

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE OCTOBER 20, 2015 REGULAR MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:14 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 and Trustees: Stan Eldridge, Scott Martin and Mike Martin

**Members Absent:** Trustee Jean Hall Currie

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC COMMENTS**

Ms. Kaiser, Township Resident, stated that the Road Commission had published a brochure and put up signs that she felt was a waste of tax dollars.

Linda Mealing, Township Resident, thanked Supervisor Stumbo for the new streetlight in West Willow.

JoAnn McCullum, Township Resident, questioned whether the Splash Pad would increase employment within the township. Supervisor Stumbo stated that when the proposal comes back to the board she will know more about employment but definitely there would be an increase in summer employment.

**CONSENT AGENDA**

**A. MINUTES OF THE OCTOBER 6, 2015 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

1. STATEMENTS AND CHECKS FOR OCTOBER 20, 2015 IN THE AMOUNT OF \$1,072,041.39.
2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR SEPTEMBER IN THE AMOUNT OF \$31,422.88
3. CHOICE HEALTH CARE ADMIN FEE FOR AUGUST IN THE AMOUNT OF \$1,177.50

**C. SEPTEMBER 2015 TREASURER'S REPORT**

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

**The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 2**

**SUPERVISORS REPORT** (none given)

**CLERKS REPORT** (see attached)

Clerk Lovejoy Roe reminded residents in Van Buren School District that there is an election on Tuesday, November 3, 2014. She stated that if they need absentee ballots to notify the Clerks' Office. Clerk Lovejoy Roe said that the Township may be getting new election equipment for 2016. She stated the Washtenaw Work Flow/Document Management Committee had met and hopefully with Board approval that we would move forward starting with the Accounting Department. Clerk Lovejoy Roe also had a request from a Neighborhood Watch Coordinator to put in a light and after discussion with Supervisor Stumbo we would ask the Board to purchase the light under Other Business.

**TREASURERS REPORT** (none given)

**TRUSTEE REPORT** (none given)

**ATTORNEY REPORT:**

**A. GENERAL LEGAL UPDATE**

1. Attorney Winters stated that the Township had closed on seven additional properties for Habitat for Humanity on Friday, October 16, 2015. He said the Township continued to highlight Neighborhood Stabilization with Habitat adding to the Townships' tax base with these homes. Attorney Winters said he had contact with a high level Associate for Fannie Mae and Freddie Mac and hoped that with this contact the process for handling foreclosed properties in the Township would be streamlined.

**OLD BUSINESS**

1. **2<sup>nd</sup> READING OF RESOLUTION 2015-41, PROPOSED ORDINANCE 2015-453, AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 30, ARTICLE II, ENTITLED FIRE PREVENTION CODE BY ADOPTION OF THE 2012 EDITION OF THE INTERNATIONAL FIRE PREVENTION CODE (1<sup>ST</sup> READING HELD AT THE OCTOBER 6, 2015 REGULAR MEETING)**

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 3**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee S. Martin to Approve the 2<sup>nd</sup> Reading of Resolution 2015-41, Proposed Ordinance 2015-453 an Ordinance Amending the Code of Ordinances Chapter 30, Article II, Entitled Fire Prevention Code by Adoption of the 2012 Edition of the International Fire Prevention Code (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>

- 2. 2<sup>ND</sup> READING OF RESOLUTION 2015-42 PROPOSED ORDINANCE 2015-454, AN ORDINANCE AMENDING ORDINANCE NO. 74, TOWNSHIP ZONING ORDINANCE, TO REZONE 2590 EAST MICHIGAN AVENUE, PARCEL K-11-01-300-004, FROM ITS CURRENT MHP (MOBILE HOME PARK) ZONING CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING CLASSIFICATION (1<sup>ST</sup> READING HELD AT THE OCTOBER 7, 2015 REGULAR MEETING)**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the 2<sup>nd</sup> Reading of Resolution 2015 Proposed Ordinance 2015-454, an Ordinance Amending Ordinance No.74, Township Zoning Ordinance, to Rezone 2590 East Michigan Avenue, Parcel K-11-01-300-004, From Its Current MHP (Mobile Home Park) Zoning Classification to B-3 (General Business) Zoning Classification (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. 2<sup>ND</sup> READING OF RESOLUTION 2015-43, PROPOSED ORDINANCE 2015-455, AN ORDINANCE AMENDING ORDINANCE NO. 74, TOWNSHIP ZONING ORDINANCE, TO REZONE 953 EAST MICHIGAN AVENUE, PARCEL K-11-10-205-039, FROM ITS CURRENT MHP (MOBILE HOME PARK) ZONING CLASSIFICATION TO B-3 (GENERAL BUSINESS) ZONING CLASSIFICATION (1<sup>ST</sup> READING HELD AT THE OCTOBER 6, 2015 REGULAR MEETING)**

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 4**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee M. Martin to Approve the 2<sup>nd</sup> Reading of Resolution 2015-43, Proposed Ordinance 2015-455, an Ordinance Amending Ordinance No. 74, Township Zoning Ordinance, to Rezone 953 East Michigan Avenue, Parcel K-11-10-205-039, From its Current MHP (Mobile Home Park) Zoning Classification to B-3 (General Business) Zoning Classification (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>

**NEW BUSINESS**

**1. BUDGET AMENDMENT #13**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Budget Amendment #13 (see attached).**

**The motion carried unanimously.**

**2. REQUEST FOR APPROVAL OF CONCEPTUAL SPLASH PAD DESIGN AS PRESENTED TO THE PARK COMMISSION AND TOWNSHIP BOARD FROM VORTEX TO BE LOCATED AT FORD LAKE PARK AND THE ESTABLISHMENT OF A JOINT PARK COMMISSION/BOARD OF TRUSTEES COMMITTEE TO RESEARCH FINANCES, GRANTS AND DEVELOP A PLAN TO MOVE THE SPLASH PAD PROJECT FORWARD WITH A RECOMMENDATION TO THE TOWNSHIP BOARD WITH SUPPORT OF THE PARK COMMISSION.**

**A motion by Trustee Eldridge, supported by Trustee S. Martin to approve Conceptual Splash Pad Design as Presented to the Park Commission and Township Board from Vortex to be Located at Ford Lake Park and the Establishment of a Joint Park Commission/Board of Trustees Committee to Research Finances, Grants and Develop a Plan to Move the Splash Pad Project Forward with a recommendation to the Township Board with Support of the Park Commission and to Appoint Trustee S. Martin, Trustee M. Martin, and Clerk Lovejoy Roe to the Committee.**

**The motion carried unanimously.**

**3. REQUEST TO APPROVE NEW POLICY ON SALE OF TOWNSHIP OWNED PROPERTY**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Request to Approve New Policy on Sale of Township owned Property (see attached).**

**The motion carried unanimously.**

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 5**

**4. REQUEST AUTHORIZATION FOR SALE OF TWO TOWNSHIP OWNED PARCELS, K-11-11-202-004 AND K-11-11-202-040 TO ERICK AND CLAIRA ELICOTT AND AUTHORIZATION TO SIGN THE LETTER OF AGREEMENT**

A motion was made by Clerk Lovejoy, supported by Treasurer Doe to Approve the Request for Authorization for sale of Two Township Owned Parcels, K-11-11-202-004 and K-11-11-202-040 to Erick and Claira Ellicott and Authorization to sign the letter of Agreement (see attached).

The motion carried unanimously.

**5. RESOLUTION 2015-44, DECLARING OCTOBER 24 AS ROSIE THE RIVETER DAY**

A motion was made by Clerk Lovejoy Roe, supported Trustee Eldridge to Approve the Resolution 2015-44, Declaring October 24 as Rosie the Riveter Day (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 MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 881 ALLEN, 535 GLENWOOD, 1847 WATSON AND 582 ONANDAGA IN THE AMOUNT OF \$20,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

A motion was made by Clerk Lovejoy Roe, supported by Trustee M. Martin 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 881 Allen, 535 Glenwood, 1847 Watson, and 582 Onandaga in the Amount of \$20,000.00 Budgeted in Line Item #101-950-000-801-023.

The motion carried unanimously.

**OTHER BUSINESS**

A motion was made by Treasurer Doe, supported by Trustee Eldridge to Approve the Purchase of One Light for William Avenue and Smith in the Amount of \$1,029.43.

The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 6**

**AUTHORIZATION AND BIDS**

- 1. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO SEEK SEALED BIDS FOR PRINTING OF THE "HELPFUL HANDBOOK"**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the Request of Jeff Allen, Residential Services Director to Seek Sealed Bids for Printing of the "Helpful Handbook".**

**The motion carried unanimously.**

- 2. REQUEST OF ERIC COPELAND, FIRE CHIEF TO AMEND THE COST OF THE FIRE STATION HEADQUARTERS ROOF REPLACEMENT BY AN INCREASE OF \$3,500.00 FOR A TOTAL AMOUNT OF \$53,450.00 BUDGETED IN LINE ITEM #206-970-000-971-008**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the Request of Eric Copeland, Fire Chief to Amend the Cost of the Fire Station Headquarters Roof Replacement by an Increase of \$3,500.00 for a Total Amount of \$53,450.00 Budgeted in Line Item #206-970-000-971-008.**

**The motion carried unanimously.**

- 3. REQUEST OF JUSTIN BLAIR, DIRECTOR OF GOLF TO WAIVE FINANCIAL POLICY AND AWARD LOW BID FOR RENOVATION OF GREENS #3 AND MAINTENANCE WORK OF GREENS #2 AND #5 TO EAGLE GOLF CONSTRUCTION IN THE AMOUNT OF \$19,087.50 BUDGETED IN LINE ITEM #584-584-000-971-000**

**A motion was made by Trustee Eldridge, supported by Treasurer Doe to approve the Request of Justin Blair, Director of Golf to Waive Financial Policy and Award Low Bid for Renovation of Greens #3 and Maintenance Word of Greens #2 and #5 to Eagle Golf Construction in the Amount of \$19,087.50 Budgeted in Line Item #584-584-000-971-000.**

**The motion carried unanimously.**

**A motion was made by Clerk Lovejoy Roe to adjourn at 7:53 p.m., supported by Treasurer Doe.**

**The motion carried unanimously.**

**The meeting adjourned at approximately 7:53 p.m.**

**CHARTER TOWNSHIP OF YPSILANTI  
OCTOBER 20, 2015 REGULAR MEETING MINUTES  
PAGE 7**

Respectfully Submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# **CLERK REPORT**

**OCTOBER 20, 2015**

**Submitted by Karen Lovejoy Roe, Clerk**

- **POLLARD BANKNOTE RIBBON CUTTING MONDAY, SEPTEMBER 21, 2015-** Supervisor Stumbo, Clerk Lovejoy Roe and Treasurer Doe attended the Ribbon Cutting Ceremony at Pollard Banknote in celebration of a new \$20 million printing press. It was a grand event attended by many State of Michigan Lottery Commissioners and lottery related businesses along with Pollard Banknote employees. There were many out of state guests from lottery associated businesses and commissions also. Federal, state and local elected officials were also in attendance. The purchase and installation of the new printing press is the largest investment in the history of Pollard Banknote. It clearly demonstrates the long term commitment of Pollard Banknote to the Ypsilanti Township community.
- **DEVELOPING QUALIFICATIONS FOR REQUESTS FOR PROPOSALS FOR WORKFLOW AND DOCUMENT MANAGEMENT-**On Tuesday, September 22, 2015 representatives from the Office of Community Standards, Accounting, Clerk's, and the Information Systems Departments met to formalize the qualifications that Ypsilanti Township would require from a professional services consultant that would contract with the Township for leading the township in the management of documents and workflow processes. A timeline was agreed upon to move this project forward before the end of 2015.
- **VAN BUREN SCHOOLS ELECTION-NOVEMBER 3, 2015-**Van Buren Schools is having a bond renewal election on November 3, 2015. This election impacts the two Van Buren Schools precincts in Ypsilanti Township. Ypsilanti Township will be handling the election for these two precincts at Rawsonville School. The ballots are available and are being mailed out daily as residents request an Absentee Ballot.
- **WASHTENAW COUNTY MUNICIPAL CLERK'S ASSOCIATION-**Clerk Lovejoy Roe, Deputy Clerk Lisa Garrett and Elections Specialist Angela Robinson attended the Washtenaw County Municipal Clerk's Association meeting on Wednesday, September 23, 2015 at Superior Township Hall. Vendors made presentations on the proposed new election equipment that may be available before the 2016 Presidential Election cycle. The State of Michigan is currently reviewing the equipment proposals and a recommendation to the County Clerks across the state is expected by the first of 2016. It was explained that the State would allow some jurisdictions to pilot the new equipment in 2016. The new equipment appears to be very user friendly with many features to allow voting to take less time and more efficient calculations of results, with more safety features built in. The election equipment that was demonstrated is already being used in other states and countries around the world.



- **TOURISM AND ECONOMIC DEVELOPMENT IN THE YPSILANTI COMMUNITY-** Supervisor Stumbo and Clerk Lovejoy Roe attended a meeting at the Marriott Hotel on Tuesday, September 9, 2015 to participate in a presentation hosted by the Ypsilanti Visitors and Convention Bureau. This event featured a specialist sharing research and ideas that have been practiced to increase the number of tourists in a community. He also expanded on ways tourism can be a crucial part of the engine that drives economic development in your community.
- **WAYFINDING MEETING-**On Tuesday, October 13, 2015 Supervisor Stumbo and Clerk Lovejoy Roe attended a meeting with representatives from Washtenaw County and the Ypsilanti Area Visitors and Convention Bureau to discuss the plan for installing directional signs in Ypsilanti Township. This group has been working on this plan for coordinated signage in both the City and Township of Ypsilanti for over a year. The sign locations, type and designs have been agreed upon and now the group is seeking funding from many different agencies and groups to proceed. The Township Board will be asked to authorize financing for three signs to be placed in the township by the first part of 2016. This will be the first phase, there are many other signs to be placed in the township but the group is attempting to keep the costs for each phase at \$145,000 to be shared amongst a large group of institutions. The Township's portion will be around \$8,000 for the three signs.
- **REIMAGINE WASHTENAW-**Clerk Lovejoy Roe attended the Reimagine Washtenaw monthly meeting on Wednesday, October 14, 2015. Discussion included access management plan implementation, updates on mid-block crossings, CDBG funded sidewalk infill projects and the Arborland Super Stop. Ways to have MDOT adopt or support the Corridor Improvement Study was discussed along with community updates being provided. Joe Lawson is working on obtaining the easements for the CDBG funded portion of Ypsilanti Township sidewalk infill project on Washtenaw.

## RESOLUTION 2015-41

### **Amending the Code of Ordinances, Chapter 30, Article II Entitled Fire Prevention Code by Adoption of the 2012 Edition of the International Fire Prevention Code**

**Whereas**, the Charter Township of Ypsilanti Board of Trustees recognizes the need for a modern, up-to-date fire code addressing conditions hazardous to life and property from fire and explosion hazards; the storage, handling and use of hazardous substances and materials; and the use and occupancy of buildings and premises; and

**Whereas**, the International Fire Code, 2012 Edition, is designed to meet these needs through model code regulations that safeguard public health and safety; and

**Whereas**, the International Fire Code, 2012 Edition, is fully compatible with the Michigan Building Code, Michigan Residential Code, Michigan Rehabilitation Code and the 2012 International Property Maintenance Code.

**Whereas**, the Township Fire Department recommends adoption of Ordinance 2015-453.

**Now Therefore,**

**Be it resolved**, that the Charter Township of Ypsilanti Board of Trustees hereby adopts by reference attached Ordinance No. 2015-453 amending the Code of Ordinances of the Charter Township of Ypsilanti, Article II, Fire Prevention Code.

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. 2015-41 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on October 20, 2015.



---

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

## **PROPOSED ORDINANCE NO. 2015-453**

*An Ordinance Amending the Code of Ordinances,  
Charter Township of Ypsilanti, Chapter 30, Article II  
Entitled Fire Prevention Code by Adoption of the  
2012 Edition of the International Fire Prevention Code*

The Charter Township of Ypsilanti hereby **Ordains** that Chapter 30 of the Code of Ordinances for Ypsilanti Township, Article II entitled Fire Prevention Code is hereby amended as follows:

**DELETE** in its entirety the current Article II entitled Fire Prevention Code (Sections 30-26 through 30-31, inclusive).

**ADD** the following new provision:

**A. Adoption by Reference.**

A certain document, copies of which are on file with the office of the Township Clerk and the Bureau of Fire Prevention, being marked and designated as the "**International Fire Code, 2012 Edition, International Code Council,**" is adopted by reference, including Appendix Chapters A through J, and all references therein printed – except those section and appendices herein amended, deleted or added. This document shall be known and may be cited as the "**Fire Prevention Code of the Charter Township of Ypsilanti,**" regulating and governing conditions hazardous to life and property from the standpoint of fire and explosion and for defining the scope of authority of the chief of the fire department and the bureau of fire prevention.

**B. Purpose of Article.**

The purpose of this article is to provide for the prevention of fires and the protection of persons and property from exposure to the dangers of fire and explosion; to authorize the investigation of fires and the discovery of crime or other offenses in relation thereto; to require the razing, repair and alterations of building, and the clearing and improvement of premises which constitute a fire hazard or a menace to the peace, security or safety of persons or property; to control the use and occupancies of such premises; to provide for the transportation, use and storage of inflammable liquids, compressed gases, and corrosive liquids; to prohibit the use of certain fire extinguishers and fire extinguishing agents; to provide for the administration of this article; and to fix penalties for violation of the provisions of this article.

**C. Code Available for Public Use and Inspection.**

Complete printed copies of the **Fire Prevention Code** of the Charter Township of Ypsilanti and supplements, therein adopted, are available for public use and inspection at the office of the Township Clerk and at the office of the Bureau of Fire Prevention.

**D. References in Code.**

References in the **Fire Prevention Code** of the Charter Township of Ypsilanti and supplements to the word "*state*" shall mean the State of Michigan; reference to the word "*municipality*"

shall mean the Township of Ypsilanti; references to the term “*corporation counsel*” shall be held to mean the attorney for the township; reference to the term “*bureau of fire prevention*” shall mean the township fire department; and reference to the term “*fire official*” shall be held to mean the chief of the fire department or his authorized designee.

**E. Code Revisions.**

The following sections of the International Fire Code, 2012 Edition, International Code Council, are hereby revised.

**Section 101.1** - insert Charter Township of Ypsilanti

**Section 109.3** – delete in its entirety and replace with the following provision:

Section 109.3. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under the infraction, and shall be subject to a fine as follows:

- a. The fine for any first violation of Article II shall be \$100.00.
- b. The fine for any violation which the violator has, within the past two years, been found in violation of once before, shall be \$250.00.
- c. The fine for any violation which the violator has, within the past two years, been found in violation of twice before, shall be \$500.00.

The imposition of one penalty for any violation shall not excuse the violations or permit it to continue. All such persons shall be required to correct or remedy such situation or defects within a reasonable time, and, when not otherwise specified, each act or violation and every day upon which such violation shall occur shall constitute a separate offense.

The application of the penalties of this section shall not be held to prevent the enforced removal of prohibited conditions by injunctive or other relief.

Each day that a violation continues after due notice has been served shall be deemed a separate violation.

**Section 111.4** – insert \$100 or more than \$500

**Section 901.2 – Fire Sprinkler Plan Submittal** (Added to read)

All fire sprinkler plans shall be submitted to the *fire official* for review. The *fire official* may request review of the sprinkler plans by a third party. The third party shall be included on a list of companies approved by the Charter Township of Ypsilanti Fire Prevention Bureau. The Charter Township of Ypsilanti Fire Prevention Bureau shall witness all required tests and field inspections of all fire sprinkler systems.

- a. A list of approved companies will be available in the Fire Prevention Bureau and the Office of Community Standards.
- b. No company will be allowed to review its own plans.

**Section 906.1 - Residential Fire Extinguisher Requirements Rental Units.** (Added to read)

- a. It shall be the responsibility of the owner(s) of single family and multiple family rental units to provide each living unit with a portable fire extinguisher.
- b. The fire extinguisher shall have a minimum 1A-10BC rating or higher, and shall be mounted in a readily accessible location within each dwelling unit. Each extinguisher shall be tagged to include a maintenance and inspection record and must be operable at all times.
- c. It shall be the owner's responsibility to maintain the extinguisher in accordance with NFPA 10, and such maintenance shall include, but is not limited to, recharging the extinguisher of the unit which was discharged when attempting to extinguish a documented fire. For the purpose of this section, a documented fire shall mean any fire that the Ypsilanti Township Fire Department has responded to and/or has a record of. In all other cases it shall be the responsibility of the resident to recharge the extinguisher.
- d. The resident of a single family or multiple family rental unit shall be responsible to advise the building owner, or his designated agent, whenever a required fire extinguisher is missing, damaged, discharged or in need of service.
- e. Anyone tampering with, damaging or interfering with the effectiveness of a fire extinguisher shall be in violation of this code.

**Section 907.2 - Minimum Smoke Detection Requirements Rental Units.** (Added to read)

- a. Each apartment, suite, or sleeping area of every single or multiple dwelling units shall be provided with a minimum of one smoke detector capable of sensing visible or invisible products of combustion.
- b. The smoke detector shall be approved or listed by recognized or independent testing laboratories and, when actuated, shall provide an alarm suitable to warn the occupants within the individual dwelling unit.
- c. A minimum of one smoke detector shall be located in the immediate area of all sleeping quarters.
- d. All single family and multiple dwelling units, including duplexes, shall comply with this section.
- e. It shall be the responsibility of the owner(s) of each rental unit to install and maintain in operating condition smoke detectors in each dwelling unit as herein provided.

f. All devices, combination of devices and equipment required herein are to be installed in conformance with the Michigan Building and Residential Codes and this section.

g. At least one smoke detector shall be installed to protect each sleeping area. A sleeping area is defined as the area or areas of the family living unit in which the bedrooms or sleeping rooms are located. When bedrooms ordinarily used for sleeping are separated by other used areas, such as kitchens or living rooms, but not bathrooms or closets, they shall be considered as separate sleeping areas for the purpose of this section.

#### **F. Geographic Limits Referred to in Certain Sections of the Code.**

The geographic limits referred to in certain sections of the 2012 International Fire Code are hereby established as follows:

Section 5704.2.9.6.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground storage tanks outside of buildings is prohibited): *Storage of greater than 50 gallons is prohibited within 50 feet of a structure.*

Section 5706.2.4.4 (geographic limits in which the storage of Class I and Class II liquids in above-ground ground storage tanks is prohibited): *Amend to add the following language:*

- a. *An above ground storage tank shall not be erected less than 300 feet (92 meters) from any of the following:*
  - i. *a mineshaft.*
  - ii. *an air escape shaft for a mine.*
  - iii. *a school*
  - iv. *a church*
  - v. *a hospital*
  - vi. *a theater*
  - vii. *assembly occupancies for 50 or more persons.*
- b. *The above ground storage tank, loading operation, or unloading operation shall not be installed closer than 25 feet (7.6 meters) plus 1 inch (25 millimeters) per 1,000 volts, measured horizontally from the nearest conductor or power lines, except that a service entrance and service line may be closer than 25 feet (7.6 meters), but shall not be over a tank loading or unloading area.*

Section 5806.2 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): *Amend to add the following language:*

- a. *Stationary containers with storage greater than 45 gallons is prohibited within 50 feet of the following:*
  - i. *Places of public assembly*
  - ii. *Non-ambulatory patient areas*
- b. *Stationary containers with storage greater than 45 gallons is prohibited within 15 feet of the following:*
  - i. *Combustible materials such as paper, leaves, weeds, dry grass or debris exposure hazards*

- c. *Stationary containers with storage greater than 45 gallons is prohibited within 10 feet of the following:*
  - i. *Air intakes*
  
- d. *Stationary containers with storage greater than 45 gallons is prohibited within 5 feet of the following:*
  - i. *Lot lines*

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): *Amend to add the following language:*

*For the protection of heavily populated and congested areas, the maximum aggregate capacity of any installation of liquefied petroleum gas shall not exceed a water capacity of 2,000 gallons within 50 feet (15.2 meters) of a structure.*

**G. Rights and Remedies are Cumulative.**

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

**H. Severability Clause.**

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Charter Township of Ypsilanti hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsection, sentences, clauses or phrases by declared unconstitutional.

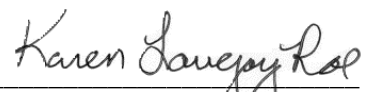
**I. Publication.**

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

**J. Effective Date.**

This Ordinance shall be 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. 2015-453 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on October 6, 2015. The second reading is scheduled to be heard on October 20, 2015.




---

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

## RESOLUTION 2015-42

### **Rezoning of 2590 East Michigan Avenue, Parcel K-11-01-300-004, From its Current MHP (Mobile Home Park) District Zoning Classification to B-3 (General Business) District Classification**

**Whereas**, at its regularly scheduled meeting held **August 25, 2015**, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a rezoning request for a certain parcel of property comprising 5.55 acres, commonly identified as 2590 East Michigan Avenue, Parcel ID K-11-01-300-004, from the MHP (mobile home park) zoning district to the B-3 (general business district) zoning district; and

**Whereas**, the rezoning request is consistent with the Township's current Master Plan; and

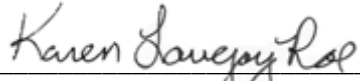
**Whereas**, proposed Ordinance No. 2015-454 rezones 2590 East Michigan Avenue, Parcel ID K-11-01-300-004, from MHP District to B-3 District zoning classification; and

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

**Now Therefore,**

**Be it resolved** that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2015-454 attached hereto, by reference, in its entirety.

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. 2015-42 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on October 20, 2015.

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



## **ORDINANCE 2015-454**

***An Ordinance Amending Ordinance No. 74,  
Township Zoning Ordinance, So As To Rezone  
2590 East Michigan Avenue, being Parcel ID K-11-01-300-004,  
From Its Current MHP (mobile home park) District Zoning  
Classification To B-3 (general business) District Zoning Classification***

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

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

Real Property consisting of 5.55 acres of land located at 2590 East Michigan Avenue, also known as Parcel ID K-11-01-300-004, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current MHP (mobile home park) District zoning classification to the B-3 (general business) District zoning classification.

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its MHP District zoning classification to the B-3 District zoning classification.

### **Severability**

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

### **Non Exclusivity**

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


**Publication**

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

**Effective date**

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

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. 2015-454 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on October 6, 2015. The second reading is scheduled to be heard on October 20, 2015.



---

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

## **RESOLUTION 2015-43**

### **Rezoning of 953 East Michigan Ave, Parcel K-11-10-205-039, From Its Current MHP (Mobile Home Park) District Zoning Classification to B-3 (General Business) District Zoning Classification**

**Whereas**, at its regularly scheduled meeting held **August 25, 2015**, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a rezoning request for a certain parcel of property comprising 6.52 acres, commonly identified as 953 East Michigan Avenue, Parcel ID K-11-10-205-039, from the MHP (mobile home park) zoning district to the B-3 (general business district) zoning district; and

**Whereas**, the rezoning request is consistent with the Township's current Master Plan; and

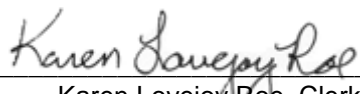
**Whereas**, proposed Ordinance No. 2015-455 rezones 953 East Michigan Avenue, Parcel ID K-11-10-205-039, from MHP District to B-3 District zoning classification; and

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

**Now Therefore,**

**Be it resolved** that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2015-455 attached hereto, by reference, in its entirety.

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. 2015-43 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on October 20, 2015.

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

## **PROPOSED ORDINANCE 2015-455**

***An Ordinance Amending Ordinance No. 74,  
Township Zoning Ordinance, So As To Rezone  
953 East Michigan Avenue, being Parcel ID K-11-10-205-039,  
From Its Current MHP (mobile home park) District Zoning  
Classification To B-3 (general business) District Zoning Classification***

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

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

Real Property consisting of 6.52 acres of land located at 953 East Michigan Avenue, also known as Parcel ID K-11-10-205-039, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current MHP (mobile home park) District zoning classification to the B-3 (general business) District zoning classification.

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its MHP District zoning classification to the B-3 District zoning classification.

### **Severability**

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

### **Non Exclusivity**

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

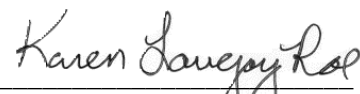
### **Publication**

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

**Effective date**

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

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. 2015-455 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on October 6, 2015. The second reading is scheduled to be heard on October 20, 2015.



---

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI  
2015 BUDGET AMENDMENT #13

October 20, 2015

584 - GOLF COURSE FUND

Total Increase \$22,138.00

Increase budget for the renovation of hole #3 and drainage for hole #2 & #5 in the amount of \$19,088; and for the purchase of an Evergreen cover for hole #3 at \$1,550; and for an architecture audit by Chris Wilczynski of \$1,500. The total projects cost will be \$22,138. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	584-000-000-699.000	\$22,138.00
		Net Revenues	<u>\$22,138.00</u>
Expenditures:	Capital Outlay	584-584-000-971.000	\$22,138.00
		Net Expenditures	<u>\$22,138.00</u>

Motion to Amend the 2015 Budget (#13):

Move to increase the Golf Course Fund budget by \$22,138 to \$676,450 and approve the department line item changes as outlined.

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



*Charter Township of Ypsilanti*

**Assessor's Office**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 487-4927  
Fax: (734) 484-5159

## **POLICY ON SALE OF TOWNSHIP OWNED PROPERTY**

- 1. Identify lots to sell, take to Township Board for authorization to enter into negotiations for sale of the property.**
- 2. Conduct a valuation of the property based upon Assessing Department review and analysis. Determine the asking price as a starting point of negotiation.**
- 3. Send letter to adjacent home owners. Priority is given to owner occupied homes.**
- 4. Negotiate a sale price. No land contracts. Township will hold offer, assuming no other offer is received, up to 6 months or an otherwise agreed upon time period for buyer to pay.**
- 5. Consent from Township Supervisor and Legal Counsel to proceed and prepare Letter of Agreement with buyer to take to the Township Board.**
- 6. As a requirement to purchase the property, lots must be maintained and meet the criteria of the Ypsilanti Township Ordinance and all other specific requirements from the Township as agreed upon within the letter of agreement.**
- 7. Present offer to the Ypsilanti Township board for their approval.**
- 8. Closing. Quit Claim deed to be prepared and signed by Township Officials. The buyer pays Township by certified check. Buyer is responsible for paying all closing costs associated with the purchase of the property, if applicable.**



*Supervisor*  
**BRENDA L. STUMBO**  
*City of Agreement- Continued*  
**KAREN LOVEJOY ROE**  
*Treasurer*  
**LARRY J. DOE**  
*Trustees*  
**JEAN HALL CURRIE**  
**STAN ELDRIDGE**  
**MIKE MARTIN**  
**SCOTT MARTIN**



*Charter Township of Ypsilanti*

**Assessor's Office**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 487-4927  
Fax: (734) 484-5159

## Letter of Agreement

October 7, 2015

Erick Ellicott  
36 Ohio St  
Ypsilanti, MI 48197

Dear Mr. Ellicott,

This letter (the "Agreement") summarizes the understanding of the agreement that we reached during our meeting on September 25, 2015. If this Agreement is acceptable to you, please sign below in the space designated for your signature.

The agreement is as follows:

1. Agreement

The following is agreed upon for the Purchase of Township Owned Property:

The two properties listed below will be purchased for the combined price of \$2,500 paid by certified check. The Property is to be combined with purchaser's primary residence parcel at 36 Ohio St, parcel id K-11-11-202-035

Parcel **K-11-11-202-004** described as:  
Lot 598 Except the South 30 feet and all of lots 599 and 600  
Devonshire Sub #4

Parcel **K-11-11-202-040** described as:  
The North 30 feet of lot 597 and the South 30 feet of lot 598  
Devonshire Sub #4

2. Term

The term of this Agreement ("Term") will commence as of October 7, 2015 and will continue to be in effect for 6 months or until April 7, 2016, at which point it

shall terminate, unless the Term is extended or terminated earlier in a written document signed by both parties.

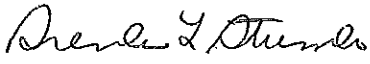
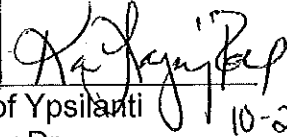
3. Closing

For the agreed upon sum of \$2,500 paid in full by certified check, Ypsilanti Township agrees to sell the above described properties to you via the recording of a Quit Claim Deed in the name of Eric & Clair Ellicott.


4. Termination

This agreement shall terminate upon the closing of the sale of the above property or the expiration of the Term after April 7, 2016.

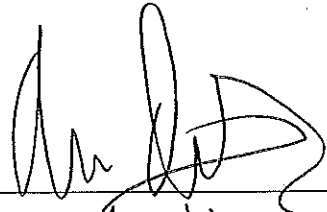
If the above correctly expresses your understanding of the terms reached during the negotiations, please sign and date a copy of this Agreement and return the signed and dated Agreement to me.



  
 Charter Township of Ypsilanti 10-21-15  
 7200 S. Huron River Dr.  
 Ypsilanti, MI 48197

Accepted and agreed to on Oct 7, 2015 by


  
 Eric Ellicott

**Aaron Dietz**  
**Notary Public, Washtenaw County, MI**  
**My Commission expires Nov. 13, 2017**


  
 Notary Public, Washtenaw County  
 My Commission Expires on 11/13/17

**Resolution 2015-44**  
*In Honor of Rosie the Riveter Day*  
*October 24, 2015*

**WHEREAS** American women entered the workforce in unprecedented numbers during World War II, as widespread male enlistment left gaping holes in the industrial labor force; and

**WHEREAS** between 1940 and 1945, the female percentage of the U.S. workforce increased from 27 percent to nearly 37 percent, and by 1945 nearly one out of every four married women worked outside the home; and

**WHEREAS** the Willow Run Bomber Plant was constructed in the early years of World War II by Ford Motor Company for the mass production of war munitions, especially the B-24 Liberator heavy bomber; and

**WHEREAS** “Rosie the Riveter,” star of a government campaign aimed at recruiting female workers for the munitions industry, became perhaps the most iconic image of working women during the war; and

**WHEREAS** Henry Ford employed "Rosie the Riveters" on his assembly lines at the Willow Run Bomber Plant and throughout America; and

**WHEREAS** at its peak, the historic plant produced one B-24 per hour; and


**WHEREAS** in March 2014 at the historic Willow Run Bomber Plant site, the Guinness World Record was set by having the most “Rosie the Riveters” in one place with 778; and

**WHEREAS** in August 2015, the Guinness record was taken by Richmond, California with 1,084 “Rosies”; and

**WHEREAS** on October 24, 2015, we will be joining forces with women across the State of Michigan to take our record back;

**NOW THEREFORE BE IT RESOLVED**, that the Charter Township of Ypsilanti Board of Trustees does hereby proclaim October 24, 2015 as “Rosie the Riveter Day” in Ypsilanti Township and honor all the women who answered the call to help our great nation and forever changed the opportunities for women in the workforce.

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. 2015-44 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on October 20, 2015.

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