

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE MARCH 3, 2015 REGULAR MEETING**

Supervisor Stumbo, called the meeting to order at approximately 7:13 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, Mike Martin and Scott Martin

**Members Absent:** Trustee Jean Hall Currie

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC COMMENTS**

Emmanuel Jones, Township Resident and Executive Director of Mentor 2 Youth briefly described an upcoming annual bowling tournament, which was a fundraiser to help support the group's after-school programs, which were in the process of expanding to include more programming in Ypsilanti Township. He stated they were able to raise about \$2,500 last year with a group of 65 bowlers and their goal was to double that this year.

**CONSENT AGENDA**

**A. MINUTES OF THE FEBRUARY 17, 2015 WORK SESSION AND REGULAR MINUTES**

**B. STATEMENTS AND CHECKS**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the Consent Agenda. The motion carried unanimously.**

**ATTORNEY REPORT**

Attorney Winters stated he would give a General Legal Update at the next regularly scheduled Board Meeting.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> READING OF RESOLUTION 2015-2, PROPOSED ORDINANCE NO. 2015-443, AMENDING THE CODE OF ORDINANCES, CHAPTER 66 ENTITLED VEGETATION (1<sup>ST</sup> READING HELD AT THE FEBRUARY 17, 2015 REGULAR MEETING)**

Clerk Lovejoy Roe read Resolution No. 2015-2 into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve 2<sup>nd</sup> Reading of Resolution No. 2015-2, Ordinance No. 2015-443, Amending the Code of Ordinances, Chapter 66 Entitled Vegetation (see attached).**

**CHARTER TOWNSHIP OF YPSILANTI  
MARCH 3, 2015 REGULAR MEETING MINUTES  
PAGE 2**

The motion carried as follows:

**Eldridge: Yes                  Scott Martin: Yes                  Stumbo: Yes  
Clerk Lovejoy Roe: Yes          Treasurer Doe: Yes          Mike Martin: Yes**

**2. RESOLUTION 2015-3, VEGETATION ENFORCEMENT  
ADMINISTRATIVE FEE (TABLED AT THE FEBRUARY 17, 2015 MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to remove from table Resolution 2015-3, Vegetation Enforcement Administrative Fee.**

The motion carried as follows:

**Eldridge: Yes                  Scott Martin: Yes                  Stumbo: Yes  
Clerk Lovejoy Roe: Yes          Treasurer Doe: Yes          Mike Martin: Yes**

Clerk Lovejoy Roe read Resolution No. 2015-3 into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Mike Martin to adopt Resolution 2015-3, Vegetation Enforcement Administrative Fee (see attached). The motion carried unanimously.**

**3. REQUEST TO RECONSIDER MAJESTIC LAKES PD STAGE 1  
AMENDED PRELIMINARY SITE PLAN**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Mike Martin to follow Planning Director Joe Lawson's recommendation to refer Majestic Lakes PD Stage 1 Amended Preliminary Site Plan to the Planning Commission with conditions as outlined in Joe Lawson's Memo to the Board, dated February 26, 2015.  
The motion carried unanimously.**

**NEW BUSINESS**

**1. BUDGET AMENDMENT #4**

Clerk Lovejoy Roe read Budget Amendment #4 into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #4 (see attached).**

Trustee Scott Martin suggested building a "lean too" to protect vehicles from the elements and asked if there was a way to take care of this before Carl Girbach left.

Carl Girbach, Public Services Director stated he had drawn up some plans to be developed to build a "lean too" on the existing pole barn at the garage, as well as a stand-alone structure. He said he had suggested a carport for the new tractor last year, but there had been no funds available. Mr. Girbach stated his willingness to work on the project.

Supervisor Stumbo and Trustee Scott Martin asked Mr. Girbach to bring a plan back to the Board.

Clerk Lovejoy Roe asked about leasing an empty building, some discussion followed.

**The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
MARCH 3, 2015 REGULAR MEETING MINUTES  
PAGE 3**

**2. RESOLUTION NO. 2015-4, ADOPTION OF HOUSING AFFORDABILITY AND ECONOMIC EQUITY ANALYSIS FOR WASHTENAW COUNTY**

Clerk Lovejoy Roe read Resolution No. 2015-4 into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the adoption of Housing Affordability and Economic Equity Analysis for Washtenaw County (see attached). The motion carried unanimously.**

Supervisor Stumbo stated Pittsfield Township, Ann Arbor City and Ypsilanti City have all adopted this resolution. She stated work on this would begin immediately and some policies could be instituted by the County to help us attain this goal. She reported Ypsilanti Township had 18% poverty and Ypsilanti City had 29.8%, which pointed to the urgency in this matter.

**OTHER BUSINESS**

Trustee Eldridge provided a brief update regarding the Ypsilanti National Little League. He stated he had met with them a month ago and they had requested to build a structure over their dugout at Harris Road Park. He said they had to go before the Park Commission, since it was Township property and the Park Commission had approved their request and had appointed a three-person committee to meet with Little League representatives to address some other concerns. Mr. Eldridge requested two or three Board Members to sit in on those discussions.

Trustee Eldridge reported Ypsilanti Pride would be using Harris Road Park on May 16, 2015 for one of their Clean-up sites. He added the Little League would be hosting their normal clean-up on April 11, 2015 from sunrise to dusk.

Trustee Eldridge stated he hoped Trustees Scott and Mike Martin would be willing to meet with the Little League due to past involvement and enthusiasm and they agreed to do so.

**AUTHORIZATIONS AND BIDS**

- 1. REQUEST OF CARL GIRBACH, PUBLIC SERVICES SUPERINTENDENT FOR AUTHORIZATION TO PURCHASE VEHICLES FOR VARIOUS DEPARTMENTS INCLUDING A FORD TRANSIT 250XL IN THE AMOUNT OF \$25,914.00, A FORD F-250 4X4 WITH DUMP BOX IN THE AMOUNT OF \$32,289.00, A FORD F-250 4X2 IN THE AMOUNT OF \$24,690.00 AND A TANDEM DUMP TRAILER IN THE AMOUNT OF \$7,000.00 ALL BUDGETED IN LINE ITEM #595.595.000.985.000**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to authorize the purchase of vehicles for various Departments including a Ford Transit 250XL in the amount of \$25,914.00, a Ford F-250 4X4 with Dump Box in the amount of \$32,289.00, a Ford F-250 4X2 in the amount of \$24,690.00 and a Tandem Dump Trailer in the amount of \$7,000.00 all budgeted in line item #595.595.000.985.000 through the MI Deal.**

Trustee Scott Martin asked if the trailer would be used in all departments.

Carl Girbach stated different departments would share the use of the trailer.

**The motion carried unanimously.**

**ADJOURNMENT**

**CHARTER TOWNSHIP OF YPSILANTI  
MARCH 3, 2015 REGULAR MEETING MINUTES  
PAGE 4**

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

The meeting adjourned at approximately 7:36 P.M.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# CHARTER TOWNSHIP OF YPSILANTI

## RESOLUTION NO. 2015 – 2

### *Amending the Charter Township of Ypsilanti Code of Ordinances, Chapter 66 entitled Vegetation*

**Whereas**, the Charter Township of Ypsilanti (“Township”) Ordinance 66-31 requires property owners to maintain grass, weeds and other vegetation to a maximum height of seven inches (7”); and

**Whereas**, the Township Ordinance 66-32 authorized the Commissioner to enforce the vegetation Ordinance by authorizing an agent to cut grass or noxious weeds in excess of seven inches (7”) and charge the property owner with the costs of the mowing plus a 15% administrative fee; and

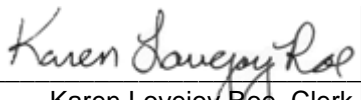
**Whereas**, the Township’s Office of Community Standards’ records show that the 15% administrative fee does not cover the actual administrative costs sustained by the Township in processing mowing complaints, mowing inspections, written reports, coordination with contract mowers and billing notices; and

**Whereas**, amending the Ordinance to permit newspaper publication of the annual mowing notice in April will provide the Township with an additional month to prepare such notices for newspaper publication; and

**Whereas**, amending the Ordinance to provide that the administrative costs assessed against property owners will be determined by resolution of the Township Board will enable the Township to set an annual administrative fee rate which is directly based on the actual administrative costs sustained by the Township in monitoring and enforcing the seven inch (7”) vegetation limit;

**Now therefore**, be it resolved that Ordinance 2015- 443 is hereby adopted by reference.

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. 2015-2 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 3, 2015.

  
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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# CHARTER TOWNSHIP OF YPSILANTI

## ORDINANCE NO. 2015 - 443

*An Ordinance to Amend the Charter Township of Ypsilanti  
Code of Ordinances, Chapter 66 entitled Vegetation*

The Charter Township of Ypsilanti hereby ordains that the Charter Township of Ypsilanti Code of Ordinances, Chapter 66 entitled Vegetation, is amended as follows:

**Delete: In its entirety, Section 66-31 entitled Grass and weeds and**

**Delete: In its entirety, Section 66-32 entitled Enforcement.**

**Add: The following new provisions to Chapter 66 Vegetation:**

### **Sec. 66-31. - Grass and Weeds.**

It shall be the duty of all owners of any residential, developed, subdivided or landscaped areas, including vacant properties that adjoin such areas, to cut or destroy any grass, noxious weeds or other vegetation found growing on such land before it reaches an average height of seven inches. In other areas situated within close proximity to an occupied structure and when deemed necessary to protect the health, safety and welfare of citizens, such vegetation may be maintained at an average height of less than ten inches.

The commissioner may designate natural areas where such vegetation may be permitted to grow in excess of ten inches without causing blight, creating a nuisance or compromising the safe and sanitary maintenance of nearby dwellings, commercial and industrial buildings.

Annually, a notice shall be published in a newspaper of general circulation during the month of April indicating that if grass, weeds and other vegetation are not cut or destroyed by Memorial Day and thereafter maintained according to these standards during the growing season, they may be cut or removed by the township and the costs charged against the property as described in section 66-32.

### **Sec. 66-32. - Enforcement.**

If private property or a lawn extension is not maintained as required by this article, the commissioner may have the work done to bring the property or lawn extension into compliance. The notice provided for enforcement of sections other than section 66-31 shall be sent to the address of the owner as shown on the assessor's records at least five days prior to commencing the work. If an immediate hazard to public safety occurs, no prior notice shall be necessary. The actual costs of the work needed to bring property or a lawn extension into compliance, together with an administrative fee as determined by resolution of the Township Board, shall be billed to the owner. If this amount is not paid within 45 days, it shall be a special assessment against the property as provided in this Code. The supervisor shall add such expense to the tax roll on such lands, and such shall become a lien against such lands and be enforced in the same manner as provided by the laws of the state for general property taxes.

**Severability**

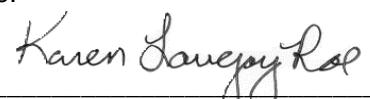
Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or enforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force and effect.

**Effective Date and Repeal of Conflicting Ordinances**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

This ordinance shall take effect after publication in a newspaper of general circulation as required by law.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2014-443 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on March 3, 2015 after first being introduced at a Regular Meeting held on February 17, 2015. The motion to approve was made by member Roe and seconded by member S. Martin. Yes: Mike Martin, Eldridge, Scott Martin, Stumbo, Roe, Doe. ABSENT: Currie NO: None. ABSTAIN: None.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

Published: Thursday, March 12, 2015

# CHARTER TOWNSHIP OF YPSILANTI

## RESOLUTION NO. 2015 – 3

### Vegetation Enforcement Administrative Fee

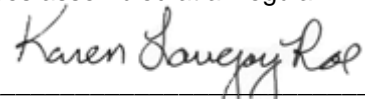
**Whereas**, the Township Board has adopted Ordinance 2015-443 which provides for administrative fees to enforce the Code of Ordinances Sec. 66-31, pertaining to nuisance vegetation. The fees recover the Township's cost of inspections, record keeping and collections above and beyond the cost of perform mowing services.

**Now Therefore, Be it resolved**, that the following fee schedule is adopted:

#### VEGETATION ENFORCEMENT FEE

\$50.00 per completed enforcement event

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. 2015-3 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 3, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti



**CHARTER TOWNSHIP OF YPSILANTI  
2015 BUDGET AMENDMENT #4**

March 3, 2015

**101 - GENERAL OPERATIONS FUND**

**Total Increase \$8,200.00**

Increase budget for non assessment Cameras in Harris Park (2), Tyler/Redwood Catwalk (1), and for main station. The 3 cameras in the park areas and catwalk are approximately \$1,800 each and the main station is approximately \$2,800 annually. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$8,200.00
			<u>\$8,200.00</u>
		<b>Net Revenues</b>	<b><u><u>\$8,200.00</u></u></b>
Expenditures:	Camera - Non Assessment	101-956-000-925.000	\$8,200.00
			<u>\$8,200.00</u>

**266 - LAW ENFORCEMENT FUND**

**Total Increase \$45,000.00**

Increase budget for Huron Law Enforcement Station Capital Outlay to complete the improvement project started in 2014. This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Appropriation	266-000-000-699.000	\$45,000.00
			<u>\$45,000.00</u>
		<b>Net Revenues</b>	<b><u><u>\$45,000.00</u></u></b>
Expenditures:	Cap Outlay - Huron Police Station	266-301-000.975.266	\$45,000.00
			<u>\$45,000.00</u>
		<b>Net Expenditures</b>	<b><u><u>\$45,000.00</u></u></b>

**595-MOTORPOOL FUND**

**Total Increase \$90,000.00**

Increase the budget for the purchase of (3) vehicles and dump box to replenish fleet not to exceed \$90,000 for use of various departments. (Ford Transit 250XL, Ford F-250 4x4 with dump box, Ford F-250 4x2, Tandem Dump Trailer). This is funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Appropriation	595-000-000-699.000	\$90,000.00
			<u>\$90,000.00</u>
		<b>Net Revenues</b>	<b><u><u>\$90,000.00</u></u></b>
Expenditures:	Capital Outlay/Vehicles	595-595-000-985.000	\$90,000.00
			<u>\$90,000.00</u>
		<b>Net Expenditures</b>	<b><u><u>\$90,000.00</u></u></b>

Motion to Amend the 2015 Budget (#4):

Move to increase the General Fund budget by \$8,200 to \$7,859,035 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$45,000 to \$6,690,573 and approve the department line item changes as outlined.

Move to increase Motor Pool Fund budget by \$90,000 to \$312,671 and approve the department line item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI**

**RESOLUTION NO. 2015 – 4**

**ADOPTION OF HOUSING AFFORDABILITY AND  
ECONOMIC EQUITY – ANALYSIS  
FOR WASHTENAW COUNTY**

**WHEREAS**, the Washtenaw County Office of Community and Economic Development undertook an analysis of housing market conditions throughout the community, with support from the City of Ann Arbor, the U.S. Department of Housing and Urban Development and the Ann Arbor Downtown Development Authority; and

**WHEREAS**, the report from that analysis provides information from stakeholder interviews, surveys, and data analysis describing a widening imbalance in the housing markets of Washtenaw County, and particularly the urbanized area; and

**WHEREAS**, the report provides findings as well as targets and implementation strategies that can be considered to improve the balance of markets and the access of lower income households throughout the community; and

**WHEREAS**, the Ypsilanti Township Board of Trustees is committed to promoting those policies that create resiliency, promote equity, and improve opportunity for households of all income levels throughout the County.

**NOW THEREFORE BE IT RESOLVED** that Ypsilanti Township hereby adopts the Housing Affordability and Equity – Analysis for Washtenaw County; and

**BE IT FURTHER RESOLVED** that the Board of Trustees commits to advancing the goals of this analysis to promote balance in the County's housing market through policy and resource allocations, partnerships and collaborations throughout the County, and through a goal of providing services to all County residents, inclusive of the most vulnerable; and

**BE IT FURTHER RESOLVED** that the Board of Trustees supports the identification and/or designation of a regional workgroup or structure that will advance and annually review the status of goals identified on this report and requests that the Office of Community and Economic Development regularly report on progress to the Board of Trustees and the community at large.

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. 2015-4 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on March 3, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti