specified otherwise within this agreement, the Subrecipient shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48.

3. Travel

The Subrecipient shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this Agreement.

E. Use and Reversion of Assets

The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 and 24 CFR 570.502, 570.503, and 570.504, as applicable, which include but are not limited to the following:

1. The Subrecipient shall transfer to the Grantee any CDBG funds on hand and any accounts receivable attributable to the use of funds under this Agreement at the time of expiration, cancellation, or termination.
2. Real property under the Subrecipient's control that was acquired or improved, in whole or in part, with funds under this Agreement in excess of \$25,000 shall be used to meet one of the CDBG National Objectives pursuant to 24 CFR 570.208 until five (5) years after expiration of this Agreement [or such longer period of time as the Grantee deems appropriate]. If the Subrecipient fails to use CDBG-assisted real property in a manner that meets a CDBG National Objective for the prescribed period of time, the Subrecipient shall pay the Grantee an amount equal to the current fair market value of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, or improvement to, the property. Such payment shall constitute program income to the Grantee. The Subrecipient may retain real property acquired or improved under this Agreement after the expiration of the five-year period [or such longer period of time as the Grantee deems appropriate].
3. In all cases in which equipment acquired, in whole or in part, with funds under this Agreement is sold, the proceeds shall be program income (prorated to reflect the extent to that funds received under this Agreement were used to acquire the equipment). Equipment not needed by the Subrecipient for activities under this Agreement shall be (a) transferred to the Grantee for the CDBG program or (b) retained after compensating the Grantee [an amount equal to the current fair market value of the equipment less the percentage of non-CDBG funds used to acquire the equipment].
4. Pursuant to 24 CFR 85.32 (d) (3) and 24 CFR 84.345 (f) (4) The Subrecipient shall ensure that all property and equipment that was acquired or improved, in whole or in part, with funds under this agreement is properly locked and secured when not in use for its intended purpose.

VII. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] The Subrecipient shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. The Subrecipient also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

VIII. PERSONNEL & PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and Executive Order 11246 as amended by Executive Orders 11375, 11478, 12107 and 12086.

2. Non discrimination

The Subrecipient agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

3. Land Covenants

This contract is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and 24 CFR 570.601 and 570.602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

4. Section 504

The Subrecipient agrees to comply with all Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), which prohibits discrimination against the individuals with disabilities or handicaps in any Federally assisted program. The Grantee shall provide the Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1966

2. Women and Minority Owned Businesses (WMBE)

The Subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and

women’s business enterprise” means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, “minority group members” are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

4. Notifications

The Subrecipient will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker’s representative of the Subrecipient’s commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Equal Employment Opportunity and Affirmative Action (EEC/AA) Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

The Subrecipient will not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of the business).

The Subrecipient will take affirmative action to eliminate discrimination based on sex, race, or a handicap in the hiring of applicant and the treatment of employees. Affirmative action will include, but not be limited to: Employment; upgrading, demotion or transfer; recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship.

The Contractor agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of the Contractor, will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, gender identity, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief.

C. Employment Restrictions

1. Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; and nepotism activities.

2. Living Wage

The parties understand that the County has enacted a Living Wage Ordinance that requires covered vendors who execute a service or professional service contract with the County to pay their employees under that contract, a minimum of either \$11.64 per hour with benefits or \$ 13.65 per hour without benefits. Contractor agrees to comply with this Ordinance in paying its employees. Contractor understands and agrees that an adjustment of the living wage amounts, based upon the Health and Human Services poverty guidelines, will be made on or before April 30, 2014 and annually thereafter which amount shall be automatically incorporated into this contract. County agrees to give Contractor thirty (30) days written notice of such change. Contractor agrees to post a notice containing the County's Living Wage requirements at a location at its place of business accessed by its employees.

3. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient agrees to comply with the Copeland Anti-Kick Back Act (18 U.S.C. 874 *et seq.*) and its implementing regulations of the U.S. Department of Labor at 29 CFR Part 5. The Subrecipient shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Grantee for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000.00 for construction, renovation or repair work financed in whole or in part with assistance provided under this contract, shall comply with Federal requirements adopted by the Grantee pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided that, if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

4. "Section 3" Clause

a. Compliance

Compliance with the provisions of Section 3 of the HUD Act of 1968, as amended, and as implemented by the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the Federal financial assistance provided under this contract and binding upon the Grantee, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Subrecipient and any of the Subrecipient's

subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists that would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these “Section 3” requirements and to include the following language in all subcontracts executed under this Agreement:

“The work to be performed under this Agreement is a project assisted under a program providing direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701). Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located.”

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns that provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists that would prevent compliance with these requirements.

b. Notifications

The Subrecipient agrees to send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or understanding, if any, a notice advising said labor organization or worker’s representative of its commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

c. Subcontracts

The Subrecipient will include this Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due or to become due to the Subrecipient from the Grantee under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Grantee.

2. Subcontracts

a. Debarment and Suspension

The Subrecipient shall not enter into any contracts or subcontracts with any agency or individual in the performance of this contract if it such agency or individuals do not comply with Federal Regulation 45 CFR 79. The Subrecipient certifies that to the best of its knowledge and belief any contractor and subcontractor retained by the Subrecipient:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or contractor;
2. Have not within a three-year period preceding this Contract been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state or local) with commission of any of the offenses enumerated in section 2, and ;
4. Have not within a three-year period preceding this Contract had one or more public transactions (federal, state or local) terminated for cause or default.

b. Monitoring

The Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

c. Content

The Subrecipient shall cause all of the provisions of this contract in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement.

d. Selection Process

The Subrecipient shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis in accordance with applicable procurement requirements. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 84.42 and 570.611, which include (but are not limited to) the following:

- a. The Subrecipient shall maintain a written code or standards of conduct that shall govern the performance of its officers, employees or agents engaged in the award and administration of contracts supported by Federal funds.
- b. No employee, officer or agent of the Subrecipient shall participate in the selection, or in the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to the proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Grantee, the Subrecipient, or any designated public agency.

5. Lobbying

The Subrecipient hereby certifies that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- c. It will require that the language of paragraph (d) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all Subrecipients shall certify and disclose accordingly:
- d. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

6. Copyright

If this contract results in any copyrightable material or inventions, the Grantee and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for governmental purposes.

7. Religious Activity

The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

8. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988, the Contractor assures the County that it will or will continue to provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's

workplace and specifying the actions that will be taken against employees for violation of such prohibition;

- b. Establishing an on-going drug-free awareness program to inform employees about—
 - i. The dangers of drug abuse in the workplace;
 - ii. The grantee’s policy of maintaining a drug-free workplace;
 - iii. Any available drug counseling, rehabilitation, *and* employee assistance programs; and
 - iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- d. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
 - i. Abide by the terms of the statement; and
 - ii. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the County, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to the County;
- f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted—
 - i. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - ii. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug- free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

IX. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

- Clean Air Act, 42 U.S.C. , 7401, *et seq.*;
- Federal Water Pollution Control Act, as amended, 33 U.S.C., 1251, *et seq.*, as amended, 1318 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder;

- Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Subrecipient shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken. The regulations further require that, depending on the amount of Federal funds applied to a property, paint testing, risk assessment, treatment and/or abatement may be conducted.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

X. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

XI. WAIVER

The Grantee's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the Grantee to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XII. ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the Grantee and the Subrecipient for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Grantee and the Subrecipient with respect to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first written above.

ATTESTED TO:

WASHTENAW URBAN COUNTY:

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

By: _____
Verna J. McDaniel (DATE)
County Administrator

ATTESTED TO:

CHARTER TOWNSHIP OF YPSILANTI:

By: _____
Karen Lovejoy Roe (DATE)
Township Clerk

By: _____
Brenda Stumbo (DATE)
Township Supervisor

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

By: _____
Curtis N. Hedger (DATE)
Office of Corporation Counsel

By: _____
Mary Jo Callan, Director (DATE)
Office of Community & Economic Development

ATTACHMENT A- PROJECT TIMELINE

2013 Ypsilanti Township Road Improvements: Ypsilanti Township will work with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3" HMA overlay, structure adjustments and ADA sidewalk ramps.

PROJECT TIMELINE:

Activity	Deadline
TOWNSHIP/Road Commission will advertise for bids on project.	06/02/2014
TOWNSHIP/Road Commission will hold bid opening.	06/12/2014
TOWNSHIP/Road Commission will award contract to most responsible and responsive bidder.	06/17/2014
TOWNSHIP/Road Commission will send a notice to proceed to winning bidder.	06/18/2014
Contractor will begin project.	July 2014
Contractor will achieve substantial completion of project.	August 2014
Contractor will complete project and TOWNSHIP/Road Commission will perform a final inspection.	On or before 8/14/2014
TOWNSHIP will submit request for reimbursement, along with accompanying sworn statements and required, original Davis-Bacon payroll forms and Section 3 compliance forms.	See Township
Project Completion Date:	August 2014

ATTACHMENT B- PROJECT BUDGET

2013 Ypsilanti Township Road Improvements: Ypsilanti Township will work with the Washtenaw County Road Commission to make improvements to Mollie Street (Grove to Dorothy), Dorothy Street (Grove to Harry), Lynn Avenue (McCarthy to Harry) and Heather Ridge (McCarthy to Andrea), including milling, placement of 3" HMA overlay, structure adjustments and ADA sidewalk ramps.

The COUNTY agrees to pay to or on behalf of the **TOWNSHIP** the sum of one hundred fifty four thousand and one hundred ninety three (**\$154,193**) in **2013 CDBG Funding** according to the budget below:

PROJECT BUDGET:

2013 Ypsilanti Township Road Improvements Project Budget	
REVENUE SOURCE(S):	TOTAL
Grant Amounts – CDBG (2013)	\$154,193
Other Support	
Status of Funds	
Total Revenues	
PROGRAM EXPENSES	TOTAL
Personnel, Taxes & Fringe Benefits	
Consultant & Contractual Fees	
Space & Related Costs	
Printing / Supplies	
Other – postage, communications	
Other – travel, insurance	
Other – staff development	
Other – construction	
Total Expenditures	

BOATHOUSE AGREEMENT

1. REQUEST TO APPROVE BOAT HOUSE LEASE AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND EASTERN MICHIGAN UNIVERSITY AND TO AUTHORIZE SIGNING OF THE AGREEMENT

The agreement was not available at the time the board packet was completed and it will be distributed to Board Members prior to the meeting

OTHER BUSINESS

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



Hydro Station

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544-3690
Fax: (734) 544-3626
www.ytown.org

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees
FROM: Michael Saranen, Hydro Operator / Manager
Jeff Allen, Residential Services Director
DATE: June 30, 2014
RE: Bids / Authorizations- #2 turbine coating

During the June 17, 2014 Board Meeting's work session we discussed coating the larger turbine (runner) to extend the life. Before considering this work it was asked to supply cost to replace the runner.

I have attached Norcan Hydraulic Turbine, Inc. budgetary cost for your review.

I simplified breakdown as follows

New runner (steel)	\$ 242,000 (USA Made)
Coating	\$ 30,000
Remove old/ install new runner	<u>\$ 150,000 (estimate)</u>
	\$ 422,000

I requested pricing from two companies that could coat the turbine;

Corrosion Fluid	\$ 76,950.00
Composite Industrial Group	\$ 38,029.00

I would like to recommend the Board approve Composite Industrial Group to coat the turbine and associated parts (top and bottom plates and wicket gates) with Belzona product in the amount "Not to Exceed" price of \$ 59,042.00 to be charged to 252.252.000.930.000 pending the approval of the budget amendment. I have forwarded a copy of the contract to the Attorney for review. Contractor will supply proper documentation after signing of the contract. Work will not start until the Twp. is satisfied will documentation requirements.

Please contact myself if you have any questions.



NORCAN

HYDRAULIC TURBINE INC.

50 BRUCE CRESCENT, CARLETON PLACE, ON CANADA K7C 3V6 T (613) 257-4755 F (613) 257-4215 E nht@norcanhydro.com www.norcanhydro.com

June 26, 2014

Michael Saranen

Hydro Operations
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Office: 734-544-3691
Fax: 734-544-3626
Cell: 734-368-4169

**Ref: Budgetary quote to supply "inkind" replacement of one (1) Vertical Francis Runner of approx. 52" Dt and one (1) Vertical Francis Runner of 71" Dt
NORCAN Ref. Q#14-2088 Rev0 Option B**

Dear Mike,

As requested, here is the data and price for "inkind" replacement of one (1) Vertical Francis Runner upgrade (52" Dt) and one (1) Vertical Francis Runner upgrade (71" Dt) based on the information supplied.

Enclosed, you will find pricing and detailed scope of supply for your reference. The design and drawings of civil structures are not included in this proposal.

I hope this meets your requirements for now. We will be pleased to discuss and answer any question you may have.

Please let us know if we can be of further assistance to you.

Sincerely,
Norcan Hydraulic Turbine Inc.

Rod Foster
Operations Manager
Norcan Hydraulic Turbine Inc.
T613-257-4755 ext 17
F613-257-4215
C613-883-3503

Township of Ypsilanti

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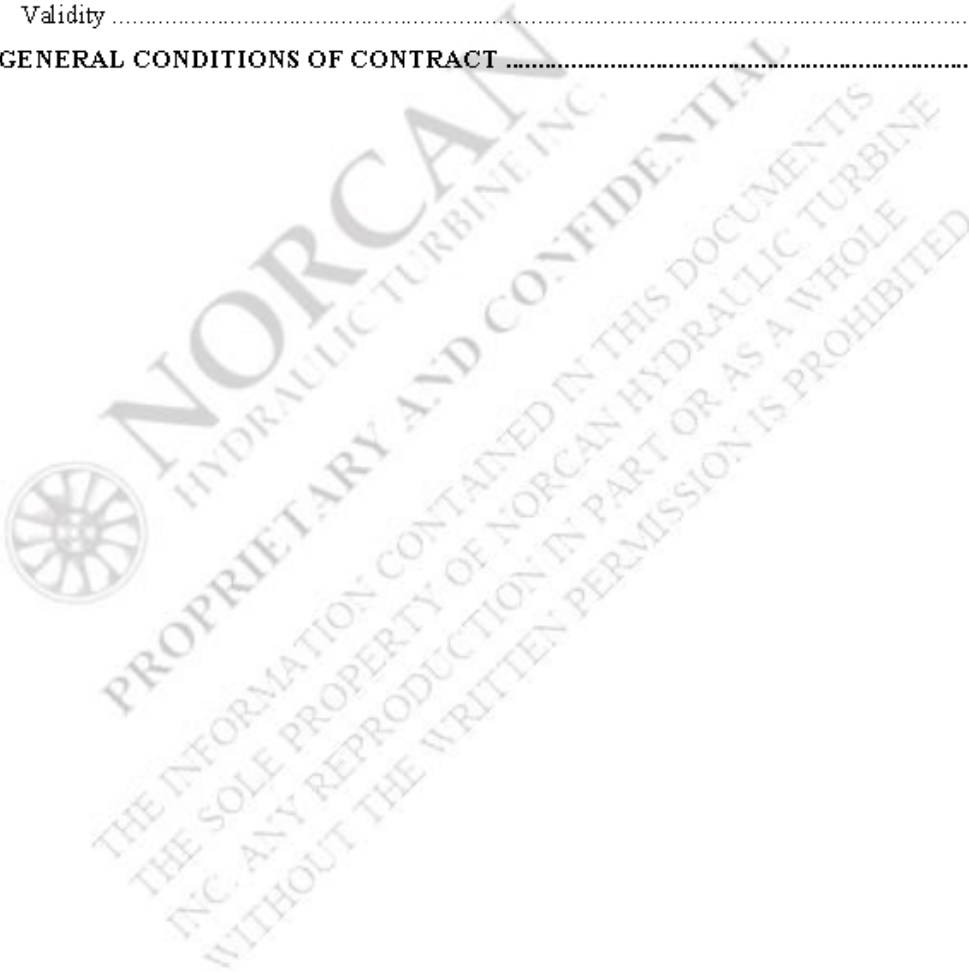
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1.0 GENERAL SUMMARY

1.1 Price Summary

Item	General Description	Qty	Amount (US. Dollar)
1. Equipment Supply	Supply services for one (1) Vertical Francis Runner upgrade 52" Dt and one (1) Vertical Francis Runner upgrade 71" Dt Pricing includes		
	<ul style="list-style-type: none"> 52.0" Dt Vertical Francis Runner (U1) <i>(CF8 Stainless Steel)</i> 	1	\$199,385.00
	<ul style="list-style-type: none"> 71.0" Dt Vertical Francis Runner (U2) <i>(CF8 Stainless Steel)</i> 	1	\$286,225.00
	<ul style="list-style-type: none"> 52.0" Dt Vertical Francis Runner (U1) <i>(44W Carbon Steel)</i> 	1	\$148,425.00
	<ul style="list-style-type: none"> 71.0" Dt Vertical Francis Runner (U2) <i>(44W Carbon Steel)</i> 	1	\$242,025.00
	Shipping		\$2,920.00
	Duties & Taxes Extra (if applicable)		

1.2 Notes

- Electrical engineering and protection study not included.
- Installation not included.
- Wiring/cabling, instrumentation and interconnect not included.
- Civil engineering work not included.
- Dewatering and cofferdams are not included.
- Cranes for offloading and installing the units are not included.
- Duties and Taxes are extra (if applicable)
- Qty 2 Site visits INCLUDED

2.0 DETAILED SCOPE OF SUPPLY

2.1 Runners

The Runners will be a Francis type design, of fabricated construction. The Blades, Crown and Band component material will be ASTM A743 CF8 or CSA G40.21-44W. The Runners will be fabricated, machined and ground in accordance with Norcan manufacturing design standards and tolerances and to meet or exceed IEC standard publication 60193 1999-11. The Runners will be static balanced to meet or exceed the standards of ISO 1940 G6.3. All material certification and heat treatment charts will be supplied. All welding will be performed in conformance with CSA standards W47 and W59. All castings will conform to MSSP55 plus required NDT inspection requirements.



2.2 3D FARO Reverse Engineering



3.0 SCHEDULES

3.1 Delivery Schedule

40 weeks

All delivery times start from the date of acceptance of the order and receipt of the down payment.

3.2 Payment Terms

25% down payment at the award of contract with receipt of the purchase order
75% monthly progress payments ~ TBD

3.3 Validity

Thirty (30) days from the date of issue.



NORCAN
HYDRAULIC TURBINE INC.
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DOCUMENT IS
THE SOLE PROPERTY OF NORCAN HYDRAULIC TURBINE
INC. ANY REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION IS PROHIBITED

4.0**GENERAL CONDITIONS OF CONTRACT**

(Note: Any reference to "Norcan" is a reference to Norcan Hydraulic Turbine Inc.)

Indemnification

Norcan shall indemnify and hold harmless the Customer against all claims, demands, losses, damages and costs, all as finally judicially determined, excluding loss of profit and any punitive, exemplary, indirect, consequential or special losses or damages, whether in contract or in tort or otherwise, by third parties where such claims, demands, losses, damages and costs are:

- (i) attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property;
- (ii) caused by negligent acts or omissions of Norcan or anyone for whose acts Norcan may be liable; and
- (iii) made in writing within a period of two years from the date of delivery to the Customer of each Norcan supplied equipment.

The Customer expressly waives the right to indemnity for claims other than those stated above.

The obligations of Norcan to indemnify hereunder shall be limited to an aggregate amount no greater than the amount payable to Norcan under this Contract hereinafter referred to as the "total Contract price".

The Customer shall indemnify and hold harmless Norcan and Norcan's agents and employees from and against claims, demands, losses, costs, damages, actions, suits or proceedings arising out of Norcan's performance of the work under this Contract which are attributable to a lack of or defect in title or an alleged lack of or defect in title to the place where the Norcan supplied equipment is delivered and, or installed.

Composite

INDUSTRIAL GROUP

4400 Roudebush Lane | PO Box 112 | Batavia, OH 45103
513 732 1123 | 888 732 1125 | Fax: 513 732 1124
Email: Office@CompositeIndustrial.com | CompositeIndustrial.com

6/12/2014 Addendum 2 Final Pricing

4/15/2014 Addendum 1

3/31/2014 Original

Michael Saranen
Hydro Operations
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, Michigan 48197
734-544-3691
msarane@ytown.org

PROPOSAL

This proposal is generated for Michael Saranen and all interested parties at the Charter Township of Ypsilanti on behalf of Randy Van Voorhees (Belzona[®] Technical Consultant).

Description

Composite Industrial Group, Inc. will supply all necessary labor, equipment, supplies and coating in the application of Belzona[®] products on one (1) cast iron Francis Turbine (Hydro Runner) located at Ford Lake in Ypsilanti, Michigan.

Scope of Work

1. All oil, grease and/or contaminants will be removed with an appropriate solvent as per the SSPC-SP 1 standard.
2. All surfaces will be dry abrasive blasted with **Crushed Glass** to meet the requirements of the NACE No. 2/SSPC-SP 10 Near-White Metal standard.
3. Prior to coating, all surfaces will be blown down with clean compressed air and/or vacuumed and flushed clean with an appropriate solvent.
4. **Belzona[®] 1311 (Ceramic R-Metal)** will be used to repair or resurface any areas found to be heavily pitted or deteriorated.
5. **Belzona[®] 1341 (Supermetalglide)** will be brush, roller and/or airless spray applied as a two (2) coat system of 16-20 mils total DFT.
6. All materials will be thoroughly mixed and applied following the manufacturer's current written specifications. All applied materials will be inspected for uniformity/finish and will be allowed to cure as directed by the manufacturer's current written specifications.

Time Line

The entire application is estimated to take eight (8) uninterrupted days.

A. Price to Complete – Francis Turbine	<u>\$ 38,029⁰⁰</u>
Belzona[®] Materials	\$ 13,738⁰⁰
Labor and Equipment	\$ 24,291⁰⁰
B. Price to Complete – Plates and Gates [Top and bottom plates + stationary gates]	<u>\$ 13,873⁰⁰</u>
Belzona[®] Materials	\$ 4,710⁰⁰
Labor and Equipment	\$ 9,163⁰⁰
C. Price to Complete – Wicket Gates	<u>\$ 7,140⁰⁰</u>
Belzona[®] Materials	\$ 3,657⁰⁰
Labor and Equipment	\$ 3,483⁰⁰
D. Total Price to Complete – Entire Job	<u>\$ 59,042⁰⁰</u>
Belzona[®] Materials	\$ 22,105⁰⁰
Labor and Equipment	\$ 36,937⁰⁰

Final pricing is based on actual square footage measured on our June 10th, 2014 site visit. If our work is stopped or delayed by anyone other than Composite Industrial Group, Inc., additional costs will be incurred and may require additional billing.

Warranty

One (1) year warranty for labor and materials.

Quality Control

Composite Industrial Group, Inc. is an authorized applicator for many industrial and commercial coating manufacturers. We only employ skilled and qualified blasters and painters who are thoroughly experienced in this field of specialized work. All employees are routinely trained for jobsite safety as well as completing periodic skill training assessments. A competent supervisor will be onsite at all times to ensure the application is done correctly and completed on time.

Composite Industrial is trained by NACE International regarding coating inspection and we regularly analyze and inspect our work to ensure a quality finished product. Photos of the project may be taken before, during and upon completion as part of our quality control and record keeping procedures.

Customer Responsibilities

- Allow full, uninterrupted access to the entire Francis Turbine (Hydro Runner) for approximately eight (8) days with an allowance for extended working hours, as needed.
- Allow sufficient room for staging a portable, diesel-powered air compressor and related blasting equipment at the jobsite.
- Removal of any unnecessary equipment or supplies from the immediate area.
- Removal of floor grating and operation of overhead crane or route hoses through generator to position equipment and supplies near the work site.
- Supply qualified personnel and equipment to meet all requirements for confined space entry.
- Allowance to leave all spent blasting media (Crushed Glass) onsite with no requirements for reclamation.
- Supply suitable dumpsters or bins for job related trash.
- Supply 120 volt electricity (minimum of two circuits) for abrasive blasting & coating operations.

Supporting Documents

- Crushed Glass (Blasting Media) – product information
- Belzona[®] 1311 (Ceramic R-Metal) – product information
- Belzona[®] 1341 (Supermetalglide) – product information

If you have any further questions or comments regarding this proposal, please feel free to call our office at (513) 732-1123. We look forward to working with you!

Sincerely,



Tony Parrott
Assistant Manager
NACE Coating Inspector Level 2-Certified (#28681)
tparrott@compositelandustrial.com

cc: Randy Van Voorhees

Clean and epoxy coating of Ford Lake Dam large hydro turbine rotor quotation

From : Ted Corbeill <tcorbeill@CorrosionFluid.com>

Fri, May 09, 2014 09:21 AM

Subject : Clean and epoxy coating of Ford Lake Dam large hydro turbine rotor quotation

To : Mr. Michael Saranen <msarane@ytown.org>

Cc : Stan Samuelsen <ssamuelsen@CorrosionFluid.com>

Michael,

Following is our proposed work scope and supply to perform the cleaning and epoxy coating of your large hydro turbine at the Ford Lake Dam.

The following conditions are to exist before work is started: the turbine isolation valve on the lake side will be closed and as much water as possible diverted to floor drain. The confined space team will be supplied by Ypsilanti Township. The confined space will have been ventilated and tested for safe entry by Ypsilanti Township. Air quality monitoring, retracting equipment (not including personal harnesses), and safety monitor will be provided by Ypsilanti Township.

Proposed Work Scope:

- Crew will provide necessary equipment and blast all exposed, accessible areas of the large turbine runner to prepare for epoxy coating.*
- A Belzona technician will inspect the surfaces and evaluate if surface is acceptable for coating, and whether there are damaged areas that require build up before the epoxy coating
- Any damaged areas will be restored with Belzona 1311 Super Metal epoxy
- The flow areas of the large turbine runner will then be coated as follows:
 - o One coat of Belzona 1321epoxy
 - o Two coats of Belzonal 1341 epoxy

Area will be cleaned and restored.

The work scope listed will be performed in five working days with hours being 7:30 a.m. – 4:00 p.m.

Working days defined as Monday thru Friday, excluding any recognized holidays.

We estimated the surface area of the turbine runner to be 450 sq. ft. and we are proposing our work scope and materials will cost \$171 per square foot for a projected total of \$ 76,950.



14-B DISTRICT COURT

7200 SOUTH HURON RIVER DRIVE
YPSILANTI, MICHIGAN 48197-7099

CRIMINAL/TRAFFIC (734) 483-1333
CIVIL (734) 483-5300
FAX (734) 483-3630



HON. CHARLES POPE
DISTRICT COURT JUDGE

MARK W. NELSON
MAGISTRATE

Purchase Authorization Request

Request to purchase an FTR Reporter System to record court proceedings, in the amount of \$19,490.00 and to purchase additional shelving for the file room, in the amount of \$5,826.00, budgeted in line item #236.136.000.977.000

Board of Trustees, Charter Township of Ypsilanti

Ladies and Gentlemen,

The 14B District Court comes before you with the following purchase authorization requests.

1. **Digital Recording Equipment**

The Court is required to maintain a verbatim record of Court proceedings (see Michigan Court Rule 8.109). Currently the court utilizes analog recording equipment to create the required record. This technology is now virtually obsolete. The cost of cassette tapes continues to rise due to fewer users of the technology.

The currently accepted technology for making a record of court proceedings is digital recording. 14B District Court is the only court in Washtenaw County using analog equipment and cassette tapes to record courtroom proceedings. The Court believes now is the time to transition to digital recording equipment. As indicated above, the current recording system is operating on outdated equipment. The concern is that if the equipment fails it will be difficult to find a source for replacement parts and repair services. Due to the requirement that there be a verbatim record of most court proceedings, without a ready ability to repair equipment court cannot be held.

The Court has approached the Washtenaw County IT Department for a solution to this issue. After consulting with County IT it was determined that the appropriate solution would be for the 14B District Court utilize the same recording platform that the 14A District Court uses. This system is FTR Reporter. The primary advantages of single sourcing this system purchase are that our court recorders are familiar with FTR and that County IT has been supporting this platform for a number of years.

The 14B court recorders are experienced with this equipment as they often record at 14A District court at Preliminary Exams and weekend arraignments. There would be no cost or downtime associated with training.

County IT has been supporting this platform for a number of years with 14A District Court. Since the 14B District Court utilizes the County IT department for its IT needs it is their request that we continue with a platform that is known to them to ensure consistency of software and maintenance needs. In addition, storage of digital recording is available on the County servers giving the Court ready access to backup data if there is a failure locally.

Attached is a quote for digital recording equipment, software, installation, support and data storage to convert the 14B District Court from the antiquated analog tape system currently in service. This quote is to convert both courtrooms. For the above stated reasons the court is requesting that the Board of Trustees approve the purchase and installation of the FTR Reporter digital recording system as a single source bid along with a budget amendment increasing the Court's budget to allow for this purchase.

2. **File Storage Room Shelving**

The 14B District Court is also requesting the purchase of additional shelving units for the Courts file storage room. When the file storage room was originally built and shelves installed additional room was left for future installation of additional shelving units. Michigan Court Rules require the Court to maintain file storage for record keeping purposes. The Court has used all of the existing shelving and is in need of additional shelving to continue to store files.

Attached are two quotes for the purchase, delivery and installation of shelving units giving the Court additional storage needed to continue to store files (a third quote was requested, but not responded to). The Court is requesting that this purchase be approved and a budget amendment increasing the Court's budget to allow for this purchase.



DSS Corporation

18311 W. 10 Mile Road, Suite 200, Southfield, MI 48075

Phone: 1-888-305-3428
<http://www.dss-corp.com>

Fax: 1-248-569-6567
E-mail: info@dss-corp.com

April 21, 2014

Dear Mr. Nelson,

As requested, attached is my quote for the (2) FTR systems at the 14-B District Court.

Please see attached quote and if you have any questions, do not hesitate to call. Once again, thank you for your time and I look forward to hearing from you.

Thank you,

Kevin Young

Kevin Young
Digital Court Specialist
DSS Corporation



DSS Corporation

18311 W. 10 Mile Road, Suite 200, Southfield, MI 48075

Phone: 1-888-305-3428
<http://www.dss-corp.com>

Fax: 1-248-569-6567
E-mail: info@dss-corp.com

QUOTE
FOR
14-B DISTRICT COURT

2- FTR Reporter 5.6 4-Channel Recording Software – Includes:

- Log Notes (Electronic Notes)
- Confidence Monitoring
- Rapid duplication of selected portions of recording
- Consolidated Interface for recording, note-taking and playback
- Save Recording as an audio CD or choose to put on Network
- Includes The Record Player (transcription software)

\$6,990.00

(2) - DMX 8 Audio Mixer	\$2,295.00/ea	\$ 4,590.00
(12) Microphones for Recording	\$160.00/ea	\$1,920.00

Installation and Training	\$ 300.00/ea room	\$600.00
---------------------------	-------------------	----------

TOTAL INVESTMENT \$ 14,100.00

Warranty: (1) Year Parts, Labor and software support

Additional Yearly Maintenance	\$2015.00/yr
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Item	Who	Notes	Setup	Annual
Software Purchase	14B to DSS	14 pays purchase and future replace/upgrade	\$ 6,990.00	
Hardware Purchase	14B to DSS		\$ 6,510.00	
Hardware Setup - Courtroom	14B to DSS	14 pays purchase and future replace/upgrade	\$ 600.00	\$ 2,015.00
PC for FTR	14B to County	14 pays purchase and future replace/upgrade	\$ 2,200.00	
Data Storage	14B to County	100G @ \$20,000/TB including backup	\$ 2,000.00	\$2,000
Project Management and Oversight	14B to County	6 hours/year @85/hr	\$ 510.00	
Tech Support/Incident Response	14B to County	4 incidents, 4 hr ea @\$85/hr (pro-rate for 6mo in 2014)	\$ 680.00	\$ 1,360.00
Backup on AppAssure	14B to County	Desktop snapshot - included in disk charge		
Software Installation	14B to County	Included in yr 1 incidents		
Spares	14B	14 pays purchase and future replace/upgrade		
Business Continuity Plan	14B	14 pays purchase and future replace/upgrade		
			\$ 19,490.00	\$ 5,375.00

Prepared By: _____ Quote #: 052014LN0315 Acct #: _____

Contact Name: _____ Phone #: _____ Fax #: _____

BILL TO:		SHIP TO:	
Customer Name: YPSILANTI TOWNSHIP	Address ID: _____	Seq: _____	
Address:	Address: _____		
City, State, Zip	City, State, Zip _____		

	Mfg	SO	Model # / SKU	Description	Qty	List Price	Sell Price	Ext Sell
1	HON	*	H626N.L	SHELF FILE OPEN, PUTTY	23	\$905.00	\$452.50	\$10,407.50
2								\$0.00
3								\$0.00
4				LEAD-TIME: 3-5 WEEKS				\$0.00
5								\$0.00
6								\$0.00
7								\$0.00
8				NIPA-INSTALLED				\$0.00
9								\$0.00
10								\$0.00
11								\$0.00
12								\$0.00
13								\$0.00
14								\$0.00
15								\$0.00
16								\$0.00
17								\$0.00
18								\$0.00
19								\$0.00
20								\$0.00
21								\$0.00
22								\$0.00
23								\$0.00
24								\$0.00
25								\$0.00
26								\$0.00
27								\$0.00
28								\$0.00
29								\$0.00
30								\$0.00

* SO - DENOTES SPECIAL ORDER PRODUCT
 * SPECIAL ORDER PRODUCT IS NON-RETURNABLE
 * SPECIAL ORDERS CAN NOT BE CANCELLED
 * OD STOCK PRODUCT WILL BE DELIVERED AND INVOICED
 SEPERATELY FROM SPECIAL ORDER PRODUCT

Product Total:	\$10,407.50
Inbound Freight/Fuel Charge	\$0.00
OD Delivery Fee:	\$0.00
Installation:	\$0.00
Quote Total: (Page 1 & 2)	\$10,407.50
(Does not include any applicable taxes)	

Comments: _____

Customer Acceptance Signature: _____ Date: _____

QUOTE

Ann Arbor Office Works, LLC
 -We help you work better-

7971 Ann Arbor St
 Dexter, MI 48130
 734 777-1030
 mlittle58@msn.com

INVOICE NO. 20141030
 DATE April 23, 2014
 CUSTOMER ID Ypsilanti Township-14 B Court

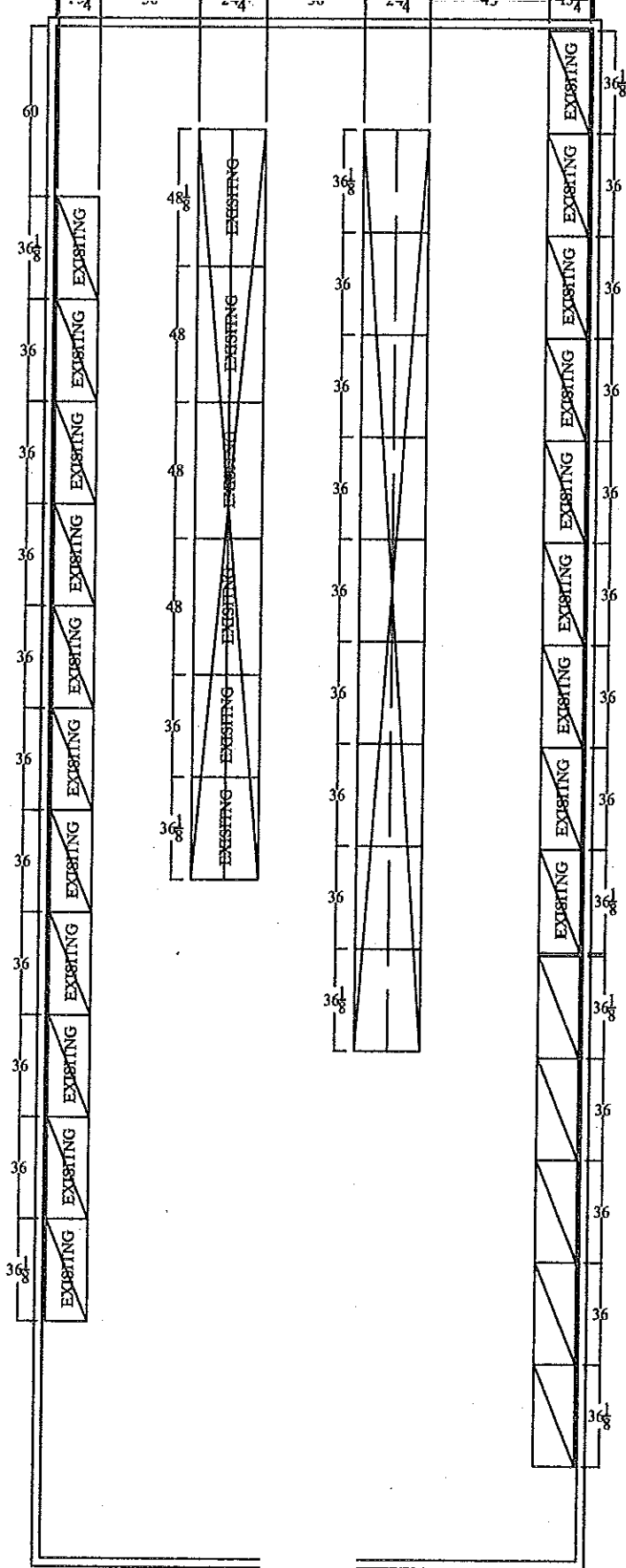
TO Ypsilanti Township
 Attn: Mark Nelson
 7200 Huron River Drive
 Ypsilanti, MI 48197
 734 483-6343

SALESPERSON	JOB	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Matt Little					50% down, Balance upon installation	

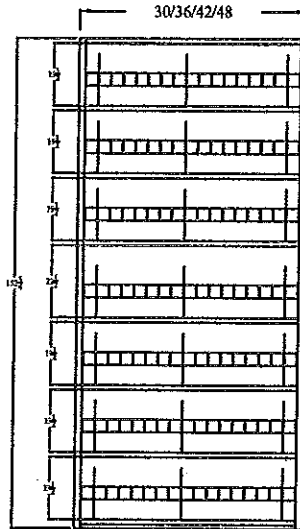
QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1.00	Qte 65744	Metal Open File Shelving, to add five single side units & nine double sided units to existing file room	4,448.00		4,448.00
		Shelving Color: _____			
1.00	Install	Receive, Deliver & Install	728.00		728.00
1.00	Freight estimate	Incoming freight is estimated to be approx. \$650.00. Actual amount will be adjusted at time of delivery	650.00		650.00
TOTAL DISCOUNT					
				SUBTOTAL	\$ 5,826.00
				SALES TAX	0%
				TOTAL	\$ 5,826.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions stated below.



76.375" UPRIGHTS
8 SHELVES/
7 OPENINGS
SHS SUPPORTS



3 FILE DIVIDERS
PER OPENING

ennsco
Storage Made Easy

PHONE
(800) 822-4000

FAX
(615) 740-7054

OFFICE: ANN ARBOR OFFICE WORKS

SALESPERSON:

JOB NAME:

DATE:
04-17-14

SCALE
NTS

QUOTE / DRAWING #
65744-A

DRAWN BY:
JLC

APPROVED BY:

SIGNATURE: _____

PRINT
NAME:

DATE: / /

EMPTY SYSTEM WEIGHT: XXXXX

SYSTEM L.R.L.: XXXXX

EST. MEDIA WEIGHT: XXXXX

LETTER FILES @ 2 LBS/L.F.I.: XXXXX

EST. TOTAL SYSTEM WEIGHT: XXXXX

LEGAL FILES @ 2.5 LBS/L.F.I.: XXXXX

SHELVING COLORS: SAND LIGHT GREY OTHER

CARRIAGE COLORS: SAND LIGHT GREY BLACK

END PANEL COLORS: LPL CALAMARE (COMPLIMENTS SAND SHELVING)
LPL FOLKSTONE (COMPLIMENTS LIGHT GREY SHELVING)
OTHER

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

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Director of Residential Services

DATE: July 7, 2014

RE: Non-motorized trail –overlay

Please find attached a quote from the Pavex Corporation for additional work to what they are already doing on the Textile non-motorized trail.

From Ford Heritage Park –eastward, there are 3 sections where significant trip hazards and wash-outs occur that need repair. While meeting with Pavex during the kick-off meeting for the installation of the Textile Path, I asked them to provide a price for this work to remedy the problems.

Please authorize the expenditure of \$19,356 to authorize Pavex to do this work in the area specifically in front of Teddy Bear Day Care, westward to Ford Heritage Park as noted in the price quote.

This will be paid out of account #212.970.000.997.000.



Site Work • Underground Utilities • Asphalt Paving

06/19/14

Charter Township of Ysplanti
7200 S. Huron River Dr
Ypsilanti, MI 48197
ATTN: Mr. Jeff Allen, Director

RE: Textile Pathway

Dear Mr. Allen,

As requested we are providing you a cost of miscellaneous pathway repairs.

1. 139 LF x 10'
Install 2 butt joints in the pathway
Level area where you remove roots
Furnish and install 2" thick asphalt wearing surface
\$3,418.00

2. 750 LF x 10'
Install 3 butt joints
Furnish and install 2" thick asphalt wearing surface
\$11,980.00

1. Pipe work
Remove end section
Install 32 LF pipe extension
Using 24" diameter concrete pipe
Restore with topsoil seed and mulch
\$3,958.00

Grand Total \$19,356.00

Thank you for the opportunity to be of service. Please call with any questions.

Sincerely,

Tom Morrison

2654 Van Horn Road
Trenton, MI 48183
734-676-6220, telephone
734-818-1685, fax
pavexco@gmail.com

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Memorandum

To: Board of Trustees
From: Ron Fulton, Building Director
Date: July 7, 2014
Subject: Request for authorization to award bid for the interior construction phase of the Law Enforcement Center Renovation Project to A&R Total Construction in the amount of \$132,353 budgeted in account 101-970.000-975.266.

As you are aware, the Township Board authorized a Request for Quotes for the former State Police Post at 1501 S. Huron St., now known as the Ypsilanti Township Law Enforcement Center, at the June 17 meeting. Following approval of the RFQ, invitations were sent out to several local contractors: Sachse, Midwest Pro Painting, Wiltec Electrical, Belfor, Phoenix, Acoustical Ceilings and Partition, Harper Electric and Shamrock Floors. Additionally, the specifications were sent to Ron Motzinger for sharing with the local unions; as well, they were sent in to the Dodge Report, an online resource for contractors. A walk through was conducted on June 30, 2014 from 9:00am to Noon. Fourteen separate contractors signed in to bid.

Bids were received and read aloud on Monday, July 7, 2014. Bids were received from three general contractors and three subcontractors. Only subcontractors Shamrock Flooring, Midwest Pro Painting and Harper Electric submitted bids; without bids from every discipline, it is impossible to put together a full package of subcontractors for performing this job.

The three bids from general contractors came in as follows:

O'Neal	\$224,715
A&R Total	\$132,353
Denney Construction	\$115,665

Both O'Neal and A&R Total are well known companies, both of which were on the invitation list. Denney Construction has been around for approximately 15 years but has had little dealings with the Township.

In conducting follow up interviews, Mr. Denney was unable to offer any contacts and references for recent work completed. Additionally, I noted a problem in the electrical portion of the bid as part of the Denney Construction submittal. As part of the bid pack, I requested bids for the replacement of 5 electrical panel inserts. Typical costs are estimated at \$800 per panel. Denney Construction bid this at \$750 total for all 5 panels. I inquired as to the accuracy of this bid, (as I know 5 panels cannot be completed for this amount). Mr. Denney reached out to his electrician, who was out of town, and asked if his electrician could come to the building and observe

conditions of the panels first hand for the first time. Mr. Denney's electrician would not be available until July 14 to view the conditions of the panels for the first time. As the bids were already closed for this project, I could not allow this to occur.

Though I offer no judgment as to Denney Construction's ability to complete the work satisfactorily, I do want to do business with a company that has a proven track record with the Township. Both A&R Total and O'Neal are proven contractors. A&R Total Construction's bid was substantially lower than O'Neal's bid. A&R Total Construction satisfactorily completed the demolition work at the Law Enforcement Center as well as a multitude of other projects within the Township that have all received favorable inspection results. They have been in business for approximately 40 years and are based in Ypsilanti.

I therefore respectfully request that the Board authorize awarding the bid to A&R Total Construction in an amount not to exceed \$132, 353. This expenditure is budgeted in General Fund Capital Outlay account 101-970.000-975.266.