

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE AUGUST 18, 2015 REGULAR MEETING**

Supervisor Stumbo, called the meeting to order 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 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**

Resident Larry Williams, stated he was opposed to the township assessment for the security cameras.

Greg Pratt, of Ann Arbor, expressed concerns about the Board approval of Majestic Lakes regarding limitations on rental properties.

Caleb Poirier, of Ann Arbor, said he represents an organization which is called "Mission" and works with the homeless. He expressed concerns about the Board approval of Majestic Lakes regarding limitations on rental properties.

Resident Monica Ross-Williams said she and Michael White were representing Equal at the Box and Fathers of Hope. She read a letter stating they would like to host along with Fathers of Hope an Ypsilanti Area Unity March. She explained the Father of Hope mission was to unite local resource organizations and programs She stated the date for the march was October 3, 2015.

**CONCENT AGENDA**

**A. MINUTES OF THE JULY 21, 2015 WORK SESSION AND REGULAR MEETING**

**B. STATEMENT AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR AUGUST 4, 2015 IN THE AMOUNT OF \$733,521.90**
- 2. STATEMENTS AND CHECKS FOR AUGUST 18, 2015 IN THE AMOUNT OF \$1,006,550.13**
- 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR JULY, IN THE AMOUNT OF \$35,056.43**
- 4. CHOICE HEALTH CARE ADMIN FEE FOR JUNE IN THE AMOUNT OF \$1,185.00**

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**C. JULY 2015 TREASURER REPORT**

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

**SUPERVISOR , CLERK , TREASURER AND TRUSTEE REPORTS WERE DISCUSSED IN THE WORK SESSION**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters stated that after listening to the two gentlemen speak earlier, he would like to make them aware that the Township has a working relationship with Habitat for Humanity. He reported that this was an ongoing effort by the township to eradicate homelessness within the township. He said the Township has purchased properties and turned them over to Habitat for Humanity. Mr. Winters suggested that the two gentlemen may have their organization look into a similar relationship with Habitat.

**OLD BUSINESS**

- 1. 2<sup>nd</sup> READING RESOLUTION 2015-11, A PROPOSE ORDINANCE 2015-446 AN ORDINANCE TO AMEND ORDINANCE 74 SO AS TO REPEAL THE CURRENT EXISTING 2109 "SIGNS" IN ITS ENTIRETY AND REPLACE WITH A NEW SECTION 2019 "SIGNS". (The 1<sup>st</sup> reading was approved at the April 21, 2015 Regular Board Meeting)**

Clerk Lovejoy Roe read Resolution 2015-11, and a memo, dated August 10, 2015, from Joe Lawson with the Summary and Overview of the changes.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the 2<sup>nd</sup> Reading Resolution 2015-11 a Proposed Ordinance 2015-446, an Ordinance to Amend Ordinance 74 so as to Repeal the Current Existing 2109 "Signs" in its Entirety and Replace with a New Section 2019 "Signs", Including Changing 2(H) from 30 days to 14 days (see attached).**

The motion carried as follows:

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

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- 2. 2<sup>nd</sup> READING POLICY RESOLUTION 2015-24, TO IMPOSE RESTRICTIONS AND CONDITIONS ON ALL COLLECTION BOXES IN THE TOWNSHIP BY WAY OF AN ADMINISTRATIVE REVIEW AND AMENDMENT TO THE SITE PLAN.**  
(The 1<sup>st</sup> reading was approved at the July 21, 2015 Regular Board Meeting)

Clerk Lovejoy Roe read a memo dated July 9, 2015 from Joe Lawson with the Summary and Overview including changes made to the 2<sup>nd</sup> reading of Resolution 2015-24.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the 2<sup>nd</sup> Reading of the Policy Resolution 2015-24 to Impose Restrictions and Conditions on all Collection Boxes in the Township by way of an Administrative Review and Amendment to the Site Plan (see attached).**

The motion carried as follows:

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

- 3. REQUEST AUTHORIZATION TO APPROVE PURCHASE AGREEMENT FOR YPSILANTI TOWNSHIP VACANT PROPERTY LOCATED AT 5871 S. MOHAWK AVENUE K-11-22-480-050 WITH DEED RESTRICTIONS REQUIRING HOMEOWNER OCCUPIED SINGLE FAMILY HOME ONLY TO PROHIBIT GOVERNMENT SUBSIDY FOR RENTALS IN THE AMOUNT OF \$500.00 AND ALL TITLE WORK, CLOSING COSTS, AND LEGAL FEES TO BE PAID BY THE PURCHASER, JOSEPH KISSELLA, JR AND THAT A SIDEWALK WILL BE INSTALLED.**  
(Tabled at the July 21, 2015 Regular Meeting)

No formal action was taken on this item. After much discussion it was agreed to ask purchaser if terms of installing sidewalk and paying for all legal costs was agreeable to him. The agenda item was changed to reflect how the board desired to change this item but then decided to not take action until contacting purchaser.

## **NEW BUSINESS**

- 1. BUDGET AMENDMENT #10**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #10 (see attached).**

**The motion carried unanimously.**

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**2. 1<sup>st</sup> READING OF PROPOSED ORDINANCE 2015-451, SEWAGE DISPOSAL RATE CHANGE**

Clerk Lovejoy Roe read the ordinance to increase sewage disposal rate effective Oct. 1, 2015 as listed in the board packet. Clerk Lovejoy Roe read the letter from Mr. Jeff Casto, Director of YCUA, regarding the increase.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to approve the 1<sup>st</sup> Reading of Proposed Ordinance 2015-451, Sewage Disposal Rate Change (see attached).**

The motion carried as follows:

|              |     |            |     |            |     |
|--------------|-----|------------|-----|------------|-----|
| Eldridge:    | Yes | S. Martin: | Yes | Stumbo:    | Yes |
| Lovejoy Roe: | Yes | Doe:       | Yes | M. Martin: | Yes |

**3. 1<sup>st</sup> READING OF RESOLUTION 2015-27, PROPOSED ORDINANCE 2015-449, TO AMEND CHAPTER 66 VEGETATION MAINTENANCE STANDARDS**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the 1<sup>st</sup> Reading of Resolution 2015-27, Proposed Ordinance 2015-449, to Amend Chapter 66 Vegetation Maintenance Standards (see attached).**

The motion carried as follows:

|              |     |            |     |            |     |
|--------------|-----|------------|-----|------------|-----|
| Eldridge:    | Yes | S. Martin: | Yes | Stumbo:    | Yes |
| Lovejoy Roe: | Yes | Doe:       | Yes | M. Martin: | Yes |

**4. 1<sup>st</sup> READING OF RESOLUTION 2015-28, PROPOSED ORDINANCE 2015-450, TO AMEND CHAPTER 48 ARTICLE IV VACANT PROPERTY REGISTRATION TO INCLUDE COMMERCIAL AND INDUSTRIAL PROPERTIES**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 1<sup>st</sup> Reading of Resolution 2015-28, Proposed Ordinance 2015-450, to Amend Chapter 48 Article IV Vacant Property Registration to Include Commercial and Industrial Properties (see attached).**

The motion carried as follows:

|              |     |            |     |            |     |
|--------------|-----|------------|-----|------------|-----|
| Eldridge:    | Yes | S. Martin: | Yes | Stumbo:    | Yes |
| Lovejoy Roe: | Yes | Doe:       | Yes | M. Martin: | Yes |

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**5. 1<sup>st</sup> READING OF PROPOSED ORDINANCE 2015-452, DESIGNATION OF AUTHORIZED OFFICIALS TO WRITE MUNICIPAL CIVIL INFRACTIONS**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve 1<sup>st</sup> Reading of Proposed Ordinance 2015-452, Designation of Authorized Officials to Write Municipal Civil Infractions (see attached).

The motion carried as follows:

|              |     |            |     |            |     |
|--------------|-----|------------|-----|------------|-----|
| Eldridge:    | Yes | S. Martin: | Yes | Stumbo:    | Yes |
| Lovejoy Roe: | Yes | Doe:       | Yes | M. Martin: | Yes |

**6. REQUEST OF WASHTENAW LITERACY FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Request of Washtenaw Literacy for Local Governing Body Resolution for Charitable Gaming License.

The motion carried unanimously.

**7. RESOLUTION 2015-26, TEMPORARY ROAD CLOSURE REQUEST FOR RUNNING FIT "RUN SCREAM RUN" 5K, 10K, AND KID MILE RUN ON OCTOBER 10, 2015**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve the Resolution 2015-26, Temporary Road Closure Request for Running Fit "Run Scream Run" 5k, 10K and Kid Mile Run on October 10, 2015 (see attached).

The motion carried unanimously.

**8. REQUEST BY JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR, FOR APPROVAL OF A CHANGE ORDER WITH ANGLIN CIVIL FOR THE VETERAN'S DRIVE PROJECT TO INSTALL A CONDUIT ALONG VETERANS DRIVE FOR FUTURE USE IN THE AMOUNT OF \$6,500.00 BUDGETED IN LINE ITEM #101-970-000-976-007**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve the Request by Jeff Allen, Residential Services Director, for Approval of a Change

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**Order with Anglin Civil for the Veteran's Drive Project to Install a Conduit Along Veterans Drive for Future Use in the Amount of \$6,500.00 Budgeted in Line Item #101-970-000-976-007.**

Supervisor Stumbo stated that this is a change order so it had to be brought back to the Board.

**The motion carried unanimously.**

- 9. REQUEST OF MIKE RADZIK, OCS DIRECTOR, FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 5942 CARY DR., 1011 HAWTHORNE AVE., 823 E. MICHIGAN AVE., AND 6395 BEMIS RD. IN THE AMOUNT OF \$20,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to approve the Request of Mike Radzik, OCS Director, for Authorization to Seek Legal Action if Necessary to Abate Public Nuisance for Properties Located at 5942 Cary Dr., 1011 Hawthorne Ave., 823 E. Michigan Ave., and 6395 Bemis Rd. in the Amount of \$20,000.00 Budgeted in Line Item #101-950-000-801-023

**The motion carried unanimously.**

- 10. REQUEST TO APPROVE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR THREE PEDESTRIAN CROSSWALKS WITHIN THE GREENE FARM SUBDIVISION IN THE ESTIMATED AMOUNT OF \$18,282.00 BUDGETED IN LINE ITEM #101-446-000-818-022.**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve Agreement with Washtenaw County Road Commission for Three Pedestrian Crosswalks within the Greene Farm Subdivision in the Estimated Amount of \$18,282.00 Budgeted in Line Item #101-446-000-818-022 (see attached).

**The motion carried unanimously.**

**11. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY, SEPTEMBER 15, 2015 AT APPROXIMATELY 7:00 P.M. – SPECIAL ASSESSMENT LEVY**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the Request to Set a Public Hearing Date of Tuesday, September 15, 2015 at Approximately 7:00 pm. – Special Assessment Levy.**

**The motion carried unanimously.**

**OTHER BUSINESS**

**1. REQUEST TO SELL TOWNSHIP OWNED PARCELS BEHIND OHIO ST. TO RESIDENTS**

Clerk Lovejoy Roe stated that a resident has interest in purchasing township owned property behind his home at 36 Ohio St. (K-11-11-202-035). Clerk Lovejoy Roe stated there may be other neighbors who would like to purchase this property and suggested a motion be made and to include contacting other residents who may be interested in purchasing township owned property behind Ohio St. She said if they are interested each party could work out an agreement with the Township to purchase this property.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Offer for Purchase Unbuildable Township Owned Parcels behind Ohio Street to Residents with Adjoining Properties.**

**The motion carried unanimously.**

**AUTHORIZATION AND BIDS**

**1. REQUEST OF ERIC COPELAND, FIRE CHIEF, FOR AUTHORIZATION TO SEEK SEALED BIDS FOR ROOF REPLACEMENT AT FIRE HEADQUARTERS LOCATED AT 222 S. FORD BLVD.**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Request of Eric Copeland, Fire Chief, for Authorization to Seek Sealed Bids for Roof Replacement at Fire Headquarters Located at 222 S. Ford Blvd.**

**The motion carried unanimously.**

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**2. REQUEST OF JUSTIN BLAIR, DIRECTOR OF GOLF, FOR AUTHORIZATION TO  
SEEK SEALED BIDS FOR THE REPLACEMENT OF THE GREEN OAKS GOLF  
CART FLEET**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to  
approve the Request of Justin Blair, Director of Golf, for Authorization to Seek  
Bids for the Replacement of the Green Oaks Golf Cart Fleet.**

**The motion carried unanimously.**

**ADJOURNMENT**

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

The meeting adjourned at 7:48 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. 2015-11

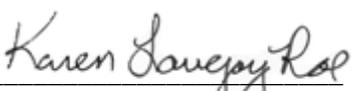
**WHEREAS**, at its regularly scheduled meeting held March 24, 2015, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) approved a text amendment to the Township Zoning Code, Section 2109 "Signs" updating the Ordinance as required by today's technological advances and to revise certain sections regarding political signs; and

**WHEREAS**, proposed Ordinance 2015-446 repeals the existing Section 2109 "Signs" and replaces it with the new updated Section 2109 "Signs" as recommended by the Commission; and

**WHEREAS**, the Township Board finds it to be in the best interest of the Township to adopt said Ordinance text revisions in their entirety.

**NOW THEREFORE, BE IT RESOLVED** that the Charter Township of Ypsilanti hereby adopts by reference Ordinance No. 2015-446 attached hereto in its entirety which Ordinance deletes the existing Zoning Code Section 2109 "Signs" in its entirety and replaces it with a new Section 2109 "Signs".

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. 2015-11 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 18, 2015.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# CHARTER TOWNSHIP OF YPSILANTI

## ORDINANCE NO. 2015-446

*An Ordinance to Amend Ordinance No. 74, adopted May 18, 1994, so as to repeal current existing Section 2109 "Signs" in its entirety and replace it with a new Section 2109 "Signs"*

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74 adopted, May 18, 1994, shall be amended as follows:

Existing Section 2109 "Signs" is deleted in its entirety.

A new Section 2109 "Signs" is adopted as follows:

Sec. 2109. Signs:

1. Sign definitions: The following definitions are related to signs:
  - a. Sign: Any announcement, declaration, display, billboard, illustration and insignia when designed and placed so as to attract general public attention. Such shall be a single sign whenever the proximity, design, content or continuity reasonably suggest a single unit, regardless of any physical separation between parts. Signs shall include banners, bulbs, other lighting devices, streamers, pennants, balloons, propellers, flags or similar devices.
  - (1) Abandoned sign: A sign that is accessory to or associated with a legal use that has been discontinued or terminated.
  - (2) Billboard: A nonaccessory sign, other than an off-premises directional sign, which does not pertain to the principal use of the premises on which it is located.
  - (3) Building-mounted sign: A display sign which is painted on, adjacent to or attached to a building wall, door, window or related architectural feature. Such signs would include, but are not limited to canopy, marquee, wall, window or temporary signs.
  - (4) Canopy sign: A sign which is painted on or attached to an awning or canopy.
  - (5) Damaged sign: A sign or supporting structure which is torn, damaged, defaced, destroyed or has otherwise been found to be in a damaged condition by the building official.
  - (6) Decorative display: A decorative, temporary display designed for the entertainment or cultural enrichment of the public and having no direct or indirect sales or advertising content.
  - (7) Entrance sign: Multiple-family residential, condominium, mobile home park and single family residential subdivisions with more than 20 dwelling units or lots may erect signs bearing the name of the development. Such signs shall contain no advertising or information other than the name of the development, status of occupancy, management organization and contact information.
  - (8) Ground sign: A display sign supported by one or more columns, uprights or braces in or on the ground surface. Such signs shall have a maximum of seven feet and minimum of three feet clearance above ground level.
  - (9) Illegal sign: A sign for which no valid permit was issued by the township at the time such sign was erected, or a sign which is not in compliance with the current zoning ordinance and does not meet the definition of a legal nonconforming sign.
  - (10) Legal nonconforming sign: A sign for which the township issued a permit at the time such sign was erected, but which is not in compliance with the current zoning

ordinance. Such signs must be located outside of any existing right-of-way, away from any public or private easement and wholly upon the parcel to which it is associated. Such signs must have all necessary structural and decorative parts, including, but not limited to supports, sign box or enclosure and electrical equipment. The sign face or sign copy area must be intact and illuminated signs must be capable of immediate illumination.

- (11) Marquee sign: A display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line. Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods or braces.
- (12) Nameplate: A wall sign denoting the name of the occupant in a residential dwelling unit or denoting only the name and profession of the occupants in a commercial, public or other institutional building.
- (13) Off-premises directional sign: A sign which provides direction to a location within the township.
- (14) Portable sign: A sign and sign structure which is not attached to a building and is capable of being moved within the zoning lot on which it is located or from one zoning lot to another.
- (15) Roof sign: A display sign which is erected, constructed and maintained on or above the roof of the building.
- (16) Sign copy: Portion of a sign which describes the business or service establishment, including, but not limited to, the name, type of, and nature of said establishment.
- (17) Temporary sign: A display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display, but not including decorative displays for holidays or public demonstration
  - (a) Construction: Signs advertising the lots and/or buildings erected in any subdivision or multiple-family development. Display signs for the construction or remodeling of nonresidential buildings, such as, but not limited to, churches and schools. Such signs shall be removed upon completion of construction or upon cessation of work for a period of six months.
  - (b) Garage sale: Garage sale signs may be used to advertise a garage sale and shall be promptly removed upon completion of the garage sale.

- (c) Real estate: Signs advertising the rental, sale or lease of the property upon which they are located.
  - (d) Sale of produce: Such signs may be erected for the period of the local harvest season for the produce being sold. Written permission of the property owner on whose property such sign is located shall be submitted to the office of community standards.
  - (e) Special events: Banners and pennants may be erected for special events, including but not limited to "open houses" for new homes or businesses. No banner shall be strung across any public right-of-way except as authorized by the township board and county road commission for special community events only. Banners found to be in a torn, damaged or unsafe condition shall be removed by the owner immediately.
  - (f) *Political campaign signs*: Signs announcing the candidacy of persons running for public office or issues to be voted upon at an election and other information pertinent to elections are permitted provided permission to locate such signs on private property has been obtained from the owner or occupant of the property on which such signs are located.
- (18) Unsafe sign: A sign that is not properly secured, is in danger of falling or has otherwise been found to be unsafe by the building official.
- (19) Wall sign: A display sign which is painted on, adjacent to or attached to a building wall, door, window or related architectural feature and projecting not more than 18 inches from the wall.
- (20) Window sign: A sign affixed to a window or so as to be observable from the opposite side of the window to which such sign is located or affixed.
- a. Erect: To build, construct, attach, hang, place, suspend, affix or paint.
  - b. Front face area: The area of the front wall, including doors and windows, of the principal building facing a public street and where the address or primary public entrance is located. Buildings on corner lots may have up to two front faces if each face satisfies the above criteria. If the building is devoted to two or more uses or businesses, the front face area for each use or business shall be determined by the building official based upon the proportionate share of the building occupied by each use or business.
  - c. Noncombustible material: Any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

- d. Sign area: The gross surface area within a single continuous perimeter enclosing the extreme limits of a sign, and in no case passing through or between any adjacent elements of same. Such perimeter shall not include any structural or framing elements, lying outside the limits of such sign, and not forming an integral part of the display. For computing the area of any sign, the area shall be deemed to be the total of the combined area of the smallest rectangular figure which can encompass all letters and descriptive matter on the sign.
  - e. Sign, accessory: A sign which pertains to the principal use of the premises.
  - f. Sign, nonaccessory: A sign which does not pertain to the principal use of the premises.
2. General requirements for all signs:
- a. Construction: All signs shall be securely constructed and in conformance with applicable building and electrical codes and standards. Wood products shall be of Workmanlike or equal treatment. A lightning grounding device shall be provided where required. All letters, figures, characters or representation in cutout or irregular form, shall be safely and securely built or attached to the sign structure. All signs of a greater area than 24 square feet shall have a surface or facing of noncombustible material. All signs shall be attached by means of metal anchors, bolts or expansion screws. In no case shall any sign be secured with wire, strips of wood or nails.
  - b. Accessory to principal use: All signs which direct attention to a business, entertainment, service or commodity must be accessory to the business, entertainment, service or commodity offered, conducted or sold on the premises on which the sign is located, except real estate signs, off-premises directional signs and non-accessory signs specifically allowed in specified districts.
  - c. Wind pressure and dead load requirements: Ground, projecting, wall and marquee signs shall be designed and constructed to withstand wind pressure and shall be constructed to receive dead loads as required in the township building code or other ordinances of the township.
  - d. Illumination: Internally and externally lighted, reflectorized, glowing and other forms of illumination shall be permitted on all signs. All illumination shall be concentrated on the area of the sign to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices. All illuminated signs must be in compliance with section 2110 and shall not be of a flashing or intermittent flashing type.
  - e. Signs not to constitute a traffic hazard: No sign shall be erected in such a manner as to obstruct free and clear vision or constitute a traffic hazard. No sign shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No sign shall make use of the words "stop," "look," "danger" or other word, phrase or symbol in a manner that is confusing or misleading. At street intersections, no signs other than municipal traffic control signs shall be located within eight feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending

for a distance of 25 feet each way from the intersection of the right-of-way lines at the corner lot.

- f. Face of sign shall be smooth: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.
- g. Obscene matter prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter.
- h. Public right-of-way: No sign shall be erected or placed within the public right-of-way. The owner of any sign which has been removed by the township from the right-of-way due it is in violation of this provision, shall pay to the township the sum of \$25.00 before recovering the sign. If any sign is not claimed within 14 days, said sign shall be disposed of.
- i. Sign setbacks: All permitted ground-and-temporary signs shall be set back not less than 15 feet from all property lines and existing street right-of-way lines unless otherwise specified herein.
- j. Glass in signs: Glass sheets used in any sign for which a permit is required, and in which wire mesh is not imbedded, shall not be less than 3/16 inch thick and shall not exceed 100 square inches in area for any one piece. Provided, however, that pieces of glass not less than one-eighth inch thick, covered with metal except for area cut in form letter, numerals, or figures may be used, but the area of such piece of glass shall not exceed 340 square inches. Glass in sheets shall not exceed 720 square inches in area.

3. Permitted accessory signs by use or type of sign:

a. Residential uses:

TABLE INSET:

| Sign Type/Purpose                              | Ground Entrance | Wall Name Plate | Temporary Construction | Temporary Garage Sale | Temporary Special Event | Temporary Real Estate | Temporary Sale of Produce | Temporary Builder Directional | Temporary Political |
|--|-----------------|-----------------|------------------------|-----------------------|-------------------------|-----------------------|---------------------------|-------------------------------|---------------------|
| Sign Permit Required                           | Yes             | No              | Yes                    | No                    | No                      | No                    | No                        | No                            | No                  |
| Maximum number of signs                        | Footnote 1      | 1               | Footnote 1             | Footnote 2            | Footnote 2              | 1                     | 1                         | Footnote 5                    | ---                 |
| Maximum sign face area (sqft)                  | 24              | 2               | 24                     | Footnote 4            | Footnote 4              | 4                     | 16                        | 3                             | 16                  |
| Maximum number of sign faces per sign          | 1               | 1               | 2                      | 2                     | 2                       | 2                     | 2                         | 2                             | 2                   |
| Maximum sign height                            | 6               | --              | 6                      | --                    | --                      | 6                     | 6                         | 3                             | ---                 |
| Setback from property line/right of way (feet) | 10              | --              | 10                     | 5                     | 5                       | 5                     | 5                         | 5                             | ---                 |

|   |    |    |            |                            |                            |            |                             |            |     |
|---|----|----|------------|----------------------------|----------------------------|------------|-----------------------------|------------|-----|
| Setback from structures (feet)            | 50 | -- | 50         | --                         | --                         | --         | --                          | 25         | --- |
| May be illuminated? (sec 2110)            | No | No | No         | No                         | No                         | No         | No                          | No         | No  |
| Maximum length of time for display (days) | -- | -- | Footnote 3 | 14 days/year<br>Footnote 3 | 30 days/year<br>Footnote 3 | Footnote 3 | 120 days/year<br>Footnote 3 | Footnote 6 | --- |

Footnotes:

- (1) One sign per entrance from a collector road or thoroughfare.
- (2) One ground-mounted sign per side of lot with frontage on a public street and one building-mounted sign per side of building with a public entrance.
- (3) A removal agreement or security bond to guarantee removal of the sign may be required. The sign must be removed within three days after completion of the activity for which it was erected.
- (4) Up to ten percent of the area of the front face of the building space occupied by the use associated with the sign.
- (5) The maximum number of signs to be placed or displayed by a developer or per builder for any one subdivision shall not exceed four in number through the township.
- (6) Such temporary signs may be permitted during weekends between the hours of 6:00 p.m. on Friday, and 8:00 p.m. on the following Sunday, which is 50 consecutive hours.

b. Non-residential building-mounted signs:

TABLE INSET:

| Sign Type                             | Wall               | Canopy     | Marquee    | Window     |
|---------------------------------------|--------------------|------------|------------|------------|
| Sign Permit Required                  | Yes                | Yes        | Yes        | No         |
| Maximum sign face area (sqft)         | Footnote(s)<br>1,5 | Footnote 1 | Footnote 1 | Footnote 4 |
| Maximum number of sign faces per sign | 1                  | --         | 3          | 2          |
| Maximum sign height                   | Footnote 2         | Footnote 2 | Footnote 3 | --         |

|  |     |     |     |    |
|--|-----|-----|-----|----|
| Minimum height above ground (feet)             | --  | 7   | 9   | -- |
| Setback from property line/right-of-way (feet) | --  | 5   | 5   | -- |
| May be illuminated? (sec 2110)                 | Yes | Yes | Yes | No |

Footnotes:

- (1) The sign face area of all building-mounted signs shall not exceed ten percent of the area of the front face of the building space occupied by the use associated with the sign, up to a maximum of 240 square feet. For multiple-tenant non-residential buildings, written permission from the building owner to install a sign shall be supplied to the office of community standards, and a minimum of four square feet of available sign face area shall be reserved for each tenant or use, up to the maximum permitted by section 2109.3b.
- (2) Wall and canopy signs shall not extend higher than the height of the face of the building upon which they are located.
- (3) Marquee signs may extend up to 15 percent above the height of the face of the building upon which they are located.
- (4) Temporary or permanent window signs shall be permitted to be installed on the inside of a building in a manner visible from the public way provided that such signs or graphics do not exceed two signs per window and further do not cover more than 20 percent of the window surface area. Window signs shall be limited to the company name and or logo occupying the given space. Signage shall not include the advertisement of products, services or other non-company affiliated graphics. Hours of operation and street numbers are exempt from this requirement.
- (5) One illuminated time and temperature sign, not exceeding 24 square feet in area, may be included as part of a sign, subject to the requirements of section 2110.

c. Non-residential ground

signs: TABLE INSET:

| Maximum height (feet) | Minimum setback required (feet) | Maximum sign face area (sqft) footnote (2)(3) | Maximum number of signs |
|-----------------------|---------------------------------|---|-------------------------|
| 6.0                   | 6.0                             | 24.0  | Footnote 1              |
| 6.5                   | 6.5                             | 25.5  |                         |
| 7.0                   | 7.0                             | 27.0  |                         |
| 7.5                   | 7.5                             | 28.5  |                         |
| 8.0                   | 8.0                             | 30.0  |                         |
| 8.5                   | 8.5                             | 31.5  |                         |
| 9.0                   | 9.0                             | 33.0  |                         |
| 9.5                   | 9.5                             | 34.5  |                         |
| 10.0                  | 10.0                            | 36.0  |                         |

Footnotes:

- (1) Not more than one ground sign may be erected accessory to any development parcel or zoning lot, except where otherwise provided for herein. A maximum of two ground signs may be permitted if the development parcel or zoning lot has a minimum of 500 feet of frontage on a collector road or thoroughfare, or a minimum of 700 feet of total frontage on two collector roads or thoroughfares, provided that all ground signs related to the use or uses of the development parcel or zoning lot are in compliance with this ordinance.
- (2) The sign face area of one ground sign associated with a non-residential use may be increased to 150 percent of the maximum permitted by section 2109.3c if the sign abuts a collector road or thoroughfare with a road right-of-way width of 100 feet or more (or one-half right-of-way width of 50 feet or more).
- (3) The sign face area of one ground sign associated with a development parcel or zoning

lot that has been improved with a multiple-tenant non-residential building containing five or more separate tenants or uses may be increased to 150 percent of the maximum permitted by section 2109.3c, provided that written permission from the property owner shall be supplied to the office of community standards for each tenant or use to install sign copy on this sign, and provided that all ground signs related to the use or uses of the development parcel or zoning lot are in compliance with this ordinance.

d. Non-residential temporary signs:

TABLE INSET:

| Sign Type/Purpose                              | Construction | Special Events             | Real Estate | Sale of Produce             |
|--|--------------|----------------------------|-------------|-----------------------------|
| Sign Permit Required                           | Yes          | Yes                        | No          | Yes                         |
| Maximum number of signs                        | Footnote 1   | Footnote 2                 | Footnote 2  | Footnote 2                  |
| Maximum sign face area (sqft)                  | 24           | Footnote 4                 | 16          | 16                          |
| Maximum number of sign faces per sign          | 2            | 2                          | 2           | 2                           |
| Maximum sign height                            | 6            | Footnote 5                 | Footnote 5  | Footnote 5                  |
| Setback from property line/right-of-way (feet) | 10           | 10<br>Footnote 6           | 5           | 10                          |
| May be illuminated? (sec 2110)                 | No           | No                         | No          | No                          |
| Maximum length of time for display (days)      | Footnote 3   | 45 days/year<br>Footnote 3 | Footnote 3  | 120 days/year<br>Footnote 3 |

Footnotes:

- (1) One sign per entrance from a collector road or thoroughfare.
- (2) One sign per side of lot with frontage on a public street and one sign per side of building with a public entrance.
- (3) A removal agreement or security bond to guarantee removal of the sign may be required. The sign must be removed within three days after completion of the activity for which it was erected.
- (4) Up to ten percent of the area of the front face of the building space occupied by the use associated with the sign.
- (5) Temporary signs shall not extend higher than the height of the front face of the building.
- (6) Temporary special event signs shall be located so as to provide adequate traffic circulation and emergency vehicle access, and shall not reduce the number of off-street parking spaces by more than ten percent.

4. Nonaccessory signs:

a. Not Adjacent to Interstate 94 (I-94)

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than 300 square feet per sign face or of a greater overall height above ground than 35 feet or the bottom surface of which extends to within less than three feet above the ground surface.
- (2) Location: Billboards may be erected only in I-2, I-3, I-C districts. No billboard may be erected within 500 feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library or church, nor within 50 feet of street right-of-way lines at any street intersection and shall have a minimum setback of 25 feet from all property lines or shall meet the setback requirements of the district, whichever is greater. Billboards shall be located no closer to one another than 1,000 feet.
- (3) Tobacco and alcohol: The advertising of tobacco and alcohol products on billboards is prohibited.
- (4) Material required: All billboards shall have a surface or facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.
- (5) Limitations: No billboard shall be approved at any time when there are 20 or more billboard sign faces in the township except for that a new billboard structure may be granted approval only in exchange for the removal of four nonconforming billboard faces.

b. Adjacent to Interstate 94 (I-94)

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than 672 square-feet per sign face or of greater overall height above ground than 50 feet or the bottom surface of which extends to within less than three feet above the ground surface.
- (2) Location: Billboards may be erected only in I-1, I-2, I-3 or I-C zoning districts. No billboard may be erected within 500 feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge,

school, library or church and shall have a minimum setback of 25-feet from all property lines or shall meet the setback requirements of the district for which it is located, whichever is greater. Billboards shall be located no closer to one another than 1,000-feet on the same side of the given thoroughfare.

- (3) Material Required: All billboards shall have a surface of facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.
- (4) Limitations: No billboard shall be approved at any time when there are 20 or more billboard sign faces in the township except for that a new billboard structure may be granted approval only in exchange for the removal of four nonconforming billboard faces.

5. Electronic Changeable Message Signs and Billboards:

- a. Such signs shall contain static messages only and shall not have movement or flashing on any part of the sign structure, design or pictorial segments of the sign, nor shall such sign have varying light intensity during display of any single message.
- b. Each display on an electronic changeable sign shall remain fixed for a minimum of 10-\_\_\_\_\_ seconds.
- c. When a message on an electronic changeable sign is changed, said change shall be accomplished immediately. No fading of the copy shall be permitted.
- d. No auditory message or mechanical sounds may be emitted from the sign.
- e. Electronic changeable message signs may not operate at brightness levels of more than 0.30 foot candles above ambient light level as measured at the following distances:

| Sign Square-feet | Distance (feet) |
|------------------|-----------------|
| <300             | 150             |
| 301-378          | 200             |
| 379-672          | 250             |
| >672             | 350             |

- f. The owner of said electronic changeable message sign shall arrange for an annual certification of the foot candles showing compliance by a certified independent contractor and supply said certification to the Ypsilanti Township Office of Community Standards.
- g. Each sign shall have a light sensing device that will adjust to the brightness of the display as the natural ambient light conditions change.
- h. All electronic changeable message signs shall conform to all Michigan Department of Transportation rules and regulations.

6. Prohibited signs: The following signs are prohibited within the township:

- a. It shall be unlawful for any person to display upon any sign or other advertising structure any obscene material.
- b. Portable signs, swinging signs or any signs which incorporate flashing or moving lights or animation.
- c. String lights used in connection with business premises for commercial purposes other than holiday decorations.

- d. Any sign unlawfully installed, erected or maintained.
  - e. Signs on trees, utility poles or park-type benches, whether public or private.
  - f. Signs mounted on the roof of a building or extending above the height of the front face of the building upon which it is mounted, except where otherwise permitted herein.
  - g. Posting prohibited: No person shall post any placard, poster or other advertising matter on any post, tree or other object within any street area or upon any public property, except legal notices which shall be posted on boards established at three places designated by the township. No person, except an officer of the township, shall post any notice on such boards or remove or mutilate any notice posted thereon.
7. Permits and fees: It shall be unlawful for any person to erect, repair, alter or relocate a sign, change the advertising copy or message thereon or repair a nonconforming sign damaged by winds, vandalism, fire or an act of God unless the appropriate permits have first been obtained from the building official and the required permit fees have been paid to the township according to the schedule established by resolution of the township board. Permits for change of copy on billboards may be issued on an annual basis for each billboard face by the building official.
- a. Signs for which a permit is not required:
    - (1) Repairs to an existing sign: Repair of a sign damaged by winds, vandalism, fire or an act of God provided that the sign is in conformance with the current zoning ordinance standards, that the sign is restored to its original design and that all work is in compliance with necessary structural and electrical codes.
    - (2) Service on an existing sign: Painting, servicing or cleaning of existing signs shall not require a sign permit unless a structural change or any change to the sign box or enclosure is made.
    - (3) Nameplates, not exceeding two square feet in area.
    - (4) Memorial signs or tablets, building names and dates of construction when cut into any masonry surface or when constructed of bronze or aluminum.
    - (5) Traffic or other municipal signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the township.
    - (6) Gasoline price signs not exceeding six square feet on pump islands.
    - (7) Political campaign signs in conformance with section 2109.5.
    - (8) Directional signs: Signs regulating on-site traffic and parking of not more than four square feet in area. One such sign for each public entrance from a collector or arterial street up to a maximum of two such signs per zoning lot or development parcel.
    - (9) Posting of no more than one "Private Property" or similar notice per side of a residential zoning lot with frontage on a public street, provided that the lot is greater than one acre in size. Such signs shall be no more than 1.5 square feet in area and located a minimum of five feet from any lot line or right-of-way line.
    - (10) Flags bearing the official design of a nation, state, municipality, educational institution or organization as approved by the building official.
    - (11) Barber poles when a minimum of seven feet above the pedestrian right-of-way.
    - (12) Non-illuminated window signs on the inside of windows in non-residential districts that do not obstruct vision by more than 20 percent.
    - (13) Menu boards at drive-through restaurants with a maximum size of 60 square feet.

- b. Permits required:
- (1) Sign permit: see section 2109.3a-d.
  - (2) Building permit: Required for all permanent building-mounted and ground signs, except such signs that are painted on an existing wall.
  - (3) Electrical permit: Required for all illuminated signs or signs in which electrical wiring will be used in connection with the structure.
- c. Sign permit application: Applications for permits shall be made upon forms provided by the building official and shall contain or have attached thereto the following information:
- (1) Name, address and telephone number of the applicant.
  - (2) Sketch plan: Three copies of a sketch plan in compliance with section 2115 that includes the lot survey, easements and setback dimensions, location of all buildings, other structures and all proposed and existing signs on the development parcel or zoning lot where such signs are to be erected. Elevation drawings of all buildings on the site shall be provided showing the location of all existing and proposed building-mounted signs.
  - (3) Construction drawings: Three blueprints or drawings of the plans, specifications, methods of construction and installation, materials list and method and type of illumination for each sign. All construction drawings or attachment details shall be signed and sealed by a licensed design professional.
  - (4) A photometric grid that is in conformance with section 2110 must be overlaid on the sketch plan showing the location of each proposed sign and the overall light intensity (in foot-candles) from all existing and proposed sources of illumination throughout the area affected by the proposed sign.
  - (5) Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the township. Provided, further, that where the building official deems it advisable, he may require the approval of the structural design by a registered architect or engineer.
  - (6) Name of person, firm, corporation or association erecting the sign or sign structures.
  - (7) Written and notarized consent of the owner where the sign is to be erected on vacant land.
  - (8) Insurance policy or bond as required by section 2109.8.
  - (9) Removal agreement: The township may require a signed removal agreement satisfactory to the township attorney for the removal of certain signs as

applicable. A bond or other acceptable surety to guarantee such removal may also be required.

- (10) Other information that the building official may require to show full compliance with this and all other township ordinances.
  - d. Sign permit issued if application in order: It shall be the duty of the building official, upon the filing of an application for a sign permit, to examine the plans and specifications and other data. If the proposed structure is in compliance with all requirements of the zoning ordinance and applicable building and electrical codes, the appropriate permits shall be issued.
  - e. Sign permit revocability: All work associated with a sign permit shall be completed within six months after date of issuance. Such rights and privileges accrued under the provision of this ordinance are mere licenses and may be immediately revoked upon the violation of any of the conditions contained herein.
8. Insurance: Every person, before engaging or continuing in the business of erecting, servicing, repairing or dismantling signs in Ypsilanti Township, shall first furnish the township a public liability insurance policy that is satisfactory to the township attorney. This policy must indemnify the Charter Township of Ypsilanti and its prior, present and future officials, representatives and employees from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said erector, his servants, agents or employees in the erection, repair, service or dismantling of any sign. Said policy shall contain a clause whereby it cannot be canceled or changed until after a written notice of intention to cancel has been filed with the township clerk and building official at least 30 days prior to the date of cancellation.
9. Legal nonconforming signs: All existing legal nonconforming signs shall be permitted to continue as such until removed or until changes other than painting or servicing are made, at which time they shall conform to the provisions of this ordinance. The zoning official may permit a reduction of the minimum required setback for ground signs from property lines and street rights-of-way to allow changes to an existing legal nonconforming ground sign, subject to the following:
  - a. The sign is located outside of any street right-of-way.
  - b. The sign is in compliance with section 2109.2 (general requirements for all signs).
  - c. The sign is in compliance with section 2109.3 maximum height and sign face area standards.
10. Class A nonconforming sign designation: Class A nonconforming signs shall be considered to be conforming signs for purposes of repair, service or the changing of sign copy in a manner that

does not require structural changes or any change to the sign box or enclosure. The planning commission may grant a Class 'A' nonconforming sign designation in those instances where a determination is made after public hearing that the continuance of a nonconforming sign meets both the criteria found in section 2102.3 and the following:

- a. The granting of a continuance of the nonconforming sign will not create unfair advertising advantage over other properties in conformance with the sign provisions of this article.
  - b. A nonconforming use shall not be permitted to add additional signs to the building or premises. Existing signs accessory to nonconforming uses may be maintained.
11. Enforcement: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, or move any sign or structure in the township, or cause or permit the same to be done in violation of any of the provisions of this article. Any sign unlawfully erected or altered may be removed by the township at the expense of the sign owner. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
12. Removal of abandoned, damaged, illegal or unsafe signs:
- a. Abandoned signs: Abandoned signs shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. All sign copy shall be removed within 30 days after the use to which the sign is accessory has terminated or been discontinued. The sign, including all component parts, shall be removed and the property restored as nearly as possible to its original condition within 180 days after the use has terminated or been discontinued.  
  
The building official may remove such signs or sign copy at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the building official and has not done so within 30 days. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
  - b. Damaged signs: Damaged signs shall be repaired, replaced or removed within ten days of the damage by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. Such signs may be removed by the building official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the building official and has not done so within 10 days. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
  - c. Illegal signs: Illegal signs may be removed by the building official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the building official and has not done so within 30 days. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

- d. **Unsafe signs:** Unsafe signs shall be immediately removed or made to conform to the provisions of this article by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. If such action is not taken within 24 hours, the unsafe signs may be removed by the building official at the expense of the sign owner. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
13. **Sign maintenance:** The building official may order the removal of any sign that is not maintained in accordance with the provisions of this article. Such signs may be removed by the building official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the building official and has not done so within 30 days. The township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- a. **Maintenance:** All signs for which a permit is required, together with all their supports, braces, guys and anchors, shall be maintained in good working order; and when not galvanized or constructed of approved corrosion-resistant, noncombustible materials, shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair, so as to present a neat and orderly appearance. All bulbs or component parts of the sign, including the electrical switches, boxes and wiring used in the illumination of the sign must be well maintained and in good repair.
  - b. **Housekeeping:** It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

(Ord. No. 2000-261, § 3, 12-19-00; Ord. No. 2001-289, § 2, 11-20-01; Ord. No. 2002-307, 12-17-02)

Editor's note: Ord. No. 2000-261, adopted December 19, 2000, repealed section 2109, signs, in its entirety, and replaced it with similar material as herein set out. The former provisions derived from Ord. No. 94-133, adopted August 16, 1994, and Ord. No. 94-142, adopted March 5, 1996.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2015-446 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 18, 2015 after first being introduced at a Regular Meeting held on April 21, 2015. The motion to approve was made by member Roe and seconded by member Eldridge. 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

# POLICY RESOLUTION NO. 2015-24

## CHARTER TOWNSHIP OF YPSILANTI POLICY RESOLUTION TO IMPOSE RESTRICTIONS AND CONDITIONS ON ALL COLLECTION BOXES IN THE TOWNSHIP BY WAY OF AN ADMINISTRATIVE REVIEW AND AMENDMENT TO THE SITE PLAN

### COLLECTION BOXES

#### 1. Intent and Definitions.

A. The Collection Boxes Policy Resolution is intended to safeguard the public's health, safety and welfare of all citizens who reside, visit the Township or further use collection boxes within the community. The intent of this collection Boxes Policy Resolution is to impose restrictions and conditions on all collection boxes in the Township by way of an administrative review and amendment to the approved site plan, so that they are and remain clean, safe and do not create hazards to pedestrians and to vehicular traffic.

B. *Operator* means a person who owns, operates or otherwise is in control of collection boxes to solicit collections of salvageable personal property.

*Director* means the Director of Planning for the Charter Township of Ypsilanti.

*Permitee* means a person over 18 years of age or an entity who is issued a permit authorizing placement of collection box(es) on real property.

*Real Property, Property or Land* means a lot of record located in the Township of Ypsilanti.

*Collection Box* means any metal container, receptacle, or similar device that is located on any parcel or lot of record within the Township and that is used for soliciting and collecting the receipt of clothing, household items, or other salvageable personal property. This term does not include recycle bins for the collection of recyclable material, any rubbish or garbage receptacle or any collection box located within an enclosed building.

#### 2. Collection Box Permit.

No later than thirty (30) days from the effective date of this article, no person shall place, operate, maintain or allow any collection box on any real property without first obtaining an annual permit issued by the Ypsilanti Township Office of Community Standards ("Department"), to locate a collection box.

#### 3. Application for Site Plan Amendment.

A. Prior to the issuance of a permit by the director for placement of a collection bin, the owner of the real property, on forms provided by the Office of Community Standards, shall apply for an amendment to the approved site plan associated with the subject property.

B. The information provided for the site plan amendment shall abide by the "sketch plan" submittal requirements noted within section 2115.5 of the Township Zoning Ordinance.

C. The site plan amendment application shall be accompanied by a nonrefundable site plan review fee in an amount established by resolution of the Township Board.

D. Within fifteen (15) business days of receiving an application for site plan amendment, the Director shall notify the applicant whether the application

is approved or denied. If the Director denies an application, the Director shall state in writing the specific reasons for denial.

- E. Any person aggrieved by the decision rendered by the Director in granting or denying any application for administrative site plan amendment under this article may appeal the decision to the Township Planning Commission. The appeal shall be made by filing a written notice thereof with the Township Clerk's Office setting for the grounds for the appeal not less than ten (10) days after receiving notice of the decision of the Director. The Township Planning Commission may grant relief if the applicant presents clear and convincing evidence that there was an error in the decision of the Director.

#### **4. Application for a Permit.**

- A. Upon a successful amendment to the approved site plan by the property owner, any person desiring to secure a permit, shall make an application to the Office of Community Standards on forms provided by the director.
- B. A permit shall be obtained for each collection box(es) proposed. Combining fees for collection box(es) located on a lot of record may be addressed in the fee resolution.
- C. The application for a permit shall be upon a form provided by the Department and be signed by an individual who is an officer, director, member of an entity applicant. The applicant shall furnish the following information:
  - 1) Name, address and email of all partners or limited partners of a partnership applicant, all members of an LLC applicant, all officers and directors of a non-publicly traded corporation applicant, all stockholders owning more than five percent of the stock of a non-publicly traded corporate applicant, and any other person who is financially interested directly in the ownership or operation of the business, including all aliases.
  - 2) Date of birth of individuals and date of establishment of an entity or the birthdate of an individual applicant.
  - 3) Whether the applicant has previously received a permit for a collection box in the township or currently operates a collection box or similar type receptacle without a permit in the township.
  - 4) The name, address, email address, date of birth and telephone number of a contact person accepting responsibility for all matters relating to a collection box located in the township.
  - 5) Removal agreement: The petitioner shall submit a signed removal agreement and a letter of credit or cash security, satisfactory to the township attorney, for the removal of collection boxes and any related site improvements. The petitioner shall demonstrate that adequate funds will be available to the township for the removal of the collection boxes, restoration of the site and associated administrative costs incurred by the township in the event that the petitioner, property owner or their successors fail to remove the collection boxes in a timely manner as required by this article.
  - 6) The physical address of the real property where the collection box is proposed to be located.
  - 7) A scaled drawing sufficient to illustrate the proposed location of the collection box on the real property, the dimensions of the proposed collection box and that the location complies with the requirements of Section 4 of this article.

- 8) If not the owner of the real property, a notarized affidavit from the property owner providing written permission to place the collection box(es) on the property, as well as an acknowledgement from the property owner of receipt of a copy of this Resolution Policy shall be provided on a form provided by the Department Director. For purposes of this subsection, the affidavit and acknowledgement may be executed by an individual who is an officer, director, member or manager of an entity owning the property.
  - 9) A nonrefundable application fee in an amount established by resolution of Township Board.
- D. Within ten (10) business days of receiving an application for a permit, the Director shall notify the applicant whether the permit is granted or denied. If the Director denies an application, the Director shall state in writing the specific reasons for denial.
- E. No person to whom a permit has been issued shall transfer, assign or convey such permit to another person or legal entity.
- F. A person shall be issued a permit by the Director if the requirements of this article are satisfied.

#### **5. Requirements for a Permit.**

- A. A Permittee shall operate and maintain, or cause to be operated and maintained, all collection boxes located in the Township for which the Permittee has been granted a permit as follows:
1. Collection boxes shall be metal or other appropriate material as approved by the director, and shall further be maintained in good condition and appearance with no structural damage, holes or visible rust and shall be free of graffiti;
  2. Collection boxes shall be locked or otherwise secured in such a manner that the contents cannot be accessed by anyone other than those responsible for the retrieval of the contents;
  3. Collection boxes shall have, at a minimum, 2-inch type visible from the front of each collection box the name, address, email, website and phone number of the operator, as well as whether the collection box is owned and operated by a for profit company or a not for profit company. The collection box shall not have information, advertising or logos other than those relating to the Operator.
  4. Collection boxes shall be serviced and emptied as needed, but at least every seven (7) days.
  5. The Permittee and property owner shall maintain, or cause to be maintained, the area surrounding the collection boxes, free from any junk, debris or other material. The property owner shall be responsible to the extent provided by law for the Township's cost to abate any nuisance, in accordance with Section 26-28, "Causes of blight or blighted factors enumerated", of the Township Municipal Code.
- B. Collection boxes shall:
1. Not be permitted on any land used for residential purposes.
  2. Not be permitted on any unimproved parcel, nor where the principal use of the land has been closed or unoccupied for more than thirty (30) day.

3. Not be less than 1,000 feet from another collection box as measured along a straight line from one box to the other. Notwithstanding this separation requirement, up to two (2) collection boxes on a single lot of record are permitted if the two (2) collection boxes are side by side and are no more than one foot apart.
4. Not exceed 7.0 feet in height, 6.0 feet in width and 6.0 feet in depth.
5. Not cause a visual obstruction to vehicular or pedestrian traffic.
6. Maintain all applicable yard setbacks for the district in which the box is located as prescribed within article xx of the township zoning ordinance.
7. Not be placed closer than 10 feet from: i) a public or private sidewalk; ii) a public right-of-way; iii) a driveway; or iv) a side or rear property line of adjacent property used for residential purposes.
8. Not cause safety hazards with regard to a designated fire lane or building exit.
9. Not interfere with an access drive, off-street parking lot maneuvering lane and/or required off-street parking space to an extent which would cause safety hazards and/or unnecessary inconvenience to vehicular or pedestrian traffic; ii) encroach upon an access drive, off-street parking lot maneuvering lane and/or required off-street parking space as illustrated on the approved site plan.
10. Be placed on a level, hard (asphalt or concrete) paved, dust-free surface.

#### **6. Term of Permit and Renewal of Permit.**

- A. The permit cycle shall begin on the date of issuance and shall be valid for one calendar year (365 days).
- B. A collection box permit shall be renewed annually. The application for renewal must be filed not later than thirty (30) days before the permit expires. The application for renewal shall be upon a form provided by the Director.
- C. The Director shall either approve or deny the renewal of a permit within ten (10) business days of receipt of the complete renewal application and payment of the renewal fee.
- D. A permit renewal fee set by resolution of the Township Board shall be submitted with the application for renewal. Any changes to the previously approved site plan or failure to apply for renewal prior to the expiration date shall require the submission of a new site plan application and applicable review and permit fees.
- E. Prior to expiration of the permit, the Permittee may voluntarily cancel the permit by notifying the Director in writing of the intent to cancel the permit. The permit shall become void upon the Director's receipt of a written notice to intent to cancel the permit.
- F. The Director shall approve the renewal of a permit if the Director finds that no circumstances existed during the term of the permit which would cause a violation to exist, and that at the time of submission of the application for renewal, or at any time during the renewal of the application for renewal, there were not circumstances inconsistent with any finding required for approval of a new permit. Any Permittee whose permit has been revoked shall be denied renewal of the permit for the subsequent calendar year.

- G. If the permit expires and is not renewed, the collection box(es) must be removed from the real property within a maximum of ten (10) days after expiration of the permit.

## **7. Revocation of Permit, Removal of Collection Boxes and Liability.**

- A. The Director shall have the right to revoke any permit issued hereunder for a violation of this article. Any of the grounds upon which the Director may refuse to issue an initial permit shall also constitute grounds for such revocation. In addition, the failure of the Permittee to comply with the provisions of this article or other provisions of this code or other law shall also constitute grounds for revocation of the permit. The Director shall provide written notification to the Permittee and property owner via first class mail, email or in person stating the specific grounds for a revocation and a demand for correction and abatement. The notice shall allow a maximum of seven (7) days from mailing of the notice to correct or abate the violation. Upon failure to make the correction or abatement, the permit shall be revoked by the Director and, thereafter, the Permittee shall not be eligible for a permit on the property for the subsequent calendar year.
- B. Upon revocation, the collection box shall be removed from the real property within ten (10) days and, if not so removed within the time period, the Township may remove, store or dispose of the collection box at the expense of the Permittee and/or real property owner. Any such boxes that are not claimed within thirty (30) days shall be destroyed. All costs associated with the removal, storage or disposal of the collection box incurred by the Township, or the Township's contractor, shall be the responsibility of the property owner. If such obligation is not paid within thirty (30) days after mailing of a billing of costs to the property owner, the Township may place a lien upon such real property enforceable as a tax lien in the manner prescribed by the general laws of this state against the property and collected as in the case of general property tax. If the same is not paid prior to the preparation of the next assessment roll of the Township, the amount shall be assessed as a special tax against such premises on the next assessment roll and collected thereunder.
- C. A permit for a collection box may be revoked if any governmental authority or agency determines that the collection box has violated the Michigan Consumer Protection Act and/or the Charitable Organizations and Solicitations Act.

## **8. Appeal to Township Board of Trustees.**

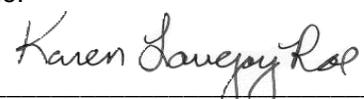
Any person aggrieved by the decision rendered by the Director in granting or denying any application for a permit under this article or in revoking a permit issued under this article may appeal the decision to the Township Board of Trustees. The appeal shall be made by filing a written notice thereof with the Township Clerk's Office setting for the grounds for the appeal not later than ten (10) days after receiving notice of the decision of the Director. The Township Board may grant relief if the applicant presents clear and convincing evidence that there was an error in the decision of the Director.

## **9. Penalty and Remedies.**

- A. In addition to revocation of permit pursuant to Section 6 of this article, any person violating the provisions of this article is guilty of a civil infraction.
- B. In addition to the penalty provided in Subsection (A) of this section, any condition caused or permitted to exist in violation of the provisions of this article, or any ordinance, shall be deemed a new and separate offense for each day that such condition continues to exist.

- C. Nothing in this article shall prevent the Township from pursuing any other remedy provided by law in conjunction with or in lieu of prosecuting persons under this section for violation of this article.
- D. The real property owner and Permittee shall be jointly and severally liable for each violation and for payment of any fine and costs of abatement.
- E. No fines shall be imposed for a violation of this article until ninety (90) days after its effective date. All collection boxes existing at the effective date of the ordinance shall apply for a permit as required herein within thirty (30) days of the effective date. Any collection boxes not in compliance with this article after ninety (90) days of the effective date shall be subject to all remedies for violation as provided herein.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Policy Resolution No. 2015-24 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on August 18, 2015 after first being introduced at a Regular Meeting held on July 21, 2015. The motion to approve was made by member Roe and seconded by member Doe. 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

**CHARTER TOWNSHIP OF YPSILANTI  
2015 BUDGET AMENDMENT #10**

August 18, 2015

**101 - GENERAL OPERATIONS FUND**

**Total Increase \$35,000.00**

Request line item transfer between General Fund Cost Centers. This transfer is needed to install three pedestrian crosswalks within Green Farms subdivision. This will require an increase to Department 446 Highways and Streets construction line item and a decrease to Department 266 Computer Support Equipment line item. Line item transfers do not cause an increase or decrease to the Fund Budget.

|               |                                |                     |                                   |
|---------------|--------------------------------|---------------------|-----------------------------------|
| Revenues:     | N/A                            |                     | Net Revenues <u><u>\$0.00</u></u> |
| Expenditures: | Equipment                      | 101-266-000-977.000 | (\$8,674.00)                      |
|               | Highways & Street Construction | 101-446-000-818.022 | <u>\$8,674.00</u>                 |
|               |                                | Net Expenditures    | <u><u>\$0.00</u></u>              |

Increase budget for maintenance of acquired properties in the Community Stabilization department. This is for mowing and clean up of Township acquired properties. The summer months has presented an abundance of mowing and we contract this service out with Looking Good Lawns. This is funded by an Appropriation of Prior Year Fund Balance.

|               |                               |                     |                           |
|---------------|-------------------------------|---------------------|---------------------------|
| Revenues:     | Prior Year Fund Balance       | 101-000-000-699.000 | \$35,000.00               |
|               |                               | Net Revenues        | <u><u>\$35,000.00</u></u> |
| Expenditures: | Maint Property & Right of Way | 101-950-000-880.001 | \$35,000.00               |
|               |                               | Net Expenditures    | <u><u>\$35,000.00</u></u> |

**206 - FIRE FUND**

**Total Increase \$1,869.40**

Increase budget for funds received and owed to Washtenaw County HazMat Team for response at 1200 Leforge Road - Gas Leak. This will be funded by the funds received of KBK Landscaping Inc.

|               |                                       |                     |                          |
|---------------|---------------------------------------|---------------------|--------------------------|
| Revenues:     | Misc Rev - Hazardous Response Service | 206.000.000.682.000 | \$1,869.40               |
|               |                                       | Net Revenues        | <u><u>\$1,869.40</u></u> |
| Expenditures: | Prof Svcs - Hazardous Response        | 206.206.000.801.005 | \$1,869.40               |
|               |                                       | Net Expenditures    | <u><u>\$1,869.40</u></u> |

Motion to Amend the 2015 Budget (#10):

Move to increase the General Fund budget by \$35,000 to \$10,048,000 and approve the department line item changes as outlined.

Move to increase the Fire Fund budget by \$1,869.40 to \$5,215,443.71 and approve the department line item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI  
ORDINANCE NO. 2015 - 451**

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

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

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

For all billings rendered prior to October 1, 2015, existing sewage disposal service rates shall prevail. For all billings rendered on or after October 1, 2015, charges for sewage disposal services shall be as provided for in Schedule A, for each bimonthly (two-month) period:

**Schedule A:**

| Meter Size (inch) | Allowed Usage Cubic Feet | CAPITAL CHARGE     |            | OM&R                 |            | TOTAL              |            |
|-------------------|--------------------------|--------------------|------------|----------------------|------------|--------------------|------------|
|                   |                          | Contract Community | All Others | Contract Communities | All Others | Contract Community | All Others |
| 5/8-3/4           | 600                      | \$1.33             | \$1.33     | \$17.75              | \$21.97    | \$19.08            | \$23.30    |
| 1                 | 1000                     | \$2.24             | \$2.24     | \$29.67              | \$37.40    | \$31.91            | \$39.64    |
| 1½                | 2100                     | \$4.89             | \$4.89     | \$60.88              | \$76.89    | \$65.77            | \$81.79    |
| 2                 | 4000                     | \$8.89             | \$8.89     | \$117.43             | \$147.80   | \$126.32           | \$156.69   |
| 3                 | 9000                     | \$20.01            | \$20.01    | \$256.28             | \$330.71   | \$276.29           | \$350.72   |
| 4                 | 16200                    | \$36.02            | \$36.02    | \$488.88             | \$596.04   | \$524.89           | \$632.06   |
| 6                 | 36000                    | \$80.04            | \$80.04    | \$1,054.06           | \$1,326.49 | \$1,134.11         | \$1,406.53 |
| 8                 | 66000                    | \$146.70           | \$146.70   | \$1,923.79           | \$2,423.04 | \$2,070.49         | \$2,569.74 |
| 10                | 102000                   | \$223.38           | \$223.38   | \$2,977.87           | \$3,749.52 | \$3,201.26         | \$3,972.91 |
| 12                | 150000                   | \$333.44           | \$333.44   | \$4,383.30           | \$5,518.11 | \$4,716.74         | \$5,851.54 |

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

|                      | CAPITAL CHARGE | OM&R    | TOTAL   |
|----------------------|----------------|---------|---------|
| Contract Communities | \$0.224        | \$1.921 | \$2.145 |
| All Others           | \$0.224        | \$2.025 | \$2.249 |

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2015-451 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on August 18, 2015. The second reading is scheduled to be heard on September 15, 2015.

*Karen Lovejoy Roe*  
 \_\_\_\_\_  
 Karen Lovejoy Roe, Clerk  
 Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI**

**RESOLUTION 2015-27**

*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 an average height of seven inches (7”); and

**Whereas**, the Township’s Office of Community Standards has received numerous complaints from residents of uncut grass and vegetation along fence lines, structural perimeters and landscaped areas which exceed 7” in height; and

**Whereas**, the growth of grass and vegetation along fence lines, structural perimeters and landscaped areas exceeding the 7” height limitation is unsightly and negatively impacts the overall appearance of neighborhoods; and

**Whereas**, Ordinance 2015-449 amends the Township Code to specifically require that grass and vegetation along fence lines, structural perimeters and landscaped areas be maintained in a manner that the growth does not exceed 7” in height;

**Now Therefore,**

**Be it resolved**, that Ordinance No. 2015-449 is hereby adopted by reference.

**CHARTER TOWNSHIP OF YPSILANTI  
ORDINANCE NO. 2015-449**

*An Ordinance to Amend the  
Ypsilanti Charter Township 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:

Sec. 66-26. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commissioner means the commissioner of noxious weeds.

Lawn extension means the unpaved portion of any street which is inside the curblineline.

Natural areas means a site largely unaltered by modern human activity where vegetation is distributed in naturally occurring patterns.

Sec. 66-27. - Violations, civil infractions.

Any person, firm or corporation, which owns real property (as shown on the assessor's records), violating any provision of this article shall be responsible for a civil infraction and shall be subject to a fine as follows:

- (1) The fine for any first violation shall be \$75.00;
- (2) The fine for any violation which the violator has, within the past two years, been found in violation of once before, shall be \$150.00;
- (3) The fine for any violation which the violator has, within the past two years, been found in violation of twice before, shall be \$250.00.

Sec. 66-27.1. - Each day a separate civil infraction.

A separate civil infraction shall be deemed committed upon each day during or when a violation occurs or continues.

Sec. 66-27.2. - Rights and remedies are cumulative.

The rights and remedies provided herein are cumulative and in addition to any other remedies, including an action to abate, restrain, and/or enjoin filed in a court of competent jurisdiction.

Sec. 66-28. - Diseased, damaged, infested vegetation.

No tree or other vegetation which by virtue of disease, damage or insect infestation presents a hazard to persons or property on adjoining land shall be maintained.

Sec. 66-29. - Trimming and corner clearance.

Trees and other vegetation on private property shall be maintained so that no part thereof intrudes upon the public right-of-way in the space eight feet above the surface of the right-of-way. Vegetation on private property within 25 feet of the intersection of right-of-way lines shall not be permitted to grow to a height of 36 inches above the adjacent right-of-way surface. Trees may be maintained within 25 feet of the intersection but must have all branches trimmed to provide clear vision for vertical height of eight feet above the roadway surface.

Sec. 66-30. - Lawn extensions.

The owner or occupant of every parcel of land is responsible for grading, planting, mowing and raking the extension so that it is covered with grass or other ground cover approved by the commissioner ~~with and average height not in excess of six~~ before it reaches a height of seven inches. Upon receipt of evidence demonstration that vegetation cannot be maintained on a lawn extension, the commissioner may issue a permit to cover the lawn extension with stone or such other material as will present a neat appearance.

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~~ average height of seven inches. This provision applies to lands, including fence lines, structural perimeters and landscaped areas. 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 March indicating that if grass, weeds and other vegetation are not cut or destroyed by June 1 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 additional 15 percent of that cost, 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.

Sec. 66-33. - Financial hardship.

Under proof of financial hardship, the supervisor may authorize charges under section 66-32 to be paid in installments or ~~to be~~ reduced and ~~will be~~ subject to township board approval.

**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.

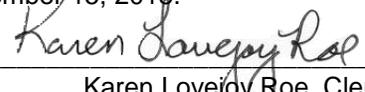
**Effective Date and Repeal of Conflicting Ordinances**

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

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

Secs. 66-34—66-60. - Reserved.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2015-449 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on August 18, 2015. The second reading is scheduled to be heard on September 15, 2015.



Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

## **RESOLUTION 2015-28**

**Whereas**, the Township Board has seen an increase in vacant residential, commercial and industrial properties since the foreclosure crisis in 2007, and

**Whereas**, a number of vacant residential, commercial and industrial properties have been allowed to deteriorate resulting in unsecured structures, burst water pipes, collapsed roofs, unmaintained lawns and shrubs; and

**Whereas**, the Township Board of Trustees finds that it is in the best interest of the health, safety and welfare of Township residents to regulate vacant residential, commercial and industrial properties by requiring that such properties register with the Office of Community Standards; and

**Whereas**, Ordinance 2015-450 requires that vacant properties be inspected, maintained and secured in accordance with the standards set forth in the 2012 International Property Maintenance Code;

**Now Therefore**,

**Be it resolved**, that Ordinance No. 2015-450 is hereby adopted by reference.

**CHARTER TOWNSHIP OF YPSILANTI  
ORDINANCE NO. 2015-450**

*An Ordinance to Amend Chapter 48 Article IV of the  
Ypsilanti Charter Township Code of Ordinances  
Regarding Vacant Property Registration*

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

Article IV of Charter 48 entitled Property Maintenance is amended as follows:

Sec. 48-81. - Purpose.

The purpose of this article is to prevent the deterioration of township neighborhoods and business districts by regulating vacant abandoned and foreclosed ~~single family and duplex residential, commercial and industrial~~ properties to insure that such properties are in compliance with all applicable state law and township code requirements including the township property maintenance code adopted by the township in sections 48-27 and 48-28 of the Ypsilanti Township Code of Ordinances.

Sec. 48-82. - Definitions.

As used in this article:

Code compliance certificate means an annual certificate issued by the township office of community standards that the structure is in compliance with all applicable state law and township code requirements, including the township's property maintenance code.

Owner means any person or entity with legal or equitable ownership or possessory interest in any residential, commercial or industrial structure. The owner shall include, but not be limited to, a bank, credit union, trustee, financial institution or trust which is in possession (in whole or in part) of the real property, foreclosing a lien or mortgage interest in the affected property, but may or may not have legal or equitable title.

Vacant property means a ~~single family or duplex residential~~ residential, commercial, or industrial structure that remains unoccupied for a period in excess of 30 days. Vacant property does not mean property that is temporarily unoccupied while the residents are away on vacation, tending to personal matters or business, or property that is not intended by the owner to be left vacant.

Sec. 48-83. - Scope.

The provisions of this article shall apply to all existing ~~single family and duplex residential~~ residential, commercial or industrial structures. This article does not relieve any person from compliance with all other township ordinances, the state building code, and all other laws, rules and regulations.

Sec. 48-84. - Evidence of vacant property.

Evidence of vacancy shall include any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions include, but are not limited to: overgrown and/or dead vegetation; accumulation of newspapers, circulars, flyers and/or mail; past due utility notices and/or disconnected utilities; accumulation of trash, junk and/or debris; boarded up windows; abandoned vehicles, auto parts or materials; the absence of or continually drawn window coverings such as curtains, blinds and/or shutters; the absence of furnishings and/or personal items consistent with habitation or occupancy; statements by neighbors, delivery agents or utility agents, including township employees, that the property is vacant.

Sec. 48-85. - Registry of vacant properties.

There is hereby created in the township office of community standards a registry of vacant ~~single family and duplex residential~~residential, commercial and industrial structures.

Sec. 48-86. - Vacant properties to be registered annually.

Owners of real property are required to register all vacant ~~single family and duplex residential~~residential, commercial and industrial properties within 30 days of the vacancy and to reregister the properties annually thereafter. Residential, commercial and industrial owners of single family and duplex structures that are vacant at the time of the enactment of this article must register within 30 days.

Sec. 48-87. - Owner's registration form; content.

Owners who are required to register their properties pursuant to this article shall submit a completed vacant property registration form, as provided by the township office of community standards containing the following information:

- (1) The name of the owner of the property.
- (2) A mailing address where mail may be sent that will be acknowledged as received by the owner. If certified mail/return receipt requested is sent by the township office of community standards to the address and the mail is returned marked "refused" or "unclaimed," then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement. If ordinary mail sent by the township office of community standards to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.
- (3) The name of an individual responsible for the care and control of the vacant property. Such individual may be the owner, if the owner is an individual, or may be someone other than the owner with whom he/she has contracted.
- (4) A current address, phone number, fax, and email address (if fax and email addresses are available) where communications may be sent that will be acknowledged as received by the owner or individual responsible for the care and control of the property. If certified mail/return receipt requested is sent to the address and the

mail is returned marked "refused" or "unclaimed," or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.

- (5) Authorization to the township staff to access the exterior of the property for inspection purposes.
- (6) Verification that the utilities and the furnace are functioning.
- (7) Proof of property insurance coverage for vacant structure(s).

Sec. 48-88. - Annual registration and safety and blight inspection fee.

The annual registration and safety and blight inspection fees shall be set by the township board to offset the cost of processing the form, conducting the safety and blight inspection and maintaining the records. In addition, if an owner fails to register, the owner shall be assessed the added cost of the township's expense in having to determine ownership, which may include, but is not limited to title search and legal expenses.

Sec. 48-89. - Requirement to keep information current.

If at any time the information contained in the registration form is no longer valid, the property owner shall within ten days file a new registration form containing current information. There shall be no fee to update the current owner's information.

Sec. 48-90. –Requirement to maintain property insurance.

An owner of vacant residential, commercial, or industrial structure(s) shall maintain current property insurance on the vacant structure(s) against structural loss or damage including but not limited to fire damage. Upon request of the Department of Community Standards, owners shall present valid proof of property insurance. Failure to present, upon request, valid property insurance, shall result in a suspension of the certificate of registration.

Sec. 48-91. - Inspections required.

Owners of ~~vacant single family and duplex residential~~ residential, commercial and industrial structures who are required to file an owner's registration form under this article must immediately obtain and pay for a township office of community standards safety and blight inspections of the vacant property; and if applicable, obtain necessary permits for required repairs; make required repairs; obtain any follow-up inspections from the township office of community standards thereafter to ensure the structure is safe, secure and maintained to the standards of the township's property maintenance code and water and sewer requirements set forth in chapters 48 and 62 of the township code. The owner or the owner's agent shall certify by affidavit that all water, sewer, electrical, gas, HVAC, plumbing systems, roofing, structural systems, foundations, and drainage systems are sound, operational, or properly disconnected. The owner or the owner's agent shall also certify by affidavit that the property is in compliance with the township's property maintenance code, and the water and sewer requirements set forth in chapters 48 and 62 of the township code.

Sec. 48-92. - Building inspection; maintenance and security requirements.

Properties subject to this article shall be maintained and secured to comply with the minimum security fencing, barrier and maintenance requirements of the township's property maintenance code.

Pools, spas, and other water features shall be kept in working order or winterized to ensure that the water remains clear and free of pollutants and debris, or drained and kept dry and free of debris, and must comply with the minimum security fencing, barrier and maintenance requirements of the property maintenance code.

Vacant properties subject to this article shall be maintained in a secure manner so as not to be accessible to unauthorized persons. Secure manner includes, but is not limited to, the closure and locking of windows, doors (walk-through, sliding and garage), gates and any other opening of such size that it may allow a child to access the interior of the property and/or structure(s). Broken windows must be repaired or replaced within seven days. Boarding up of open or broken windows is prohibited except as a temporary measure for no longer than 30 days.

Sec. 48-93. - Open property; securing fee.

Property subject to this article that is left open and/or accessible shall be subject to entry by the township in order to ensure that the property has not become an attractive nuisance and to ensure that the property is locked and/or secured and in compliance with the township's property maintenance code. The owner of property subject to this article which property is found open or unsecured shall be responsible for paying a securing fee as set by the township board to offset the cost incurred by the township in contacting the owner or management company to secure the property. If the owner and/or management company cannot be contacted or does not secure the property within a reasonable time, the owner shall be responsible for paying the cost incurred by the township in securing the property.

Sec. 48-94. - Reoccupation of vacant property; notification to township.

Prior to reoccupation of property that is subject to this article, the owner shall notify the township that the property has been sold or rented, and to whom.

Sec. 48-95. - Fire damaged property.

If an occupied structure is damaged by fire, the owner has 30 days, unless otherwise extended by the director of community standards or his designee, from the date of the fire to apply for a permit to start construction or demolition.

Failure to do so will result in the property being deemed vacant and subject to the requirements of this article.

Sec. 48-96. - Unpaid fees; assessment.

All fees hereunder that remain unpaid after 14 days' written notice to the owner/management company shall be assessed against the property as a lien and placed on the tax roll.

Sec. 48-97. - Penalties; municipal civil infraction.

Except as otherwise provided, a violation of this article shall be a municipal civil infraction subject to prosecution and penalty under Section 42.21(3) of the Michigan Compiled Laws. The requirements of this article are in addition to, and not in lieu of any other rights and remedies provided by law. Violation of this article shall be a municipal civil infraction and for the first offense subject to a minimum \$200.00 fine and any of the penalties authorized under Section 600.8727 of the Michigan Compiled Laws and/or Section 600.8302 of the Michigan Compiled Laws. Second or subsequent offenses shall be subject to a minimum fine of \$400.00 and any of the penalties authorized under Section 600.8727 of the Michigan Compiled Laws and/or Section 600.8302 of the Michigan Compiled Laws. Each day that a violation continues shall be considered a separate offense.

**Severability**

Should any action, 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.

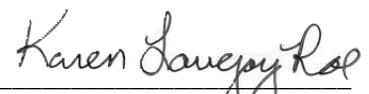
**Publication**

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.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2015-450 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on August 18, 2015. The second reading is scheduled to be heard on September 15, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI  
PROPOSED ORDINANCE NO. 2015-452**

*An Ordinance to amend the Code of Ordinances  
of the Charter Township of Ypsilanti.*

The Charter Township of Ypsilanti ordains:

Chapter 40. Municipal Civil Infractions

Section 40-28.

Designation of Authorized Officials is amended to ADD the following persons with authority to issue municipal civil infractions for violations of the Ypsilanti Township Code of Ordinances:

Ypsilanti Township Quality Assurance Specialist  
Ypsilanti Township Recreation Services Manager  
Ypsilanti Township Executive Coordinator  
Ypsilanti Township Firefighters

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.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2015-452 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on August 18, 2015. The second reading is scheduled to be heard on September 15, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti



State of Michigan  
 Michigan Gaming Control Board  
 Office of the Executive Director  
 P.O. Box 30786  
 Lansing, MI 48909  
 Phone: (313) 456-4940  
 Fax: (313) 456-3405  
 Email: Millionaireparty@michigan.gov  
 www.michigan.gov/mgcb

## LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103(K)(ii))

At a \_\_\_\_\_ meeting of the \_\_\_\_\_  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by \_\_\_\_\_ on \_\_\_\_\_  
DATE

at \_\_\_\_\_ a.m./p.m. the following resolution was offered:  
TIME

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

that the request from \_\_\_\_\_ of \_\_\_\_\_,  
NAME OF ORGANIZATION CITY

county of \_\_\_\_\_, asking that they be recognized as a  
COUNTY

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for \_\_\_\_\_.  
APPROVAL/DISAPPROVAL

**APPROVAL**

**DISAPPROVAL**

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

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

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

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

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

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

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

adopted by the \_\_\_\_\_ at a \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

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

SIGNED: \_\_\_\_\_  
TOWNSHIP, CITY, OR VILLAGE CLERK

\_\_\_\_\_  
PRINTED NAME AND TITLE

\_\_\_\_\_  
ADDRESS

**CHARTER TOWNSHIP OF YPSILANTI  
RESOLUTION NO. 2015-26**

**RESOLUTION REGARDING  
TEMPORARY ROAD CLOSURE**

Resolution authorizing the temporary road closure of Merritt Road between Munger and Stoney Creek for runners to cross Merritt Road at Wiard's Orchard on Saturday, October 10, 2015 from 8:30 a.m. to 11:00 a.m. for the Run Scream Run 5K, 10K, and Kid Mile run to benefit the March of Dimes of Southeastern Michigan.

**WHEREAS**, the Charter Township of Ypsilanti Board of Trustees has approved the temporary closure of Ypsilanti Township roads as indicated above; and

**WHEREAS**, the Driveways, Banners, and Parades Act 200 of 1969 requires the Township to authorize an official designated by resolution to make such request from the Road Commission.

**NOW THEREFORE, BE IT RESOLVED** that the Township of Ypsilanti Board of Trustees designates and agrees that Randal Step, owner R.F. Events be the authorized official designee in this instance, when application is made to the Washtenaw County Road Commission for this temporary road closure.

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. 2015-26 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on August 18, 2015.

  
\_\_\_\_\_  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

**AGREEMENT BETWEEN  
CHARTER TOWNSHIP OF YPSILANTI AND  
THE WASHTENAW COUNTY ROAD COMMISSION**

THIS AGREEMENT, made and entered into this 19<sup>th</sup> day of August, 2015 between the Board of the Charter Township of Ypsilanti (the "Township") and the Board of Washtenaw County Road Commissioners (the "Road Commission").

WHEREAS, the Charter Township of Ypsilanti desires to install three pedestrian crosswalks within Greene Farms subdivision (the "Project"); and

WHEREAS, proper authority is provided to the parties of this Agreement under the provisions of Act 51 of Public Acts of 1951 as amended; and

WHEREAS, the Road Commission will prepare bid documents for the Project, including plan preparation and project bidding; and

WHEREAS, the Township shall promptly reimburse the Road Commission upon receipt of any invoices for all costs and expenses attributed to the Project;

THEREFORE, BE IT AGREED that the Township will pay the Road Commission for all actual costs incurred associated with the construction of the Project estimated to be \$18,282.00.

IT IS FURTHER UNDERSTOOD that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverage for liability for the activities described above. The Road Commission will submit a certificate of insurance evidencing such coverage 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.

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**AGREEMENT SUMMARY**

Estimated Costs

**Three Pedestrian Crosswalks - Greene Farms subdivision** **\$18,282.00**

FOR YPSILANTI TOWNSHIP:

Brenda L. Stumbo Lisa K. Barnett Witness  
Brenda L. Stumbo, Supervisor Aug. 19, 2015 Aug. 19, 2015

Karen Dovejoy Roe Lisa K. Barnett Witness  
Karen Dovejoy Roe, Clerk Aug. 19, 2015 Aug. 19, 2015

FOR WASHTENAW COUNTY ROAD COMMISSION:

\_\_\_\_\_ Witness  
Douglas E. Fuller, Chair

\_\_\_\_\_ Witness  
Roy D. Townsend, Managing Director