

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

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*Supervisor*

**BRENDA L. STUMBO**

*Clerk*

**KAREN LOVEJOY ROE**

*Treasurer*

**LARRY J. DOE**

*Trustees*

**JEAN HALL CURRIE**

**STAN ELDRIDGE**

**MIKE MARTIN**

**SCOTT MARTIN**

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**August 18, 2015**

**Work Session – 5:00 p.m.**

**Regular Meeting – 7:00 p.m.**

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

## 14-B District Court

### Revenue Report for July 2015

#### General Account

Account Number	
<b>Due to Washtenaw County</b>	
(101-000-000-214.222)	<b><u>\$3,931.00</u></b>

#### **Due to State Treasurer**

Civil Filing Fee Fund (MCL 600.171):	\$16,401.00
State Court Fund (MCL 600.8371):	\$1,180.00
Justice System Fund (MCL 600.181):	\$20,032.81
Juror Compensation Reimbursement Fund:	
Civil Jury Demand Fee (MCL 600.8371):	\$30.00
Drivers License Clearance Fees (MCL 257.321a):	\$1,365.00
Crime Victims Rights Fund (MCL 780.905):	\$5,328.90
Judgment Fee (Dept. of Natural Resources):	\$0.00
<b>Due to Secretary of State</b>	
(101-000-000-206.136)	\$1,365.00

Total: **\$45,702.71**

#### **Due to Ypsilanti Township**

Court Costs (101-000-000-602.136):	\$38,614.90
Civil Fees (101-000-000-603.136):	\$17,199.00
Probation Fees (101-000-000-604.000):	\$7,756.40
Ordinance Fines (101-000-000-605.001):	\$38,017.69
Bond Forfeitures (101-000-000-605.003):	\$2,590.00
Interest Earned (101-000-000-605.004):	\$0.00
State Aid-Caseflow Assistance (101-000-602.544):	\$0.00
Expense Write-Off:	\$0.00
Bank Charges (Expense - 101.136.000.957.000):	(\$356.39)

Total: **\$103,821.60**

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

**\$153,455.31**

#### Escrow Account

(101-000-000-205.136)

Court Ordered Escrow:	\$8,179.00
Garnishment Proceeds:	\$0.00
Bonds:	\$15,829.00
Restitution:	\$6,181.00

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

**\$30,189.00**

		Year to Date	
	Prior Year Comparison		
Month	Revenue	Revenue	
	2014	2015	
<b>January</b>	\$93,424.58	\$101,726.02	
February	\$134,377.46	\$127,974.93	
March	\$116,070.56	\$119,020.09	
April	\$104,192.57	\$119,225.82	
May	\$106,156.14	\$90,046.85	
June	\$107,897.55	\$87,731.39	
July	\$101,268.87	\$103,821.60	
August	\$98,053.38		
September	\$106,365.17		
October	\$108,958.51		
November	\$81,140.04		
December	\$93,416.84		
Grant:		\$41,250.00	
Standardization			
Payment:	\$45,724.00	\$45,724.00	
Year-to Date			
<b>Totals:</b>	\$1,297,045.67	\$836,520.70	
<b>Expenditure</b>			
<b>Budget:</b>	\$1,267,085.00	\$1,328,089.00	
<b>Difference:</b>	\$29,960.67	(\$430,564.30)	

14-B District Court

Monthly Disbursements

July 2015

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

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

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

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

All other revenues are transferred to the Ypsilanti Township Treasurer.

**July 2015 Disbursements:**

Washtenaw County:	\$ 3,931.00
State of Michigan:	\$ 45,702.71
Ypsilanti Township Treasurer:	\$103,821.60

**TOTAL: \$153,455.31**

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## Residential Services

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

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# MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Residential Services Director

DATE: August 10, 2015

RE: Monthly Board Report-July –August

It has been a busy summer so far with many projects taking place over the past couple of months.

The Veterans Drive reconstruction project is coming along. All the storm sewer is in from the Memorial back to the Library lot, along with a major open drain along the back of the property. They now have the back road cut out and will be putting in the edge drain and conduit for future use along the back of the proposed curb. They will then set curb and start on the base of the road. Sometime in September, we expect that they will start with the front part of the road that the Board approved at the last meeting. We are hoping and expecting to use the Armory drive and part of their parking lot to access our parking lots. We are still expecting a late October, early November substantial completion.

The WCRC project on the 2 roundabout installation is getting close to finishing. The crews ran into a snag last Friday which will cause some delays, but it is still expected to be substantially completed by August 15, the planned completion date.

We are also in the process of trying to cap off a leaky water line in North Bay Park. We had dug in an area previously identified as the leaking area, only to find it was not there. Upon a long time of examination, we found the leak and it is currently being dug up to be capped and hopefully will be completed prior to your upcoming meeting.

I have continued to work with both Conti Corp and Comcast in getting up the 3 cameras that have been approved and to continue to look at camera locations in the future.

We are putting the finishing touches on the project that Tetra Tech is working on. If you recall, years ago, there was a leaky fuel tank and we are working on deed restrictions and other items the State of Michigan requires so that we may file a closure report to end the years of monitoring of the wells here.

As a result of the above, we are seeking to bid out for new playground equipment at Bud & Blossom Park. This would use CDBG monies, but is contingent upon the closure report from the Community Center above.

There has been a lot of time spent on working on the budgets. We have substantially completed the 3 revenue accounts and 6 expense budgets for 2016. I also submitted a "capital improvement" budget sheet, most of which are listed on our asset management plan.

Recently, we have been doing a lot of preparation for the parade this Saturday in Ypsilanti Township. Larry Doe and I have been in charge of the parade. There is much to do in planning of road closures, vehicles and other participants.

We think that the Boathouse project is real close to completion. Last week I contacted the contractor, Cedroni Associates and gave him a point blank ultimatum. He needs to complete the project by next week, or we will start actions to stop the project with him, contact his bonding agents for notice, and seek another contractor to finish what needs to be done. He was still hesitant on getting this going again, but we did see progress on it at the end of last week. We are still holding almost \$70,000 but it must be completed in the next 5 weeks. I submitted and received another extension at the end of June. It really does look like this will be done by the next Board meeting!

Joe Lawson and I met with OHM last week in regard to our MS4 report. This is due on October 1, 2015 and covers the period of the prior 2 years. We need to report to the DEQ all the things we are doing in regard to our stormwater. As a part of this, I have taken annual classes in IDEP, and this year have scheduled another 5 staff from here to attend a free session of this at the end of September.

We completed our CSD1 reports on the boilers we operate in the Township as well as conducting our backflow prevention test as required by the State.

We are still working on the project as it relates to the sidewalk boiler system. There are still some finishing touches that Envision must do in regard to the boiler system as well as the sidewalk system.

Finally, we were disappointed to hear the bids for the Tyler Drawdown/YCUA bridge trestle project came in so high. We are currently exploring other options as we move toward the future.

## Ford Lake Dam

### General Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Operators had 2 after hour call-ins for the month. June rain finally dried up and we had little rainfall for July.

Average precipitation for the month of July is about 2.8", this year it was about 1.65" and production for the month was 57% above average.

### Regulatory:

#### *Currently-*

- **5 yr. CSIR (Part 12- inspection) – The field inspection and review process is complete. The CSIR engineer is now preparing the final report to be filed with FERC about the Project safety and action item recommendation.**
- Working with FERC and HRWC on the new canoe portage around the Ford Lake Dam. This project is approved by FERC and ready to move forward.
- We have completed the security requirements for the year.

#### *Upcoming for 2015-*

- **update DSSMP**
- **5 yr. Reprinting of the EAP (Format to FEMA)**
- **5 yr. Shoreline Survey and Report**
- **WQ Report**
- **Nuisance Plant Plan Report**
- **Wildlife Plan Report**
- **Historical Activity Report**
- **Gate Certification**
- **EAP annual update and test**

### Projects:

#### *Transfer Trip Communication*

The Township Board approved a construction agreement for new communication with the DTE substation. DTE Electric has provided a project cost of \$180,000. Installation was targeted for May 2015 but now is October. Once commissioning of the new equipment the old AT&T lines will no longer be needed.

#### *Generator #1 – Turbine, Wicket gate & Hardware Replacement*

A routine inspection of the small generator runner found damage on the blades. A quarter size hole was found along with cracks in a couple of other blades. The project has been approved and the turbine is on order. Project start-up is targeted in October 2015. The turbine manufacturer has indicated they are on schedule.

## Operation Summary

	2014	2013
Precipitation total	34.31"	40.87"
Days Online	354.9	345
Generation MWH (estimated)	9,745.999	8,991.285
Generation lost MWH (estimated)*	643.164*	454.824*

\*losses related to scheduled & unscheduled maintenance and water quality discharges.

\*\* NOAA, (36" average precipitation annually)

### After Hour Call In

Water levels	43	44
Mechanical/Electrical	7	1
Other	15	0
Totals	67	45

2015	July	YTD	2014
Precipitation	1.65"	14.72"	
Days Online	31	212	354.9
Generation MWH (estimated)	640.595	5,721.967	9,745.999
Generation lost MWH (estimated)*	210.950	352.950	643.164

\*losses related to scheduled & unscheduled maintenance and water quality discharges.

### After Hour Call In

Water levels	1	23	43
Mechanical/Electrical	1	1	7
Other	0	1	15
Totals	2	25	67

## Spilling Summary:

Releasing water from the sluice gates is done primary to maintain lake level when flow exceeds the powerhouse. At certain times we can use the gates to help keep the lake mixing to maintain oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake.

The water quality monitoring begins on June 1<sup>st</sup> and will end on September 30<sup>th</sup>; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The hydro discharges from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires we pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer for the purpose of improving the lake is not always possible.



#### Sluice Gate Usage Summary

<b>2015</b>	Current Year Days Spilled	Current Year Lost KWh*	Current Year Lost \$*	Prior Year Lost \$*
January	0	0	0	0
February	0	0	0	0
March	9.5	0	0	0
April	1.8	0	0	0
May	8.3	68,400	3,778	139
June	27.1	73,600	1,885	5,219
July	28.3	210,950	9,019	2,230
August				4,335
September				0
October				0
November				0
December				0
<b>Totals</b>	<b>75.0</b>	<b>352,950*</b>	<b>\$ 14,682*</b>	<b>\$ 11,923*</b>

\*estimated losses from diverting water away from generators for the purpose improving WQ.

### Sargent Charles Dam and Tyler Dam

Each dam continues to get routine safety inspections and appropriate maintenance.

#### Tyler Dam –

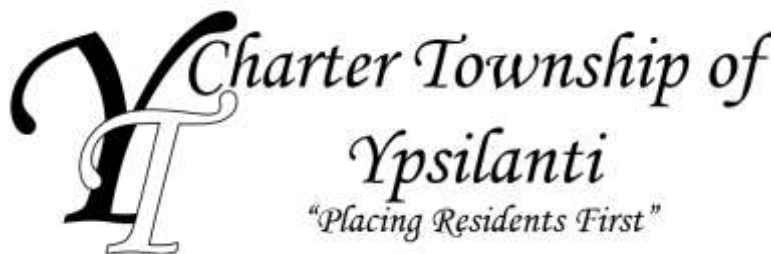
Phase 3-

The Construction project for Tyler Dam has been placed on hold due to the cost. Bids were received but were well above the projected cost estimates.

#### Sargent Charles Dam -

No update

*Supervisor*  
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**Office of  
Community Standards**

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

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## MEMORANDUM

August 10, 2015

To: Township Board

From: Joe Lawson  
Planning Director

**Re: Planning Division (OCS) July/August 2015**

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Please be advised of the following activities related to the Planning Department for July/August 2015

### Planning Commission Activity

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

On July 22, the Commission held its regular meeting to consider the following applications:

- Dairy Queen – 1801 Washtenaw Avenue – The Planning Commission held the necessary public hearing relating to the Special Conditional Use and preliminary site plan application of Mr. Bert Serra, owner of the Dairy Queen Restaurant located at 1801 Washtenaw Avenue. The plan calls for the construction of a new drive-thru window and other site amenities. After the public hearing, the Commission passed a motion to approve the application with the conditions that the applicant provides a new privacy fence along the southern property line, the applicant shall construct a new masonry trash enclosure, provide improved pedestrian access to the Washtenaw Avenue right-of-way and add additional landscaping around the outdoor seating area. Construction is planned for this late fall.
- The Commission also scheduled a number of public hearings for the upcoming August meeting date. Those hearings are as follows: Rezoning of 2590 East Michigan from MHP (mobile home park) to B-3, general business; Rezoning of 953 East Michigan Avenue from MHP (mobile home park) to B-3, general business; Class 'A' Non-Conforming Use request of Ms. Erma Walden for the

property located at 1315 West Michigan Avenue and a Special Conditional Use permit application to permit the establishment of a Group Daycare Home to be located at 1203 Fall River.

### **Plans in Process**

Kroger Fuel Station – 1771 East Michigan: No new or additional information has been provided in relation to this project, though a recent Crain's article published stated that Kroger is investing \$100 million dollars in Michigan by years end. This includes the construction of fuel centers as the article states that Kroger is "looking to establish as many fuel centers as it can". This may be good news for this particular project. No new information on this particular project.

Lakeside Park/Boat House Project: The final punch list items are nearly complete. The last few remaining items should be completed by months end.

WalMart Expansion – 2515 Ellsworth: Renovations of the existing portion of the store continue and are planned to be completed by the spring. A recent MLive article stated that WalMart is in the process of hiring up to 80 new employees as part of the expansion/renovation. The project is currently scheduled for the necessary engineering and utility inspections in order to begin the closeout process.

Cueter Chrysler Dealership – During the last sight inspection, the parking lot has been curbed and stone base has been placed. The asphalt pavement should be placed within the coming weeks.

Los Amigos – Staff continues to wait for the submission of the final engineered drawings.

Majestic Lakes – On July 21<sup>st</sup> the Board of Trustees approved the first reading of the proposed preliminary site plan and rezoning of the Majestic Lakes residential development. Staff is currently awaiting a revised site plan and amendment to the required development agreement. Staff anticipates that the requested information will be presented to the Board during the regular September meeting date..

Burning Bush – The third review of the final engineered plans are in process and it appears from the comments received thus far that the project will be approved for construction very soon. Once all of the approvals have been received, staff will schedule a pre-construction meeting prior to the issuance of permits.

Yankee Air Museum (YAM) – The Yankee Air Museum continues their journey through the plan review process. In recent weeks, the Township Board of Trustee approved the Museum's PD Stage I preliminary site plan and rezoning. The museum is proposing to reutilize approximately 147,000 square-feet of the former GM Powertrain/Willow Run Bomber Plant facility as the home of their new museum and conference center. The

Yankee Air Museum plans to complete their approval process and being renovations and upgrades in order to prepare for their grand opening in late 2017 or early 2018.

Thunder Over Michigan Air Show: The Yankee Air Museum will once again be hosting the Thunder Over Michigan Air Show at Willow Run Airport on August 29<sup>th</sup> and 30<sup>th</sup>. The Navy's Blue Angels are scheduled to appear at this year's show.

Buffalo Wild Wings – The preconstruction meeting was held on July 23<sup>rd</sup> to permit the construction of the approved parking lot expansion. Construction is scheduled to begin by the end of August and should take 4-6 weeks to complete.

Hidaya Mosque – Staff still awaits the submission of revised plans based on the initial reviews. No revised plans or reports have been submitted at this time.

RoundHaus Pizza and Party Shop – Staff awaits the submission of the revised plans based upon the initial review. The initial plan called for the demolition of the existing Round Haus Party Store with the reconstruction of a new Round Haus Pizza and Party Shoppe along with a fuel station.

College Sunoco – 2169 Washtenaw : Staff is in receipt of the revised site plan for the construction of a new fuel station, convenience store and carry out restaurant. Should the revised plans be in proper form, staff will request the Planning Commission schedule the necessary public hearing to consider the plan.

Fresh Thyme: The applicant has submitted plans calling for the construction of a 28,700 square-foot grocery store upon the former Ypsi-Arbor Bowling Alley site. The store will carry fresh and organic produce, fresh sausage and meat products and will have a farmers market feel. The initial plans have been reviewed and comments provided to the design engineers. The revised plans are anticipated in time for review prior to the scheduled August Planning Commission meeting. Should the plans be in proper form, staff will request the Commission grant preliminary site plan approval during their August meeting.

Burger King/Popeyes – 2387 Ellsworth: Plans have been submitted for the conversion of the former Burger King restaurant located at 2387 Ellsworth Road into a Popeye's Louisiana Kitchen. The building plans are currently under review with plans to start construction later this month.

Sensitile: 1735 Holmes Road – Preliminary site plans have been submitted to the Township for review to consider the application for the construction of a 24,000 square-foot addition the existing 26,000 square-foot building. The owner also plan on additional upgrades to the existing building elevations and grounds. Once the plans are in proper form, the application and plans will be presented to the Planning Commission for review and consideration. Construction is anticipated in the spring of 2016.

**Pollard Banknote – 775 James L Hart Pkwy:** Pollard is currently in the process of installing a new printing press in order to add additional capacity for the printing of scratch-off lottery tickets. Pollard is investing \$1.8 million into the current facility with the potential for future expansions.

**Clark East Towers:** National Church Residences Corporation who owns the Clark East Towers located at 1550 East Clark Road has announced plans to move forward with an \$8 million upgrade and renovation project. The property owners have started with the installation of new windows and roof repairs. Other site and security improvements are also proposed as part of the overall plan and are planned to be completed over the next several months.

**Creekside Village West:** The remaining 29 vacant residential lots remaining in the Creekside Village West development have been sold by Pulte Homes to JDM Builders of Livonia. Representatives of JDM Builders have been in contact with our office in order to get new homes approved for construction. Construction is planned to begin on the new homes later this summer/fall.

**The Manors at Creekside:** Lombardo Homes has submitted an application to amend the previously approved Planned Development relating to the Manors at Creekside. Lombardo is requesting to amend the plan to allow them to construct two-story colonial homes as opposed to the approved ranch style homes. The revised plans must be reviewed and considered by the Township Planning Commission prior to Board consideration.

## **Zoning Board of Appeals**

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

On July 29th the Zoning Board of appeals considered the following applications:

**Burning Bush Church – 770 James L. Hart Pkwy:** To consider the temporary use permit application to allow for the hosting of a fund raising carnival to be operated by Wade Shows. The ZBA agreed to hold a special meeting to consider the application. After the public hearing, the ZBA approved the temporary use permit to allow the carnival to operate from July 30<sup>th</sup> – August 2<sup>nd</sup>. In speaking with the carnival operator, the carnival was a success.

## **Committee Meetings**

**WATS Technical Committee –** During the August meeting of the WATS Technical Committee, the Committee was introduced to the new home of WATS. The WATS offices have moved from the County building at 705 N. Zeeb Road to a new Downtown Ann Arbor location (200 N. Main Street).

RACER/GM Property – The entire Township Development Team along with YCUA and other outside agencies continue to work toward a solution to the ground water and stormwater treatment issues relating to this former industrial site. The goal of everyone involved is to come up with a solution that is cost effective and further preserves and protects the natural environment. A number of options have been presented to the RACER group for review and consideration. Additional meetings have been scheduled later this month in order to vet those options.

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

**YPSILANTI TOWNSHIP FIRE DEPARTMENT**  
**MONTHLY REPORT**

**JULY 2015**

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	20 Fire Fighters
1 Fire Marshal (part time)	3 Shift Lieutenants	1 Clerk III / Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to 389 requests for assistance. Of those requests, 269 were medical emergency service calls, with the remaining 120 incidents classified as non-medical and/or fire related.

Department activities for the month of July, 2015:

- 1) The Public Education Department participated in the following events:
  - a) Participated in the July 4<sup>th</sup> Parade
  - b) Truck Demonstration at Adventure Center PreSchool
  - c) Truck Demonstration at Hewitt Road Neighborhood Watch Picnic
  - d) Truck Demonstration & Station #4 Tour for 11 residents
  - e) Truck Demonstration at at Creekside Village Neighborhood Watch Picnic
  - f) Smoke Alarms: 5678 Big Pine Drive (2)
  - g) Hosted Car Seat fittings for U of M Buckle Up program
- 2) Fire fighters attended 5 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
  - a) Washtenaw County Tech Rescue Team

The Fire Marshal had these inspections / meetings for the months of July, 2015:

- 1) Plan Reviews: 7
- 2) Inspections: 4
- 3) Commercial Hood Inspections: 1
- 4) Fire Alarm Tests: 3
- 5) Code Enforcements: 2
- 6) Hydro Tests: 2
- 7) Sprinkler Flow Tests: 1
- 8) Fire Investigations: 2 – 823 E Michigan & 2355 Briardale Court
- 9) Fire Investigation Follow up: 1
- 10) Fire Sprinkler Plan Review: 1
- 11) Meeting with Prosecutor
- 12) DTE Facility Tour
- 13) Completed reports

The Fire Chief attended these meetings / events for the month of July, 2015:

- 1) Warning Siren Maintenance Survey – all sites
- 2) Participated in the July 4<sup>th</sup> Parade
- 3) Officers Meeting
- 4) 2 Heritage Walk Parade committee meetings
- 5) 4 Heritage Walk Parade construction meetings
- 6) 2016 Draft Budget meeting
- 7) Officer Promotional Interviews
- 8) Department Head meeting
- 9) Obtained HQ Building Repair Costs from 3 concrete contractors & 2 landscape contractors
- 10) Automatic Mutual Aid meeting with Van Buren Township Fire Chief
- 11) Met with Board Up Vendor MJ White
- 12) 2 Development Team meetings
- 13) Neighborhood Watch meeting – Gault Village
- 14) Fire Marshal testing
- 15) Toured DTE Facility
- 16) Truck pick-up from Brownstown
- 17) Utilized a Community Service worker for 29.5 hours



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

There was 1 injury and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at ***\$32,600.00***. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 07/05/2015	3375 E Michigan #250	\$ 400.00 (building)
2) 07/16/2015	WB I-94 @ Rawsonville	\$ 6,700.00 (vehicle)
3) 07/17/2015	Ecorse @ S Harris	\$ 2,000.00 (vehicle)
4) 07/18/2015	3338 Chelsea	\$ 0.00 (Mutual Aid-Ann Arbor City)
5) 07/20/2015	717 Stanley	\$ 0.00 (Mutual Aid-Ypsi City)
6) 07/20/2015	911 N University	\$ 0.00 (Mutual Aid-Ann Arbor City)
7) 07/22/2015	7736 Textile	\$ 0.00 (other - furnace)
8) 07/23/2015	823 E Michigan	\$ 0.00 (outside rubbish)
9) 07/23/2015	823 E Michigan	\$ 10,000.00 (building)
10) 07/23/2015	56 E Cross	\$ 0.00 (Mutual Aid-Ypsi City)
11) 07/24/2015	1280 Elmwood	\$ 0.00 (dumpster)
12) 07/25/2015	51001 W Huron River Dr	\$ 0.00 (Mutual Aid-Van Buren)
13) 07/27/2015	Huron @ James Hart Pkwy	\$ 2,500.00 (vehicle)
14) 07/28/2015	6040 Victoria	\$ 0.00 (Mutual Aid-Van Buren)
15) 07/28/2015	2355 Briardale Court	\$ 11,000.00 (building)

Respectfully submitted,

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

Attachment: Fire House Incident Type Report (Summary) 07/01/2015 – 07/31/2015

# Ypsilanti Township Fire Department

## Incident Type Report (Summary)

Alarm Date Between {07/01/15} And {07/31/15}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>1 Fire</b>				
100 Fire, Other	1	0.26%	\$0	0.00%
111 Building fire	9	2.31%	\$21,400	65.64%
131 Passenger vehicle fire	3	0.77%	\$11,200	34.35%
151 Outside rubbish, trash or waste fire	1	0.26%	\$0	0.00%
154 Dumpster or other outside trash receptacle fire	1	0.26%	\$0	0.00%
	<b>15</b>	<b>3.86%</b>	<b>\$32,600</b>	<b>100.00%</b>
<b>3 Rescue &amp; Emergency Medical Service Incident</b>				
300 Rescue, EMS incident, other	40	10.28%	\$0	0.00%
311 Medical assist, assist EMS crew	32	8.23%	\$0	0.00%
320 Emergency medical service, other	13	3.34%	\$0	0.00%
321 EMS call, excluding vehicle accident with injury	64	42.16%	\$0	0.00%
322 Motor vehicle accident with injuries	8	2.06%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	12	3.08%	\$0	0.00%
	<b>269</b>	<b>69.15%</b>	<b>\$0</b>	<b>0.00%</b>
<b>4 Hazardous Condition (No Fire)</b>				
411 Gasoline or other flammable liquid spill	3	0.77%	\$0	0.00%
412 Gas leak (natural gas or LPG)	1	0.26%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	2	0.51%	\$0	0.00%
444 Power line down	3	0.77%	\$0	0.00%
445 Arcing, shorted electrical equipment	5	1.29%	\$0	0.00%
461 Building or structure weakened or collapsed	1	0.26%	\$0	0.00%
	<b>15</b>	<b>3.86%</b>	<b>\$0</b>	<b>0.00%</b>
<b>5 Service Call</b>				
500 Service Call, other	3	0.77%	\$0	0.00%
511 Lock-out	2	0.51%	\$0	0.00%
5111 Lock-in	2	0.51%	\$0	0.00%
522 Water or steam leak	1	0.26%	\$0	0.00%
531 Smoke or odor removal	3	0.77%	\$0	0.00%
5501 Neighborhood Watch	5	1.29%	\$0	0.00%
5502 Community Outreach	2	0.51%	\$0	0.00%
554 Assist invalid	1	0.26%	\$0	0.00%
555 Defective elevator, no occupants	1	0.26%	\$0	0.00%
561 Unauthorized burning	7	1.80%	\$0	0.00%
	<b>27</b>	<b>6.94%</b>	<b>\$0</b>	<b>0.00%</b>
<b>6 Good Intent Call</b>				

# Ypsilanti Township Fire Department

## Incident Type Report (Summary)

Alarm Date Between {07/01/15} And {07/31/15}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
<b>6 Good Intent Call</b>				
6111 Canceled on Arrival	13	3.34%	\$0	0.00%
622 No Incident found on arrival at dispatch address	1	0.26%	\$0	0.00%
	<b>44</b>	<b>11.31%</b>	<b>\$0</b>	<b>0.00%</b>
<b>7 False Alarm &amp; False Call</b>				
700 False alarm or false call, Other	5	1.29%	\$0	0.00%
733 Smoke detector activation due to malfunction	1	0.26%	\$0	0.00%
735 Alarm system sounded due to malfunction	4	1.03%	\$0	0.00%
736 CO detector activation due to malfunction	1	0.26%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	1	1.03%	\$0	0.00%
744 Detector activation, no fire - unintentional	2	0.51%	\$0	0.00%
	<b>17</b>	<b>4.37%</b>	<b>\$0</b>	<b>0.00%</b>
<b>9 Special Incident Type</b>				
911 Citizen complaint	2	0.51%	\$0	0.00%
	<b>2</b>	<b>0.51%</b>	<b>\$0</b>	<b>0.00%</b>
<b>Total Incident Count:</b>	<b>389</b>	<b>Total Est Loss:</b>	<b>\$32,600</b>	

**BUILDING DEPARTMENT REPORT  
ALEX MAMO - CHIEF BUILDING OFFICIAL**

<b>BUILDING DEPARTMENT MONTHLY REPORT - July 2015</b>													
<b>Permit Type</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>TOTALS</b>
Building	46	61	87	116	114	128	148						700
	<b>\$ 3,081</b>	<b>\$ 9,211</b>	<b>\$ 20,850</b>	<b>\$ 16,030</b>	<b>\$ 13,320</b>	<b>\$ 23,326</b>	<b>\$ 19,613</b>						<b>\$ 105,431</b>
Electrical	23	78	38	43	59	51	62						354
	<b>\$ 1,530</b>	<b>\$ 4,715</b>	<b>\$ 2,775</b>	<b>\$ 3,375</b>	<b>\$ 4,090</b>	<b>\$ 3,525</b>	<b>\$ 4,975</b>						<b>\$ 24,985</b>
Mechanical	78	89	119	101	130	155	69						741
	<b>\$ 4,600</b>	<b>\$ 6,140</b>	<b>\$ 9,060</b>	<b>\$ 7,370</b>	<b>\$ 8,650</b>	<b>\$ 10,110</b>	<b>\$ 5,924</b>						<b>\$ 51,854</b>
Plumbing	31	49	48	53	39	46	41						307
	<b>\$ 1,625</b>	<b>\$ 2,830</b>	<b>\$ 3,775</b>	<b>\$ 4,825</b>	<b>\$ 2,605</b>	<b>\$ 3,445</b>	<b>\$ 3,695</b>						<b>\$ 22,800</b>
Zoning	2	-	3	13	20	27	17						82
	<b>\$ 90</b>	<b>\$ -</b>	<b>\$ 105</b>	<b>\$ 455</b>	<b>\$ 740</b>	<b>\$ 945</b>	<b>\$ 645</b>						<b>\$ 2,980</b>
Sub Totals	180	277	295	326	362	407	337	-	-	-	-	-	
<b>TOTAL YTD</b>	<b>\$ 10,926</b>	<b>\$ 22,896</b>	<b>\$ 36,565</b>	<b>\$ 32,055</b>	<b>\$ 29,405</b>	<b>\$ 41,351</b>	<b>\$ 34,852</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 208,050</b>

<b>BUILDING DEPARTMENT MONTHLY REPORT - 2014</b>													
<b>Permit Type</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>TOTALS</b>
Building	55	44	66	90	127	124	91	128	91	112	62	79	1,069
	<b>\$ 16,244</b>	<b>\$ 16,632</b>	<b>\$ 12,783</b>	<b>\$ 18,614</b>	<b>\$ 96,726</b>	<b>\$ 56,621</b>	<b>\$ 12,936</b>	<b>\$ 17,586</b>	<b>\$ 16,583</b>	<b>\$ 20,770</b>	<b>\$ 14,954</b>	<b>\$ 17,582</b>	<b>\$ 318,031</b>
Electrical	16	16	23	18	49	43	41	30	25	39	28	18	346
	<b>\$ 1,290</b>	<b>\$ 2,175</b>	<b>\$ 1,815</b>	<b>\$ 1,800</b>	<b>\$ 3,855</b>	<b>\$ 2,775</b>	<b>\$ 3,465</b>	<b>\$ 2,670</b>	<b>\$ 2,250</b>	<b>\$ 2,820</b>	<b>\$ 2,325</b>	<b>\$ 1,290</b>	<b>\$ 28,530</b>
Mechanical	85	51	50	58	81	98	75	35	59	96	80	66	834
	<b>\$ 4,980</b>	<b>\$ 2,760</b>	<b>\$ 3,095</b>	<b>\$ 4,185</b>	<b>\$ 5,925</b>	<b>\$ 10,000</b>	<b>\$ 7,161</b>	<b>\$ 3,390</b>	<b>\$ 6,110</b>	<b>\$ 7,125</b>	<b>\$ 5,385</b>	<b>\$ 4,682</b>	<b>\$ 64,798</b>
Plumbing	28	30	83	35	46	107	39	36	49	53	16	26	548
	<b>\$ 2,145</b>	<b>\$ 2,010</b>	<b>\$ 4,545</b>	<b>\$ 2,745</b>	<b>\$ 3,525</b>	<b>\$ 6,300</b>	<b>\$ 2,955</b>	<b>\$ 2,430</b>	<b>\$ 3,885</b>	<b>\$ 3,780</b>	<b>\$ 1,080</b>	<b>\$ 1,905</b>	<b>\$ 37,305</b>
Zoning	2	-	1	14	13	26	16	10	7	9	8	7	113
	<b>\$ 90</b>	<b>\$ -</b>	<b>\$ 45</b>	<b>\$ 630</b>	<b>\$ 585</b>	<b>\$ 1,170</b>	<b>\$ 720</b>	<b>\$ 450</b>	<b>\$ 315</b>	<b>\$ 405</b>	<b>\$ 360</b>	<b>\$ 270</b>	<b>\$ 5,040</b>
Sub Totals	186	141	223	215	316	398	262	239	231	309	194	196	2,910

**BUILDING DEPARTMENT REPORT**  
**ALEX MAMO - CHIEF BUILDING OFFICIAL**

<b>TOTAL YTD</b>	<b>\$ 24,749</b>	<b>\$ 23,577</b>	<b>\$ 22,283</b>	<b>\$ 27,974</b>	<b>\$ 110,616</b>	<b>\$ 76,866</b>	<b>\$ 27,237</b>	<b>\$ 26,526</b>	<b>\$ 29,143</b>	<b>\$ 34,900</b>	<b>\$ 24,104</b>	<b>\$ 25,729</b>	<b>\$ 453,704</b>
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<b>INSPECTION RUNNING TOTALS</b>													
<b>Inspections</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>TOTALS</b>
Total 2015	337	442	456	584	417	624	556						
Total 2014	318	253	354	417	429	501	581	496	445	516	360	344	5,014
Total 2013	336	328	239	306	445	404	389	507	459	647	410	378	4,848
Total 2012	852	259	592	328	340	268	275	419	317	382	340	276	4,648
Total 2011	319	238	280	311	371	369	319	411	349	432	316	143	3,858
Total 2010	292	220	361	366	379	358	427	405	350	449	322	140	4,069
Total 2009	323	315	340	337	350	372	440	401	463	374	341	137	4,193
Total 2008	460	352	326	432	432	628	727	562	533	577	393	128	5,550

<b>Rental Inspections</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>TOTALS</b>
Total 2015	327	287	361	339	297	318	286						
Total 2014	234	225	303	337	310	290	267	291	296	310	256	264	3,383
Total 2013	197	237	206	175	226	251	291	302	222	297	215	175	2,794
Total 2012	142	165	228	194	209	202	185	258	225	265	231	131	2,435
Total 2011	95	49	102	146	129	179	183	243	177	214	187	153	1,857
Total 2010	214	170	139	216	223	158	264	179	212	183	83	48	2,089
Total 2009	(Began tracking separate rental inspection totals Oct, 2009)									57	160	77	294



# WASHTENAW COUNTY

## OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

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

MARK A. PTASZEK  
UNDERSHERIFF

**To:** Brenda Stumbo, Ypsilanti Township Supervisor  
**From:** Mike Marocco, Police Services Lieutenant  
**Cc:** Mike Radzik, Ypsilanti Township Police Administrator & Ypsilanti Township Board  
Marlene Radzik, WCSO Police Services Commander  
**Date:** August 3, 2015  
**Re:** June 2015 Police Services Monthly Report

In June of 2015, there were 3821 calls for service in Ypsilanti Township, which is a 6.8% decrease in calls for service as compared to June of 2014.

### OPERATIONAL CHANGES

June 2015 was my first month in command of the Ypsilanti Township Sheriff's Office Team. The transition has been smooth. Direct communication with Supervisor Stumbo and Director Radzik is open and ongoing. My cell phone number is 734-545-6684. Please feel free to call me directly with questions, comments or concerns.

### PAROLE COMPLIANCE CHECKS

On June 29, 2015 the Community Action Team and the Ann Arbor Parole Office conducted (20) random parole checks around the Ypsilanti Twp. area. As a result of these compliance checks a total of 11 arrests were made. We continue to aggressively check parolee compliance in the Township through the use of sweeps. In addition, we are partnering with parole where (1) deputy will partner with (1) MDOC Parole Agent to check compliance more frequently within the Township.

### SEARCH WARRANTS

The following locations are where search warrants were executed by either the Community Action Team or LAWNET for narcotics:

- 1700 Blk of Grove by Community Action Team

### TRAFFIC AND CRIME ENFORCEMENT

The Sheriff's Office will be working with the DDACTS (Data drive approaches to crime and traffic safety) model in efforts to address crime trends and traffic concerns throughout the Summer of 2015. The Jamar radar system has been deployed in several neighborhoods throughout the township identifying speed enforcement times for deputy sheriffs to target speeders.

At the close of June, we are on target to meet our significant reduction goals for Part 1 Crimes in all (3) identified target zones. We are also on target to meet our significant reduction goals in (2) of the (3) targeted zones for crashes. There are efforts taking place to identify and then rectify the issues occurring in the outstanding target zone.

# CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

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Month:	June
Year:	2015
Print Option:	Print Both Monthly and YTD
Include Unfounded:	No
Report Offenses:	Include All (1,2,3,4)
Attempted/Completed/NA:	Includes Attempted, Completed
City:	Ypsilanti Twp-YPT

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of June

Classification	Jun/2014	Jun/2015	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%
09004 JUSTIFIABLE HOMICIDE	0	0	0%
10001 KIDNAPPING/ABDUCTION	1	0	-100%
10002 PARENTAL KIDNAPPING	1	0	-100%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	1	3	200%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	0	-100%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	0	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	1	0	-100%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	2	0	-100%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	0	0%
12000 ROBBERY	7	5	-28.5%
13001 NONAGGRAVATED ASSAULT	25	44	76%
13002 AGGRAVATED/FELONIOUS ASSAULT	18	15	-16.6%
13003 INTIMIDATION/STALKING	2	5	150%
20000 ARSON	1	1	0%
21000 EXTORTION	0	0	0%
22001 BURGLARY -FORCED ENTRY	20	15	-25%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	3	4	33.33%
23001 LARCENY -POCKETPICKING	0	0	0%
23002 LARCENY -PURSES/NATCHING	2	0	-100%
23003 LARCENY -THEFT FROM BUILDING	26	19	-26.9%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	15	13	-13.3%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	2	0	-100%
23007 LARCENY -OTHER	14	14	0%
24001 MOTOR VEHICLE THEFT	5	6	20%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	1	1	0%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	2	1	-50%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	5	9	80%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	3	8	166.6%
26003 FRAUD -IMPERSONATION	3	7	133.3%
26005 FRAUD -WIRE FRAUD	0	1	0%
27000 EMBEZZLEMENT	2	1	-50%
28000 STOLEN PROPERTY	2	4	100%
29000 DAMAGE TO PROPERTY	31	47	51.61%
30001 RETAIL FRAUD -MISREPRESENTATION	1	1	0%
30002 RETAIL FRAUD -THEFT	2	7	250%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	0	-100%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	21	16	-23.8%
35002 NARCOTIC EQUIPMENT VIOLATIONS	8	7	-12.5%
37000 OBSCENITY	0	0	0%



# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of June

Classification	Jun/2014	Jun/2015	%Change
40001 COMMERCIALIZED SEX -PROSTITUTION	0	0	0%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	6	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	3	2	-33.3%
52003 WEAPONS OFFENSE -OTHER	1	0	-100%
<b>Group A Totals</b>	<b>239</b>	<b>256</b>	<b>7.112%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	0	-100%
26006 FRAUD -BAD CHECKS	1	1	0%
36004 SEX OFFENSE -OTHER	0	0	0%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	6	0	-100%
41002 LIQUOR VIOLATIONS -OTHER	3	3	0%
48000 OBSTRUCTING POLICE	12	13	8.333%
49000 ESCAPE/FLIGHT	0	1	0%
50000 OBSTRUCTING JUSTICE	15	11	-26.6%
53001 DISORDERLY CONDUCT	4	2	-50%
53002 PUBLIC PEACE -OTHER	0	0	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	0	2	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	4	10	150%
55000 HEALTH AND SAFETY	2	1	-50%
57001 TRESPASS	0	0	0%
58000 SMUGGLING	0	0	0%
62000 CONSERVATION	0	0	0%
63000 VAGRANCY	0	1	0%
70000 JUVENILE RUNAWAY	13	13	0%
73000 MISCELLANEOUS CRIMINAL OFFENSE	0	1	0%
77000 CONSPIRACY (ALL CRIMES)	0	1	0%
<b>Group B Totals</b>	<b>61</b>	<b>60</b>	<b>-1.63%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	70	106	51.42%
2900 TRAFFIC OFFENSES	43	15	-65.1%
3000 WARRANTS	61	51	-16.3%
3100 TRAFFIC CRASHES	82	127	54.87%
3200 SICK / INJURY COMPLAINT	68	80	17.64%
3300 MISCELLANEOUS COMPLAINTS	919	924	0.544%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	5	3	-40%
3500 NON-CRIMINAL COMPLAINTS	1024	967	-5.56%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	1021	727	-28.7%
3800 ANIMAL COMPLAINTS	142	70	-50.7%
3900 ALARMS	182	191	4.945%
<b>Group C Totals</b>	<b>3617</b>	<b>3261</b>	<b>-9.84%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	0	-100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%
4200 PARKING CITATIONS	8	5	-37.5%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	1	0	-100%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of June

Classification	Jun/2014	Jun/2015	%Change
4500 MISCELLANEOUS A THROUGH UUUU	5	11	120%
<b>Group D Totals</b>	<b>15</b>	<b>16</b>	<b>6.666%</b>
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	2	0	-100%
<b>Group E Totals</b>	<b>2</b>	<b>0</b>	<b>-100%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	32	37	15.62%
6100 MISCELLANEOUS ACTIVITIES (6100)	92	146	58.69%
6300 CANINE ACTIVITIES	8	12	50%
6500 CRIME PREVENTION ACTIVITIES	29	27	-6.89%
6600 COURT / WARRANT ACTIVITIES	1	0	-100%
6700 INVESTIGATIVE ACTIVITIES	5	6	20%
<b>Group F Totals</b>	<b>167</b>	<b>228</b>	<b>36.52%</b>
<b>City : Ypsilanti Twp Totals</b>	<b>4101</b>	<b>3821</b>	<b>-6.82%</b>

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through June

Classification	2014	2015	%Change
<b>Group F Totals</b>	<b>0</b>	<b>0</b>	<b>0%</b>
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	0	-100%
09004 JUSTIFIABLE HOMICIDE	1	0	-100%
10001 KIDNAPPING/ABDUCTION	3	2	-33.3%
10002 PARENTAL KIDNAPPING	1	3	200%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	9	14	55.55%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	2	4	100%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	1	1	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	4	1	-75%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	1	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	6	2	-66.6%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	3	50%
12000 ROBBERY	27	20	-25.9%
13001 NONAGGRAVATED ASSAULT	207	249	20.28%
13002 AGGRAVATED/FELONIOUS ASSAULT	100	116	16%
13003 INTIMIDATION/STALKING	19	14	-26.3%
20000 ARSON	4	2	-50%
21000 EXTORTION	1	1	0%
22001 BURGLARY -FORCED ENTRY	122	77	-36.8%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	19	24	26.31%
23001 LARCENY -POCKETPICKING	3	0	-100%
23002 LARCENY -PURSESNAATCHING	3	1	-66.6%
23003 LARCENY -THEFT FROM BUILDING	106	69	-34.9%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	1	-50%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	59	92	55.93%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	15	11	-26.6%
23007 LARCENY -OTHER	50	55	10%
24001 MOTOR VEHICLE THEFT	63	44	-30.1%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	7	6	-14.2%
24003 MOTOR VEHICLE FRAUD	1	1	0%
25000 FORGERY/COUNTERFEITING	10	12	20%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	43	43	0%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	23	34	47.82%
26003 FRAUD -IMPERSONATION	36	44	22.22%
26005 FRAUD -WIRE FRAUD	2	3	50%
27000 EMBEZZLEMENT	5	5	0%
28000 STOLEN PROPERTY	14	11	-21.4%
29000 DAMAGE TO PROPERTY	150	165	10%
30001 RETAIL FRAUD -MISREPRESENTATION	4	6	50%
30002 RETAIL FRAUD -THEFT	37	35	-5.40%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	1	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	101	82	-18.8%
35002 NARCOTIC EQUIPMENT VIOLATIONS	44	30	-31.8%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through June

Classification	2014	2015	%Change
37000 OBSCENITY	3	1	-66.6%
40001 COMMERCIALIZED SEX -PROSTITUTION	4	0	-100%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	7	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	17	13	-23.5%
52003 WEAPONS OFFENSE -OTHER	5	6	20%
<b>Group A Totals</b>	<b>1344</b>	<b>1305</b>	<b>-2.90%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	9	2	-77.7%
26006 FRAUD -BAD CHECKS	11	3	-72.7%
36004 SEX OFFENSE -OTHER	3	1	-66.6%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	27	16	-40.7%
41002 LIQUOR VIOLATIONS -OTHER	11	10	-9.09%
48000 OBSTRUCTING POLICE	44	37	-15.9%
49000 ESCAPE/FLIGHT	1	3	200%
50000 OBSTRUCTING JUSTICE	69	52	-24.6%
53001 DISORDERLY CONDUCT	19	22	15.78%
53002 PUBLIC PEACE -OTHER	2	1	-50%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	4	6	50%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	52	56	7.692%
55000 HEALTH AND SAFETY	9	13	44.44%
57001 TRESPASS	2	7	250%
58000 SMUGGLING	1	1	0%
62000 CONSERVATION	0	1	0%
63000 VAGRANCY	3	2	-33.3%
70000 JUVENILE RUNAWAY	59	54	-8.47%
73000 MISCELLANEOUS CRIMINAL OFFENSE	5	12	140%
77000 CONSPIRACY (ALL CRIMES)	1	1	0%
<b>Group B Totals</b>	<b>332</b>	<b>300</b>	<b>-9.63%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	305	310	1.639%
2900 TRAFFIC OFFENSES	254	208	-18.1%
3000 WARRANTS	390	308	-21.0%
3100 TRAFFIC CRASHES	743	658	-11.4%
3200 SICK / INJURY COMPLAINT	385	500	29.87%
3300 MISCELLANEOUS COMPLAINTS	4562	4405	-3.44%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	12	12	0%
3500 NON-CRIMINAL COMPLAINTS	4985	5461	9.548%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	6606	5810	-12.0%
3800 ANIMAL COMPLAINTS	477	416	-12.7%
3900 ALARMS	1123	1060	-5.60%
<b>Group C Totals</b>	<b>19842</b>	<b>19148</b>	<b>-3.49%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	4	8	100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	2	0	-100%
4200 PARKING CITATIONS	22	27	22.72%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through June

Classification	2014	2015	%Change
4300 LICENSE / TITLE / REGISTRATION CITATIONS	3	5	66.66%
4500 MISCELLANEOUS A THROUGH UUUU	54	54	0%
<b>Group D Totals</b>	<b>85</b>	<b>94</b>	<b>10.58%</b>
5000 FIRE CLASSIFICATIONS	2	3	50%
5100 18A STATE CODE FIRE CLASSIFICATIONS	17	2	-88.2%
<b>Group E Totals</b>	<b>19</b>	<b>5</b>	<b>-73.6%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	215	200	-6.97%
6100 MISCELLANEOUS ACTIVITIES (6100)	502	568	13.14%
6300 CANINE ACTIVITIES	36	27	-25%
6500 CRIME PREVENTION ACTIVITIES	171	157	-8.18%
6600 COURT / WARRANT ACTIVITIES	14	8	-42.8%
6700 INVESTIGATIVE ACTIVITIES	29	26	-10.3%
<b>Group F Totals</b>	<b>967</b>	<b>986</b>	<b>1.964%</b>
<b>City : Ypsilanti Twp Totals</b>	<b>22589</b>	<b>21838</b>	<b>-3.32%</b>



# WASHTENAW COUNTY

## OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

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

MARK A. PTASZEK  
UNDERSHERIFF

**To:** Brenda Stumbo, Ypsilanti Township Supervisor  
**From:** Mike Marocco, Police Services Lieutenant  
**Cc:** Mike Radzik, Ypsilanti Township Police Administrator & Ypsilanti Township Board  
Marlene Radzik, WCSO Police Services Commander  
**Date:** August 3, 2015  
**Re:** July 2015 Police Services Monthly Report

In July of 2015, there were 3761 calls for service in Ypsilanti Township, which is a 5.6% decrease in calls for service as compared to July of 2014.

### OPERATIONS

July 2015 saw the Sheriff's Office called upon by the community to take a more active role in the City of Ypsilanti area in response to a series of violent crimes that resulted from gang conflict. We have dedicated the WCSO Police Service Dog Unit (3-teams), Deputy Rush, Deputy Wallace and Sgt Campbell to increase visibility in the West Willow, Sugarbrook and South Side areas to mitigate the gang related activities in those areas. NET (Cpl Gontarski, Cpl Robinson and Dep Couch) also continue to work within the higher risk neighborhoods and complexes in Ypsilanti Township. We are collaborating with EMU and YPD for maximum effectiveness. Direct communication with Supervisor Stumbo and Director Radzik is open and ongoing. My cell phone number is 734-545-6684. Please feel free to call me directly with questions, comments or concerns.

### COMMUNITY ACTION TEAM

During July, 2015 the Community Action Team has worked extensively with YPD and EMU to implement proven programs within the City of Ypsilanti's high risk neighborhoods and complexes. These include obtaining Power of Attorney where applicable, 48 hour tagging vehicles, and addressing blight. On-going communication with appropriate stakeholders is being established for long term sustainability.

### SEARCH WARRANTS

The following locations are where search warrants were executed by either the Community Action Team or LAWNET for narcotics:

- 1400 Blk of Glengrove by LAWNET

### TRAFFIC AND CRIME ENFORCEMENT

The Sheriff's Office will be working with the DDACTS (Data drive approaches to crime and traffic safety) model in efforts to address crime trends and traffic concerns throughout the Summer of 2015. The Jamar radar system has been deployed in several neighborhoods throughout the township identifying speed enforcement times for deputy sheriffs to target speeders.



# WASHTENAW COUNTY OFFICE OF THE SHERIFF



**JERRY L. CLAYTON**  
SHERIFF

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2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ **OFFICE** (734) 971-8400 ♦ **FAX** (734) 973-4624 ♦ **EMAIL** [sheriff@ewashtenaw.org](mailto:sheriff@ewashtenaw.org)

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**MARK A. PTASZEK**  
UNDERSHERIFF

At the close of July, we are on target to meet our significant reduction goals for Part 1 Crimes in all (3) identified target zones. We are also on target to meet our significant reduction goals in (2) of the (3) targeted zones for crashes.

Target Zone (1) research of crashes by Ypsilanti Township Traffic Corporal McMullen revealed the problem area was the bus stop at Washtenaw and Golfside. Collaboration with Township officials, AATA and WCSO are currently working toward a solution.

# CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

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Month:	July
Year:	2015
Print Option:	Print Both Monthly and YTD
Include Unfounded:	No
Report Offenses:	Include All (1,2,3,4)
Attempted/Completed/NA:	Includes Attempted, Completed
City:	Ypsilanti Twp-YPT



# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of July

Classification	Jul/2014	Jul/2015	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	0	-100%
09004 JUSTIFIABLE HOMICIDE	0	0	0%
10001 KIDNAPPING/ABDUCTION	0	0	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	4	3	-25%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	1	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	2	0	-100%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	2	0%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	3	1	-66.6%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	4	0%
12000 ROBBERY	8	4	-50%
13001 NONAGGRAVATED ASSAULT	40	36	-10%
13002 AGGRAVATED/FELONIOUS ASSAULT	18	23	27.77%
13003 INTIMIDATION/STALKING	5	2	-60%
20000 ARSON	0	1	0%
21000 EXTORTION	0	0	0%
22001 BURGLARY -FORCED ENTRY	43	25	-41.8%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	11	2	-81.8%
23001 LARCENY -POCKETPICKING	1	0	-100%
23002 LARCENY -PURSES/NATCHING	1	0	-100%
23003 LARCENY -THEFT FROM BUILDING	12	10	-16.6%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	39	10	-74.3%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	5	5	0%
23007 LARCENY -OTHER	13	11	-15.3%
24001 MOTOR VEHICLE THEFT	10	12	20%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	2	0	-100%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	2	0	-100%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	4	8	100%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	9	5	-44.4%
26003 FRAUD -IMPERSONATION	1	6	500%
26005 FRAUD -WIRE FRAUD	0	0	0%
27000 EMBEZZLEMENT	1	3	200%
28000 STOLEN PROPERTY	3	2	-33.3%
29000 DAMAGE TO PROPERTY	46	45	-2.17%
30001 RETAIL FRAUD -MISREPRESENTATION	0	0	0%
30002 RETAIL FRAUD -THEFT	7	6	-14.2%
30003 RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	16	8	-50%
35002 NARCOTIC EQUIPMENT VIOLATIONS	6	0	-100%
37000 OBSCENITY	1	0	-100%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of July

Classification	Jul/2014	Jul/2015	%Change
40001 COMMERCIALIZED SEX -PROSTITUTION	1	0	-100%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	2	2	0%
52003 WEAPONS OFFENSE -OTHER	1	1	0%
<b>Group A Totals</b>	<b>318</b>	<b>238</b>	<b>-25.1%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	0	-100%
26006 FRAUD -BAD CHECKS	4	0	-100%
36004 SEX OFFENSE -OTHER	0	0	0%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	6	2	-66.6%
41002 LIQUOR VIOLATIONS -OTHER	1	3	200%
48000 OBSTRUCTING POLICE	7	7	0%
49000 ESCAPE/FLIGHT	2	1	-50%
50000 OBSTRUCTING JUSTICE	8	10	25%
53001 DISORDERLY CONDUCT	2	2	0%
53002 PUBLIC PEACE -OTHER	0	0	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	1	1	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	7	5	-28.5%
55000 HEALTH AND SAFETY	1	2	100%
57001 TRESPASS	0	0	0%
57002 INVASION OF PRIVACY -OTHER	1	0	-100%
58000 SMUGGLING	2	1	-50%
62000 CONSERVATION	0	0	0%
63000 VAGRANCY	0	1	0%
70000 JUVENILE RUNAWAY	6	9	50%
73000 MISCELLANEOUS CRIMINAL OFFENSE	1	1	0%
77000 CONSPIRACY (ALL CRIMES)	0	0	0%
<b>Group B Totals</b>	<b>50</b>	<b>45</b>	<b>-10%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	75	88	17.33%
2900 TRAFFIC OFFENSES	27	23	-14.8%
3000 WARRANTS	73	53	-27.3%
3100 TRAFFIC CRASHES	75	116	54.66%
3200 SICK / INJURY COMPLAINT	70	100	42.85%
3300 MISCELLANEOUS COMPLAINTS	899	935	4.004%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	4	3	-25%
3500 NON-CRIMINAL COMPLAINTS	1039	913	-12.1%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	863	688	-20.2%
3800 ANIMAL COMPLAINTS	110	103	-6.36%
3900 ALARMS	184	208	13.04%
<b>Group C Totals</b>	<b>3419</b>	<b>3230</b>	<b>-5.52%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	0	-100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%
4200 PARKING CITATIONS	4	3	-25%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

For The Month Of July

Classification	Jul/2014	Jul/2015	%Change
4300 LICENSE / TITLE / REGISTRATION CITATIONS	0	2	0%
4500 MISCELLANEOUS A THROUGH UUUU	4	7	75%
<b>Group D Totals</b>	<b>9</b>	<b>12</b>	<b>33.33%</b>
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%
<b>Group E Totals</b>	<b>0</b>	<b>0</b>	<b>0%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	29	26	-10.3%
6100 MISCELLANEOUS ACTIVITIES (6100)	115	143	24.34%
6300 CANINE ACTIVITIES	4	8	100%
6500 CRIME PREVENTION ACTIVITIES	32	49	53.12%
6600 COURT / WARRANT ACTIVITIES	1	0	-100%
6700 INVESTIGATIVE ACTIVITIES	11	10	-9.09%
<b>Group F Totals</b>	<b>192</b>	<b>236</b>	<b>22.91%</b>
<b>City : Ypsilanti Twp Totals</b>	<b>3988</b>	<b>3761</b>	<b>-5.69%</b>

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through July

Classification	2014	2015	%Change
<b>Group F Totals</b>	<b>0</b>	<b>0</b>	<b>0%</b>
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	2	0	-100%
09004 JUSTIFIABLE HOMICIDE	1	0	-100%
10001 KIDNAPPING/ABDUCTION	3	2	-33.3%
10002 PARENTAL KIDNAPPING	1	3	200%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	13	17	30.76%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	2	5	150%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	3	1	-66.6%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	4	3	-25%
11006 SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	1	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	9	3	-66.6%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	7	250%
12000 ROBBERY	35	24	-31.4%
13001 NONAGGRAVATED ASSAULT	247	285	15.38%
13002 AGGRAVATED/FELONIOUS ASSAULT	118	139	17.79%
13003 INTIMIDATION/STALKING	24	16	-33.3%
20000 ARSON	4	3	-25%
21000 EXTORTION	1	1	0%
22001 BURGLARY -FORCED ENTRY	165	102	-38.1%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	30	26	-13.3%
23001 LARCENY -POCKETPICKING	4	0	-100%
23002 LARCENY -PURSESNAATCHING	4	1	-75%
23003 LARCENY -THEFT FROM BUILDING	118	79	-33.0%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	1	-50%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	98	102	4.081%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	20	16	-20%
23007 LARCENY -OTHER	63	66	4.761%
24001 MOTOR VEHICLE THEFT	73	56	-23.2%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	9	6	-33.3%
24003 MOTOR VEHICLE FRAUD	1	1	0%
25000 FORGERY/COUNTERFEITING	12	12	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	47	51	8.510%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	32	39	21.87%
26003 FRAUD -IMPERSONATION	37	50	35.13%
26005 FRAUD -WIRE FRAUD	2	3	50%
27000 EMBEZZLEMENT	6	8	33.33%
28000 STOLEN PROPERTY	17	13	-23.5%
29000 DAMAGE TO PROPERTY	196	210	7.142%
30001 RETAIL FRAUD -MISREPRESENTATION	4	6	50%
30002 RETAIL FRAUD -THEFT	44	41	-6.81%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	1	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	117	90	-23.0%
35002 NARCOTIC EQUIPMENT VIOLATIONS	50	30	-40%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through July

Classification	2014	2015	%Change
37000 OBSCENITY	4	1	-75%
40001 COMMERCIALIZED SEX -PROSTITUTION	5	0	-100%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	7	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	19	15	-21.0%
52003 WEAPONS OFFENSE -OTHER	6	7	16.66%
<b>Group A Totals</b>	<b>1662</b>	<b>1543</b>	<b>-7.16%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	10	2	-80%
26006 FRAUD -BAD CHECKS	15	3	-80%
36004 SEX OFFENSE -OTHER	3	1	-66.6%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	33	18	-45.4%
41002 LIQUOR VIOLATIONS -OTHER	12	13	8.333%
48000 OBSTRUCTING POLICE	51	44	-13.7%
49000 ESCAPE/FLIGHT	3	4	33.33%
50000 OBSTRUCTING JUSTICE	77	62	-19.4%
53001 DISORDERLY CONDUCT	21	24	14.28%
53002 PUBLIC PEACE -OTHER	2	1	-50%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	5	7	40%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	59	61	3.389%
55000 HEALTH AND SAFETY	10	15	50%
57001 TRESPASS	2	7	250%
57002 INVASION OF PRIVACY -OTHER	1	0	-100%
58000 SMUGGLING	3	2	-33.3%
62000 CONSERVATION	0	1	0%
63000 VAGRANCY	3	3	0%
70000 JUVENILE RUNAWAY	65	63	-3.07%
73000 MISCELLANEOUS CRIMINAL OFFENSE	6	13	116.6%
77000 CONSPIRACY (ALL CRIMES)	1	1	0%
<b>Group B Totals</b>	<b>382</b>	<b>345</b>	<b>-9.68%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	380	398	4.736%
2900 TRAFFIC OFFENSES	281	231	-17.7%
3000 WARRANTS	463	361	-22.0%
3100 TRAFFIC CRASHES	818	774	-5.37%
3200 SICK / INJURY COMPLAINT	455	600	31.86%
3300 MISCELLANEOUS COMPLAINTS	5461	5340	-2.21%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	16	15	-6.25%
3500 NON-CRIMINAL COMPLAINTS	6024	6374	5.810%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	7469	6498	-13.0%
3800 ANIMAL COMPLAINTS	587	519	-11.5%
3900 ALARMS	1307	1268	-2.98%
<b>Group C Totals</b>	<b>23261</b>	<b>22378</b>	<b>-3.79%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	5	8	60%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	2	0	-100%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Ypsilanti Twp-YPT

Year To Date Through July

Classification	2014	2015	%Change
4200 PARKING CITATIONS	26	30	15.38%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	3	7	133.3%
4500 MISCELLANEOUS A THROUGH UUUU	58	61	5.172%
<b>Group D Totals</b>	<b>94</b>	<b>106</b>	<b>12.76%</b>
5000 FIRE CLASSIFICATIONS	2	3	50%
5100 18A STATE CODE FIRE CLASSIFICATIONS	17	2	-88.2%
<b>Group E Totals</b>	<b>19</b>	<b>5</b>	<b>-73.6%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	244	226	-7.37%
6100 MISCELLANEOUS ACTIVITIES (6100)	617	711	15.23%
6300 CANINE ACTIVITIES	40	35	-12.5%
6500 CRIME PREVENTION ACTIVITIES	203	206	1.477%
6600 COURT / WARRANT ACTIVITIES	15	8	-46.6%
6700 INVESTIGATIVE ACTIVITIES	40	36	-10%
<b>Group F Totals</b>	<b>1159</b>	<b>1222</b>	<b>5.435%</b>
<b>City : Ypsilanti Twp Totals</b>	<b>26577</b>	<b>25599</b>	<b>-3.67%</b>



# Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

## WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, AUGUST 18, 2015

**5:00 P.M.**

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

1. UPDATE ON BOATHOUSE .....JEFF ALLEN, RSD DIRECTOR
2. AGENDA REVIEW ..... SUPERVISOR STUMBO
3. OTHER DISCUSSION ..... BOARD MEMBERS

# REVIEW AGENDA

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- A. SUPERVISOR STUMBO WILL REVIEW BOARD  
MEETING AGENDA



# OTHER DISCUSSION

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



# Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

## **REGULAR MEETING AGENDA**

**TUESDAY, AUGUST 18, 2015**

**7:00 P.M.**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC COMMENTS
4. CONSENT AGENDA
  - A. MINUTES OF THE JULY 21, 2015 WORK SESSION AND REGULAR MEETING
  - B. STATEMENTS 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
  - C. JULY 2015 TREASURER REPORT
5. SUPERVISOR REPORT
6. CLERK REPORT
7. TREASURER REPORT
8. TRUSTEE REPORT
9. ATTORNEY REPORT
  - A. GENERAL LEGAL UPDATE

### **OLD BUSINESS**

1. 2<sup>nd</sup> READING OF RESOLUTION NO. 2015-11, PROPOSED ORDINANCE NO. 2015-446, AN ORDINANCE TO AMEND ORDINANCE NO. 74 SO AS TO REPEAL CURRENT EXISTING SECTION 2109 "SIGNS" IN ITS ENTIRETY AND REPLACE WITH A NEW SECTION 2109 "SIGNS"  
(1<sup>ST</sup> READING APPROVED AT THE APRIL 21, 2015 REGULAR MEETING)

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  
(1<sup>ST</sup> READING APPROVED AT THE JULY 21, 2015 REGULAR MEETING)
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 TO JOSEPH KISSELLA, JR.  
(TABLED AT THE JULY 21, 2015 REGULAR MEETING)

## **NEW BUSINESS**

1. BUDGET AMENDMENT #10
2. 1<sup>ST</sup> READING OF PROPOSED ORDINANCE 2015-451, SEWAGE DISPOSAL RATE CHANGE
3. 1<sup>ST</sup> READING OF RESOLUTION 2015-27, PROPOSED ORDINANCE 2015-449, TO AMEND CHAPTER 66 VEGETATION MAINTENANCE STANDARDS
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
5. 1<sup>ST</sup> READING OF PROPOSED ORDINANCE 2015-452, DESIGNATION OF AUTHORIZED OFFICIALS TO WRITE MUNICIPAL CIVIL INFRACTIONS
6. REQUEST OF WASHTENAW LITERACY FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE
7. RESOLUTION 2015-26, TEMPORARY ROAD CLOSURE REQUEST FOR RUNNING FIT "RUN SCREAM RUN" 5K, 10K, AND KID MILE RUN ON OCTOBER 10, 2015
8. REQUEST OF 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 THE DRIVE FOR FUTURE USE IN THE AMOUNT OF \$6,500.00 BUDGETED IN LINE ITEM #101-970-000-976-007
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
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

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

## **OTHER BUSINESS**

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

# **CONSENT AGENDA**

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**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE JULY 21, 2015 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:03 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

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

**Members Absent:** Trustee Jean Hall Currie

**Legal Counsel:** Wm. Douglas Winters

**2014 AUDITED FINANCIAL REPORT**

Rena Emmons, CPA from Post, Smythe, Lutz and Ziel provided an overview of the audited financial statements for the Charter Township of Ypsilanti fiscal year ended December 31, 2014. She stated the Township had received an unmodified opinion, which was the highest level possible.

**AMENDMENT TO PROPERTY MAINTENANCE ORDINANCE**

Mike Radzik, OCS Director presented historical background information leading to the need for an amendment to the Property Maintenance Ordinance to include registration and inspection of vacant commercial and industrial buildings. Mr. Radzik listed many of the current vacant commercial properties that are a blight to the community, such as Gault Village, D & C Plumbing, Party Time Ice, Burger King, EBay Resale Shop, Old Ypsilanti Market, Sunoco gas station and finally the old Ehman and Greenstreet Realty Office building. He stated there were close to 300 properties that needed attention, some more than others. Mr. Radzik proposed an amendment to the Property Maintenance Ordinance to include commercial and industrial facilities which would include stand-alone buildings, vacant spaces within the retail centers, apartment buildings (if completely vacant) and vacant mobile home units. He stated the requirements would be for registration and inspection similar to the requirements for vacant homes, requiring immediate total exterior Code Compliance, immediate Life Safety Interior Code Compliance and finally would require the property owner to maintain some type of Hazard Insurance. He also discussed fee schedules and stated the implementation for enforcement could be accomplished with existing staff. He requested the Board's permission to move ahead with the 1<sup>st</sup> Reading at the August 18, 2015 Regular Meeting, the 2<sup>nd</sup> Reading in September with an effective date at the end of September to begin enforcement.

**CHARTER TOWNSHIP OF YPSILANTI**  
**JULY 21, 2015 WORK SESSION MINUTES**  
**PAGE 2**

Mr. Radzik felt this would offer motivation to the corporate property owners to bring these commercial/industrial facilities into compliance and would contribute to improving economic development.

Mr. Radzik reported a future apartment complex rental inspection ordinance was a strategic part of economic development and would be the final piece to be added and would require additional staff upon adoption.

Supervisor Stumbo stated it was going to be interesting to see if the banks were holding these commercial/industrial properties as had been discovered with the single family homes. She stated she supported this action 100%.

Trustee Scott Martin questioned if this action would take away any current enforcement of houses and discussion followed assuring they would come first.

Supervisor Stumbo asked the Board if it was okay to proceed.

Clerk Lovejoy Roe fully supported this action for commercial and industrial vacant properties but suggested doing a "pilot" ordinance for rental inspection of apartment complexes to be able to start in a specific part of the Township. Discussion followed on this idea and Mr. Radzik said he would research the possibility of moving sooner on a pilot apartment rental inspection ordinance.

**DISCUSSION OF YPSILANTI AREA CONVENTION AND VISITORS BUREAU**

Larry Doe, Treasurer provided a brief history regarding the possibility of combining the Ann Arbor and the Ypsilanti Area Convention and Visitors Bureaus. He stated he had been on the Board and had been against the elimination of the Ypsilanti Bureau. Mr. Doe suggested sending a letter from the Ypsilanti Township Board in support of the Ypsilanti Area Convention and Visitors Bureau and suggesting they not combine with the Ann Arbor Bureau.

Supervisor Stumbo suggested letting the County Commissioners know that Ypsilanti Township wants to maintain the Ypsilanti Area Convention and Visitors Bureau.

Clerk Lovejoy Roe supported sending a letter of support for the Ypsilanti Area Convention and Visitors Bureau.

The Board agreed and Supervisor Stumbo suggested becoming more involved and increasing the Bureau's work in the Township .

Trustee Scott Martin stated he continued to get calls regarding the golf course and it was improving and he felt that was something we needed to promote in our community as well.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 WORK SESSION MINUTES  
PAGE 3**

**AGENDA REVIEW:**

Supervisor Stumbo suggested discussing the Majestic Lake issue at this point in the review.

**OLD BUSINESS**

- 1. 1<sup>ST</sup> READING OF RESOLUTION 2015-16, PROPOSED ORDINANCE 2015-448, TO AMEND PLANNED DEVELOPMENT #14 REZONING TO PLANNED DEVELOPMENT #20 STAGE 1 PRELIMINARY SITE PLAN AND REZONING AT THE REQUEST OF BLUE MAJESTIC, LLC (TABLED AT THE MAY 19, 2015 REGULAR MEETING)**

Attorney Winters provided an overview of events that have transpired since the May meeting in which this Resolution was tabled:

- Public Meeting with residents was held and well attended.
- Changes to the Development Agreement
  - Impose rental restrictions
  - No government subsidies
  - Timeline regarding leasing for legitimate reason, not to exceed three years
  - Requirement of using market rate for rentals / no housing vouchers
  - Maintenance program to insure properties are kept in compliance with Township codes (especially Nautica Point)

Attorney Winters stated this could well be the template for future developments because of the things we have learned from the experiences during the last eight years of the housing crisis.

Trustee Eldridge asked about the three year maximum time a homeowner could lease their home and what an extension with a good cause would entail. He stated he didn't see anything regarding the three year deadline and Supervisor Stumbo explained it was in the Development Agreement. Trustee Eldridge then asked what the basis would be for a good cause, if that was defined somewhere or was it open to interpretation.

Mark Cohn, Counsel for Blue Majestic responded the events of the last several years had tempered the flat time line restraints so this was a "safety belt" for a resident to be able to come to the association and ask for an extension.

Supervisor Stumbo affirmed it was not to be a subsidized rental and Mr. Cohn, reaffirmed it would never be subsidized and that was addressed in another part of the Resolution and Development Agreement,.

Trustee Eldridge asked what sets the market rate, since he understood Majestic did not want to use the rate set by Washtenaw County.

Mark Cohn stated Majestic didn't know if the market rate was as material to the single family homes as it was to the multi family, because the restriction placed on the



**CHARTER TOWNSHIP OF YPSILANTI**  
**JULY 21, 2015 WORK SESSION MINUTES**  
**PAGE 4**

homeowner that would not allow commercial activity in the first place. He said it could not be someone who just comes in to buy a home, to speculate on it and rent it, it required someone who qualified for a Homestead Exemption that must vacate and wanted to rent the home. Mr. Cohn stated again it would not be subsidized and was for a limited period of time, so the rental rate was the least important of all the things that were being protected regarding the single family homes.

Richard Batts answered for Redwood, in regard to the market rate question. He stated for the apartments, it was a question more in regard to the practicality of the index. He asked who was to say that the Washtenaw County index would be in existence forever or what were the components of the index and would they change. He stated rates would be set on income of the population and density of population and researching neighboring communities with similar demographics.

Clerk Lovejoy Roe stated the issue of the market rate was not going to guarantee anything, rather the issue was not renting with subsidies. Clerk Lovejoy Roe asked how the market rate even became an issue.

Trustee Eldridge stated the market rate issue did not come from the Planning Commission but was brought up at the meeting with the residents.

Clerk Lovejoy Roe indicated she thought it was an issue before the informational meeting with the residents.

Mark Cohn stated it had evolved from the need to have some sort of standard for business investors in order to keep the negative effects from coming into play but there was also a need to be careful in restricting, long-term with a recorded document tied to a certain set of statistics. He clarified he was speaking from the Developer's point of view.

Trustee Mike Martin stated he felt it was more important to get restrictions on rentals and subsidized housing than to have a dollar amount set for the market rate.

Attorney Winters stated the real game changer was not being allowed to accept subsidized housing or voucher programs and the provision that the Township had the legal standing to enforce that requirement. He stated other Developers were in the wings and he did not want to see the Board miss a very important opportunity to put safeguards in place for the future.

Discussion followed between Supervisor Stumbo, Clerk Lovejoy Roe, Attorney Winters and Mark Cohn regarding changing the phrase on page 15 of Planned Development Agreement from "consistent with market rates in the Township" to "comparable with market rates in the Township".

Clerk Lovejoy Roe discussed the issue of setting the apartments at Nautica Point back farther off Tuttle Hill Road and needing to change the site plan to show the setback for more open space and landscaping on the Boulevard entrance.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 WORK SESSION MINUTES  
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Joe Lawson stated this set back could be taken care of at Stage 2 as long as the number of apartments did not go up.

Clerk Lovejoy Roe discussed the issue of the 50ft. lots. She stated she didn't mind the size of lots as long as the architectural standard was improved, such as half brick or something similar.

Joe Lawson stated the architecture and floor plans would be part of the PD Stage 2 Final Development Agreement and would come back before the Board for approval at that time.

Supervisor Stumbo stated the current Resolution stated the Developer shall work with the Office of Community Standards to reduce the proposed number of 50 foot lots. She asked Mr. Lawson if that came back in Stage 2.

Joe Lawson stated he would like something in the record so he could know what direction to take in order to reach the desired number and that could be taken care of in PD Stage 2.

Manny Kianicky, S.R. Jacobson stated he was happy to work with Joe Lawson and the Township in terms of getting the right balance between the 50 and 60ft. lots. He explained they wanted the 50ft. lots for two reasons, the first was product differentiation, neighborhoods that appeal to different groups and the second was the fact they were cheaper.

Trustee Mike Martin asked why a family with young children would want the smaller 50ft. lots.

Mr. Kianicky stated it was because the price was at least \$30,000.00 cheaper but the quality and square footage was still there, because the lots had a lot of depth.

Joe Lawson asked if the number of 50ft. lots could be taken care of before the 2<sup>nd</sup> Reading if the 1<sup>st</sup> Reading was approved this evening.

Supervisor Stumbo stated it could be. Discussion followed and it was decided to require improved architectural design standards, and to move units back from TuttleHill in the Nautica Development.

**PEDDLER PERMIT APPEAL HEARING**

- A. 7:00 PM – APPEAL HEARING REQUESTED BY JIMMIE L. MACK  
REGARDING HIS PEDDLER PERMIT DENIAL**  
(PUBLIC HEARING SET AT JUNE 16, 2015 REGULAR MEETING)

**PUBLIC COMMENTS**

**CONSENT AGENDA**

**A. MINUTES OF THE JUNE 16, 2015 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR JULY 7, 2015 IN THE AMOUNT OF \$2,918,317.84**
- 2. STATEMENTS AND CHECKS FOR JULY 21, 2015 IN THE AMOUNT OF \$1,585,843.61**
- 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR JUNE, IN THE AMOUNT OF \$46,067.91**
- 4. CHOICE HEALTH CARE ADMIN FEE FOR MAY IN THE AMOUNT OF \$1,177.50**

**C. JUNE 2015 TREASURER REPORT**

**SUPERVISOR REPORT**

**CLERK REPORT**

**TREASURER REPORT**

**TRUSTEE REPORT**

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

**OLD BUSINESS**

**2<sup>ND</sup> READING OF RESOLUTION NO. 2015-16, ORDINANCE NO. 2015-448, TO AMEND PLANNED DEVELOPMENT #14 REZONING TO PLANNED DEVELOPMENT #20 STAGE 1 PRELIMINARY SITE PLAN AND REZONING AT THE REQUEST OF BLUE MAJESTIC, LLC (TABLED AT THE MAY 19, 2015 REGULAR MEETING)**

Supervisor Stumbo stated some of the comments that had been made regarding the change of some 50ft. lots to 60ft., improved architectural design standards and moving units back from TuttleHill in the Nautica Development would be incorporated into the Resolution.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 WORK SESSION MINUTES  
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**NEW BUSINESS**

**BUDGET AMENDMENT #9**

**RESOLUTION 2015-21, PURCHASE TAX FORECLOSED PROPERTIES LOCATED AT 1476 BLOSSOM, 1410 BLOSSOM, 1334 FALL RIVER, 1156 PARKWOOD, 5977 S. MOHAWK, 1191 LAUREL CT AND 1241 REDLEAF LANE FROM THE WASHTENAW COUNTY TREASURER LIST UNDER THE RIGHT OF FIRST REFUSAL IN THE AMOUNT OF \$78,630.00 BUDGETED IN LINE ITEM #101-950-000-969-011**

Supervisor Stumbo stated the Board had previously authorized the Township to purchase Tax Foreclosed Properties for \$120,000.00 but the final cost was \$78,630.00. She explained this was under the Right of First Refusal, which the Township had worked with Habitat in the past.

Treasurer Doe stated there had been an additional cost of \$2,455.00 for clean out to Washtenaw County Treasurer Office.

**RESOLUTION 2015-22, PURCHASE TAX FORECLOSED PROPERTIES LOCATED AT K-11-24-107-006 3174 MORRIS AVENUE AND K-11-24-100-004 MORRIS AVENUE FROM THE WASHTENAW COUNTY TREASURER LIST UNDER THE RIGHT OF FIRST REFUSAL IN THE AMOUNT OF \$2,936.00 BUDGETED IN LINE ITEM #101-950-000-969-011**

Attorney Winters stated this was the former Liberty Square property that had been demolished on Grove Road.

Mike Radzik stated this purchase brought the number of Township owned parcels in Liberty Square to 148 parcels and a large park, from the original 151 townhouse parcels.

**RESOLUTION 2015-23, ABANDONED TAX DELINQUENT PROPERTY**

Supervisor Stumbo stated the adoption of this Resolution would accelerate the forfeiture/foreclosure of certified abandoned properties under the General Property Tax Act.

Mike Radzik explained the normal process was that taxes had to be to delinquent for two years before the forfeiture was complete and then a third year before the County Treasurer foreclosed. He stated this would allow the Township to identify abandoned, tax delinquent properties and cut the forfeiture time in half, to one year and get them into foreclosure and back into productive hands much sooner, helping stabilize neighborhoods.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 WORK SESSION MINUTES  
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**1<sup>st</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**

Attorney Winters provided a brief overview of the new process required which included an application process and site plan amendment by the property owner. He stated this had stemmed from a lawsuit that had been brought against the Township by Planet Aid. He stated the Resolution would have two readings since it was a Policy Resolution and would be treated the same as an Ordinance.

(The rest of the Agenda was not reviewed due to time restraints)

**RESOLUTION 2015-25, DESIGNATION OF NEWSPAPER CIRCULATION**

**REQUEST TO APPROVE NEW AUTOMOTIVE SALVAGE/SCRAP YARD BUSINESS  
LICENSE FOR FPT YPSILANTI, BUSINESS PREVIOUSLY KNOWN AS ABCAT,  
LOCATED AT 2220 E. MICHIGAN AVENUE**

**REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK  
LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR  
PROPERTIES LOCATED AT 800 GATES AVENUE, 671 W. CLARK RD., 7064 ST.  
ANDREWS DRIVE, 527 EMERICK STREET AND 1762 EMERSON AVENUE IN THE  
AMOUNT OF \$25,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

**REQUEST AUTHORIZATION TO SIGN PURCHASE AGREEMENT WITH DTE FOR  
CONVERSION OF 24 (TWENTY-FOUR) 100 WATT HIGH PRESSURE SODIUM  
COBRA HEADS TO 65 WATT LED LOCATED IN THE APPLERIDGE  
NEIGHBORHOOD IN THE AMOUNT OF \$6,192.00 BUDGETED IN LINE ITEM #101-  
956-000-926-050**

**REQUEST TO POSTPONE THE PUBLIC HEARING FOR CREATION OF A SPECIAL  
ASSESSMENT DISTRICT FOR OAKLAWN/HAWTHORNE NEIGHBORHOOD  
CAMERAS SCHEDULED FOR AUGUST 18, 2015 AT APPROXIMATELY 7:00PM  
UNTIL A FUTURE DATE YET TO BE DETERMINED**

**OTHER BUSINESS**

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 WORK SESSION MINUTES  
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**AUTHORIZATION AND BIDS**

**REQUEST TO AWARD LOW BID FOR PURCHASE OF 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 TO JOSEPH  
KISSELLA, JR.**

**ADJOURNMENT**

The meeting adjourned at approximately 6:53 p.m.

Respectfully submitted,  
Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE JULY 21, 2015 REGULAR MEETING**

Supervisor Stumbo, called the meeting to order at approximately 7:05 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

**PEDDLER PERMIT APPEAL HEARING**

**A. 7:00 PM – APPEAL HEARING REQUESTED BY JIMMIE L. MACK  
REGARDING HIS PEDDLER PERMIT DENIAL  
(PUBLIC HEARING SET AT JUNE 16, 2015 REGULAR MEETING)**

The public hearing opened at 7:06 p.m.

Jimmie Mack, Jr., Township resident affirmed he had requested an appeal regarding the denial of his application for a Peddler Permit. He stated the letter sent to him denying the application had stated the information he had presented was the same as last year when he was denied, but he now had signage on his vehicle, “Mobile Mart Ice Cream”, which made it easier to identify. He stated his character of ten years ago had also changed.

Mike Radzik, OCS Director stated his department had just become aware Mr. Mack was recently cited in the City of Ypsilanti and has a case pending in 14-A2 District Court for soliciting without a permit and had been cited in Superior Township for the same thing. Mr. Radzik reported Mr. Mack had also been issued a No Trespass Order for two large apartment complexes last week in Superior Township.

The public hearing closed at 7:10 p.m.

Supervisor Stumbo voiced her concern over Mr. Mack’s business model and felt little had changed since the denial last year.

**A motion was made by Treasurer Doe, supported by Trustee Scott Martin to uphold the denial of a Peddler Permit for Jimmie L. Mack, Jr. by the Clerk’s Office and the Office of Community Standards. The motion carried unanimously.**

**PUBLIC COMMENTS**

Mike Warren, 6952 Sequoia stated he was at the meeting in regard to the Township Ordinance regarding weeds. He reported Supervisor Stumbo, Clerk Lovejoy Roe and Trustee Scott Martin were aware of a problem in his neighborhood concerning a neighbor who was not maintaining their grass and weeds, but Mr. Warren stated he was now being told something different from Bill Elling.

Mike Radzik stated he was familiar with this issue after being briefed by his staff regarding a complaint that a homeowner on Sequoia was not maintaining certain areas along property lines and around flower beds. He stated Bill Elling did not

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 REGULAR MEETING MINUTES  
PAGE 2**

designate this as a natural area. Mr. Radzik stated he had a conversation with Attorney Angela King regarding these isolated areas not being maintained. Mike Radzik stated, based on a legal opinion, that as long as the entire parcel is on average under 7 inches that it was in compliance with the Code, so unless the ordinance language was amended or a different legal interpretation was given, we are constrained by the language of the Ordinance.

Martha Warren, 6259 Sequoia stated this area was maintained until the current owners moved in. She reported it looked like a foreclosed home and people had actually stopped and asked if that were the case.

Supervisor Stumbo and Clerk Lovejoy Roe agreed the Ordinance needed to be amended because this was not the only instance where there had been confusion.

Trustee Scott Martin agreed that an amendment was needed because it seemed like every neighborhood was affected.

Mike Radzik stated the Ordinance had 2 sections, one addressed vegetation of any kind that needed to be cut down and the other section addressed noxious weeds and was very specific, listing the scientific/botanical names of the weeds. He said the OCS Department would appreciate improvements in the Ordinance language in order to do have the ability to be a better job in enforcing the Ordinance.

Supervisor Stumbo requested Attorney Winters to have Attorney King bring an amendment regarding noxious weeds back to the next meeting.

Mike Warren stated he thought the Ordinance had just been changed in March of this year. Mr. Radzik informed him that had only changed the way fees were collected and as long as the bulk of the property was being mowed, that unfortunately met the current qualifications of this Ordinance. Mr. Warren reported that over a third of the property was not being mowed and Mr. Radzik agreed to look at the pictures Mr. Warren had brought to the meeting.

Dominic Prude, Majestic Lake Resident had a few comments for Manny Kianicky. He reported the community was in need of legitimate "No Trespass" signs, an area of the bridge had been burned, debris was in the water from the bridge and building materials, the play area had an open manhole nearby and one property needed the weeds cut.

Manny Kianicky stated he was aware of the manhole covers being taken in the past, but he was not aware, until now that it was missing again and said he would take a look. He reported the bridge had been fixed three different times. He said the signs had been posted but had disappeared again. Mr. Kianicky reported they had tried to barricade access to the stub streets three weeks ago in order to eliminate some of the trespassing issues and people just jumped the curb and drove around. He felt this would stop once the site was developed. Mr. Kianicky reported they Blue Majestic had renewed a Trespass Order with the Sheriff's Department so now the Sheriff had the power to arrest anyone that was trespassing. Mr. Kianicky said he was unaware of the debris in the water and would have that checked out.

Discussion followed regarding the wooded area at the back of the Development. Mr. Kianicky stated the wooded area was a conservation area that had been dedicated to the State and there was a walking trail through the area that was available to the public. Mr. Prude was under the impression that since Majestic Lakes had to insure the lakes they surely had possession of the wooded area as well. The Board explained he would need to contact the Department of Natural Resources to determine who had jurisdiction and the Township would do the same.



**CHARTER TOWNSHIP OF YPSILANTI  
JULY 21, 2015 REGULAR MEETING MINUTES  
PAGE 3**

Treasurer Doe provided an example of the lake across from his home that in the past has had numerous people fishing there, it had recently been bought by a private owner and "No Trespassing" signs had been posted that had stopped people from entering the property.

Mr. Kianicky stated they would look at getting something a little more substantial installed.

Dave Abraham, 6645 Buck Crossing directed his comments regarding upkeep of the undeveloped areas to Manny Kianicky, S. R. Jacobson. He stated the quality of the work done was not that good and questioned the security of his investment.

Jerry Clayton, Washtenaw County Sheriff spoke to the issue of security cameras in the Appleridge neighborhood. He stated the security cameras had proven to be a really good way to augment the staffing for the Sheriff's Department. He reported on a survey his department had conducted in Appleridge and 70% of the community had supported the cameras and 62% agreed the cameras helped to keep the community safe.

Supervisor Stumbo asked Sheriff Clayton to speak to the issue of events that had occurred in the eastern region of the County and City of Ypsilanti. He stated the community should know that the Sheriff's Department had an active strategy for addressing the issue and would make a public statement at a press conference that the criminal behavior would not be tolerated.

**CONSENT AGENDA**

**A. MINUTES OF THE JUNE 16, 2015 WORK SESSION AND REGULAR MEETING**

**B. STATEMENTS AND CHECKS**

- 1. STATEMENTS AND CHECKS FOR JULY 7, 2015 IN THE AMOUNT OF \$2,918,317.84**
- 2. STATEMENTS AND CHECKS FOR JULY 21, 2015 IN THE AMOUNT OF \$1,585,843.61**
- 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR JUNE, IN THE AMOUNT OF \$46,067.91**
- 4. CHOICE HEALTH CARE ADMIN FEE FOR MAY IN THE AMOUNT OF \$1,177.50**

**C. JUNE 2015 TREASURER REPORT (see attached)**

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

**SUPERVISOR REPORT**

Supervisor Stumbo stated the July 29, 2015 date for the opening of the Law Enforcement Center had been changed to sometime in August or September, after construction had been completed. She reported the traffic on Whittaker was backed up due to the construction of the two roundabouts on Textile.

**CLERK REPORT**

Clerk Lovejoy Roe stated the Clerk's report was in the packet.

**TREASURER REPORT**

Treasurer Doe stated there was no report for this evening.

**TRUSTEE REPORT**

No report

**ATTORNEY REPORT**

**A. GENERAL LEGAL UPDATE**

Attorney Winters highlighted the property closing for the he had attended with Supervisor Stumbo and Clerk Lovejoy Roe on July 17, 2015, for the conveyance to Habitat for Humanity from the Charter Township of Ypsilanti , the foreclosed homes purchased under the Right of First Refusal in 2014.

Attorney Winters stated this partnership between Habitat for Humanity and Ypsilanti Township has created a great opportunity for first time home buyers and had a significant impact toward neighborhood stabilization.

Attorney Winters gave an update on the second Padlock case which would be going to court next week. He stated this was another effective tool being used to help in neighborhood stabilization.

**OLD BUSINESS**

- 1. 1<sup>ST</sup> READING OF RESOLUTION 2015-16, PROPOSED ORDINANCE 2015-448, TO AMEND PLANNED DEVELOPMENT #14 REZONING TO PLANNED DEVELOPMENT #20 STAGE 1 PRELIMINARY SITE PLAN AND REZONING AT THE REQUEST OF BLUE MAJESTIC, LLC**  
(TABLED AT THE MAY 19, 2015 REGULAR MEETING)

**A motion was made by Treasurer Doe, supported by Trustee Scott Martin to remove from table.**

**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>Roe:</b>	<b>Yes</b>
<b>Doe:</b>	<b>Yes</b>	<b>M. Martin:</b>	<b>Yes</b>				

Discussion followed between Clerk Lovejoy Roe and Manny Kianicky from S. R. Jacobson regarding the status of the Washtenaw County Road Commission's position on the inter connection of the roads between the apartments and the single-family homes . Mr. Kianicky stated the Road Commission had made a resolution to make the northern portion of the property (the Redwood portion) into private roads.

Clerk Lovejoy Roe stated the residents that had attended the meeting felt it was really important to work with the Road Commission to add some kind of gated entrance into Redwood.

Clerk Lovejoy Roe read the Resolution into the record with the following changes in red :

1. The applicant shall agree to install security cameras at all entrances and exits of the subject property **and in the back and hidden areas of the development.**

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7. The applicant shall agree to maintain the required and approved single-family/multi-family residential ratio (60/40) by the prohibition of renting the detached single-family units within the development and will include language in the development agreement regarding prohibition of rentals and restrictions that would allow single family rentals only under very specific circumstances, which would be included in the planned development agreement, that would prohibit the homes from being rented at subsidized rates or pursuant to programs offered by any governmental agency for subsidized housing. **Single family home rentals under specific circumstances will only be allowed for three years.**

10. The developer shall work with the Office of Community Standards to **increase the architectural standards on all homes on 50ft. lots on the planned development site plan subject to township board approval at PD Stage II.**

Add:

12. **The Developer will move units at the entrance of Nautica Pointe on Tuttlehill Rd. back to provide more open space and landscaping at the boulevard entrance.**
13. **The Developer agrees to work with the Washtenaw County Road Commission and Ypsilanti Township to separate the roads in Nautica Pointe Apartments from the single family homes.**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the 1st Reading of Resolution No. 2015-16, Proposed Ordinance No. 2015-448, an Ordinance to Amend Planned Development #14 Rezoning to Planned Development #20 Stage 1 Preliminary Site Plan and Rezoning at the request of Blue Majestic, LLC (see attached).**

Trustee Mike Martin clarified the agreement guarantees no government subsidies will be accepted. He also asked if this was not passed if it would revert back to the 2002 Planned Development, which would not guarantee the denial of subsidies. Supervisor Stumbo and Attorney Winters agreed that was correct.

David Abraham asked if residents would be allowed to screen footage from the surveillance cameras that were to be placed in the back area. Mr. Abraham also asked what fencing materials would be used. Joe Lawson explained there would be heavy landscaping between the two developments but no barrier. He also asked if there would be stable pricing in regard to the homes being built in 2016 since this obviously affected the investment he had already made in his own home.

Manny Kianicky, S. R. Jacobson stated the Estates, which were the 60 to 70ft. lots would be priced in the \$250,000 - \$325,000 range and the 50ft. lots would be in the \$225,000 - \$250,000 range. He stated he did not expect any negative impact to current home values that were built by Allan Edwin.

Supervisor Stumbo stated, for the record, when that section of 50ft. lots was developed it had to come back before the Planning Commission and the Township Board for approval.

Dave Abraham voiced his disappointment that there would be multi-family development allowed and said it was not in the plans when he had purchased his home from Allan Edwin.

Supervisor Stumbo explained this action reduced the number of multiple-family homes and increased the number of single-family homes, as well as restricting subsidized housing to protect the community and its future.

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Dominick Prude questioned if the security cameras would be put on the trail of the open area. Discussion followed on where they could be installed.

Clerk Lovejoy Roe verified the Ordinance states the Final Development Agreement will actually be approved along with the 2<sup>nd</sup> Reading as two separate agenda items.

**The motion carried as follows:**

**M. Martin: Yes      Doe: Yes      Roe: Yes      Stumbo: Yes  
S. Martin: Yes      Eldridge: Yes**

**NEW BUSINESS**

**1. BUDGET AMENDMENT #9**

Clerk Lovejoy Roe provided a brief overview of Budget Amendment #9.

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Budget Amendment #9 (see attached). The motion carried unanimously.**

**2. RESOLUTION 2015-21, PURCHASE TAX FORECLOSED PROPERTIES LOCATED AT 1476 BLOSSOM, 1410 BLOSSOM, 1334 FALL RIVER, 1156 PARKWOOD, 5977 S. MOHAWK, 1191 LAUREL CT AND 1241 REDLEAF LANE FROM THE WASHTENAW COUNTY TREASURER LIST UNDER THE RIGHT OF FIRST REFUSAL IN THE AMOUNT OF \$78,630.00 BUDGETED IN LINE ITEM #101-950-000-969-011**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Resolution 2015-21 to purchase Tax Foreclosed Properties located at 1476 Blossom, 1410 Blossom, 1334 Fall River, 1156 Parkwood, 5977 S. Mohawk, 1191 Laurel Ct. and 1241 Redleaf Lane from the Washtenaw County Treasurer List Under the Right of First Refusal in the amount of \$78,630.00 budgeted in line item #101-950-000-969-011 (see attached).**

Supervisor Stumbo stated the Board had previously authorized this action at the May 19, 2015 Board Meeting and this was just to solidify the action.

**The motion carried unanimously.**

**3. RESOLUTION 2015-22, PURCHASE TAX FORECLOSED PROPERTIES LOCATED AT K-11-24-107-006 3174 MORRIS AVENUE AND K-11-24-100-004 MORRIS AVENUE FROM THE WASHTENAW COUNTY TREASURER LIST UNDER THE RIGHT OF FIRST REFUSAL IN THE AMOUNT OF \$2,936.00 BUDGETED IN LINE ITEM #101-950-000-969-011**

Clerk Lovejoy Roe read the Resolution into the record.

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to approved Resolution 2015-22, purchase Tax Foreclosed Properties located at K-11-24-107-006 3174 Morris Avenue and K-11-24-100-004 Morris Avenue (Liberty Square) from the Washtenaw County Treasurer List Under the Right of First Refusal in the amount of \$2,936.00 budgeted in line item #101-950-000-969-011 and authorize paying additional costs for virtual tours, clean out and evictions in the amount of \$2,506.00(see attached). The motion carried unanimously.**

**4. RESOLUTION 2015-23, ABANDONED TAX DELINQUENT PROPERTY**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to allow Larry Doe to approve Resolution 2015-23, Abandoned Tax Delinquent Property (see attached). The motion carried unanimously.**

**5. 1<sup>st</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**

Clerk Lovejoy Roe read a Memo from Joe Lawson with the Summary and Overview of the Policy Resolution into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the 1<sup>st</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 (see attached).**

**The motion carried as follows:**

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

**6. RESOLUTION 2015-25, DESIGNATION OF NEWSPAPER CIRCULATION**

Clerk Lovejoy Roe read the Resolution into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution 2015-25, Designation of Newspaper Circulation (see attached). The motion carried unanimously.**

**7. REQUEST TO APPROVE NEW AUTOMOTIVE SALVAGE/SCRAP YARD BUSINESS LICENSE FOR FPT YPSILANTI, BUSINESS PREVIOUSLY KNOWN AS ABCAT, LOCATED AT 2220 E. MICHIGAN AVENUE**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve New Automotive Salvage/Scrap Yard Business License for FPT Ypsilanti, business previously known as ABCAT, located at 2220 E. Michigan Avenue.**

Mike Radzik, OCS Director provided a brief overview of the new business that has made tremendous improvements to the old site. He stated the new business was less intensive since they did not dismantle or process like ABCAT, rather FPT Ypsilanti only recycled and stored automobiles for short periods of time before they are taken off site.

**The motion carried unanimously.**

- 8. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTIES LOCATED AT 800 GATES AVENUE, 671 W. CLARK RD., 7064 ST. ANDREWS DRIVE, 527 EMERICK STREET AND 1762 EMERSON AVENUE IN THE AMOUNT OF \$25,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023**

**A motion was made by Trustee Scott Martin, supported by Clerk Lovejoy Roe for authorization to seek legal action, if necessary, to abate public nuisance for properties located at 800 Gates Avenue, 671 W. Clark Rd., 7064 St. Andrews Drive, 527 Emerick Street, and 1762 Emerson Avenue in the amount of \$25,000.00 budgeted in line item #101-950-000-801-023.**

Mike Radzik provided a brief overview of each property. He stated 1762 Emerson was administratively approved under the Padlock Statute after learning it was an illegal marijuana grow operation and a Show Cause Hearing was scheduled later this month.

**The motion carried unanimously.**

- 9. REQUEST AUTHORIZATION TO SIGN PURCHASE AGREEMENT WITH DTE FOR CONVERSION OF 24 (TWENTY-FOUR) 100 WATT HIGH PRESSURE SODIUM COBRA HEADS TO 65 WATT LED LOCATED IN THE APPLERIDGE NEIGHBORHOOD IN THE AMOUNT OF \$6,192.00 BUDGETED IN LINE ITEM #101-956-000-926-050**

**A motion was made by Clerk Lovjeoy Roe, supported by Treasurer Doe to authorize to sign Purchase Agreement with DTE for conversion of 24 (Twenty-Four) 100 Watt High Pressure Sodium Cobra Heads to 65 Watt LED located in the Appleridge Neighborhood in the amount of \$6,192.00 budgeted in line item #101-956-000-926-050 (see attached). The motion carried unanimously.**

- 10. REQUEST TO POSTPONE THE PUBLIC HEARING FOR CREATION OF A SPECIAL ASSESSMENT DISTRICT FOR OAKLAWN/HAWTHORNE NEIGHBORHOOD CAMERAS SCHEDULED FOR AUGUST 18, 2015 AT APPROXIMATELY 7:00PM UNTIL A FUTURE DATE YET TO BE DETERMINED**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Mike Martin to postpone the Public Hearing for Creation of A Special Assessment District for Oaklawn/Hawthorne Neighborhood Cameras scheduled for August 18, 2015 at approximately 7:00pm until a future date yet to be determined. The motion carried unanimously.**

#### **OTHER BUSINESS**

None

**AUTHORIZATION AND BIDS**

- 1. REQUEST TO AWARD LOW BID FOR PURCHASE OF 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 TO JOSEPH KISSELLA, JR.**

Joseph Kissella, Jr., 10365 Bemis Road stated he owned the property at 5853 Mohawk, next door to the vacant property at 5871 Mohawk. He said he had never rented it to Section 8, rather his brother-in-law lived there and paid the monthly payment and taxes and planned to take over the loan whenever he was able. He stated he did not intend to build on the vacant lot, he just wanted to clean it up, landscape it and possibly put up a fence if it was allowed.

Supervisor Stumbo and Treasurer Doe discussed having a Deed Restriction that would not allow the property to be built on and Mr. Kissella was agreeable with that.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to award low bid for purchase of 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 to Joseph Kissella, Jr.**

**A motion was made by Trustee Scott Martin, supported by Trustee Eldridge to table this agenda item and bring back to the next meeting with a Purchase Agreement.**

**The motion carried as follows:**

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

**ADJOURNMENT**

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

The meeting adjourned at approximately 8:55 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

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



**MONTHLY TREASURER'S REPORT  
JUNE 1, 2015 THROUGH JUNE 30, 2015**

<b>Account Name</b>	<b>Beginning Balance</b>	<b>Cash Receipts</b>	<b>Cash Disbursements</b>	<b>Ending Balance</b>
101 - General Fund	2,903,321.34	2,361,609.89	1,110,530.24	4,154,400.99
101 - Payroll	279,154.58	792,849.90	805,097.43	266,907.05
101 - Willow Run Escrow	142,187.01	23.37	0.00	142,210.38
206 - Fire Department	354,521.53	3,547,256.90	1,609,202.31	2,292,576.12
208 - Parks Fund	7,179.02	0.11	756.88	6,422.25
212 - Roads/Bike Path/Rec/General Fund	481,447.12	609,977.90	270,382.00	821,043.02
225 - Environmental Clean-up	444,399.11	7.35	0.00	444,406.46
226 - Environmental Services	1,392,729.23	1,876,575.72	221,203.18	3,048,101.77
230 - Recreation	155,453.01	282,429.99	120,718.94	317,164.06
236 - 14-B District Court	256,941.66	101,163.60	178,725.60	179,379.66
244 - Economic Development	67,189.42	1.11	0.00	67,190.53
248 - Rental Inspections	141,707.49	51,889.75	13,246.14	180,351.10
249 - Building Department Fund	470,734.82	43,313.19	36,319.51	477,728.50
250 - LDFA Tax	74,998.67	1.24	0.00	74,999.91
252 - Hydro Station Fund	561,266.36	67,169.13	12,707.80	615,727.69
266 - Law Enforcement Fund	1,032,552.53	4,556,309.40	676,318.88	4,912,543.05
280 - State Grants	18,386.46	0.30	0.00	18,386.76
301 - General Obligation	5,167.39	0.09	0.00	5,167.48
397 - Series "B" Cap. Cost of Funds	39,130.06	0.65	0.00	39,130.71
398 - LDFA 2006 Bonds	39,927.52	0.66	0.00	39,928.18
498 - Capital Improvement 2006 Bond Fund	336,894.99	55.38	0.00	336,950.37
584 - Green Oaks Golf Course	197,182.44	101,874.16	57,888.12	241,168.48
590 - Compost Site	864,152.09	45,158.40	22,470.67	886,839.82
595 - Motor Pool	319,237.57	5.18	9,511.65	309,731.10
701 - General Tax Collection	95,906.76	7,561.49	24,587.60	78,880.65
703 - Current Tax Collections	11,397,848.73	935.65	11,344,713.87	54,070.51
707 - Bonds & Escrow/GreenTop	869,353.57	29,491.20	3,871.35	894,973.42
708 - Fire Withholding Bonds	66,232.05	149,906.94	0.00	216,138.99
893 - Nuisance Abatement Fund	50,046.15	27,053.52	2,687.76	74,411.91
ABN AMRO Series "B" Debt Red. Cap.Int.	18,060.04	0.00	0.00	18,060.04
<b>GRAND TOTAL</b>	<b>23,083,308.72</b>	<b>14,652,622.17</b>	<b>16,520,939.93</b>	<b>21,214,990.96</b>



# CHARTER TOWNSHIP OF YPSILANTI

## RESOLUTION NO. 2015-16

**WHEREAS**, at its regularly scheduled meeting held April 28, 2015 the Charter Township of Ypsilanti Planning Commission (“Commission”) recommended that the Charter Township of Ypsilanti Board of Trustees (Board) deny the application submitted by Blue Majestic, LLC. to amend the Planned Development (PD) Stage I Site Plan and Rezoning as associated with the Majestic Lakes Residential Development, formerly known as Lakewood Farms; and

**WHEREAS**, in recommending denial to the Township Board, the Commission found that the proposed amendment, which contained one hundred forty-two (142) rental housing units, would not be harmonious or compatible with the surrounding uses in the area; and

**WHEREAS**, the Township Board has reviewed and compared proposed amended PD Stage I Site Plan and Rezoning with the current PD-14 zoning and has considered the requests of the residents for fewer multi-family units and more single family units and has determined the proposed amended PD Planned Development Stage I Site Plan and Rezoning is more harmonious and compatible with the surrounding uses in the area than the current PD-14; and

**WHEREAS**, on April 23, 2002 the Townships Planning Commission recommended approval to the Township Board to re-zone the property from RM-2 (multiple family) and R-3 (single family) to PD (planned development) along with the original developers application for PD Stage 1 Preliminary Site Plan Approval, which recommendations were forwarded to the Township Board for approval; and

**WHEREAS**, on May 21, 2002 the Township Board reviewed and approved the original developers PD Stage 1 Preliminary Site Plan and Rezoning; and

**WHEREAS**, the current PD Stage II Final Site Plan and PD-14 rezoning allows for a total of 415 units consisting of 116 single family units and 299 multiple family units and the proposed amended PD Stage I Preliminary Site Plan and Rezoning decreased the number of total units from 415 to 392 and increases the number of single family units from 116 to 234 (increase of 118) and

decreases the number of multiple family units from 299 to 158 (decrease of 141);  
and

**WHEREAS**, the Township Board has determined the new amended PD Stage 1 Site Plan and Rezoning provides a benefit to the community as a whole and should be approved with conditions noted below.

**WHEREAS**, the Township Board invited a broad area of Township residents to an informational meeting on the proposed rezoning held on Thursday, June 4, 2015.

**NOW THEREFORE,**

**BE IT RESOLVED** that the Charter Township of Ypsilanti Board of Trustees hereby approves the application of Blue Majestic, LLC. to amend the Planned Development (PD) Stage I Site Plan and Rezoning as associated with the Majestic Lakes Residential Development formerly known as Lakewood Farms to be known as PD Planned Development #20 (PD-20) upon the applicant agreeing to the following conditions:

1. The applicant shall agree to install security cameras at all entrances and exits of the subject property **and in the back and hidden areas of the development.**
2. The applicant shall agree to assist in the creation of a special assessment district in order to provide funding for the operation and maintenance of the security camera system.
3. The applicant shall install a fence, landscaping, and signage along the neighboring Lake Joyce in order to hinder any further trespassing.
4. The applicant shall agree to make access to existing non-motorized trails open and convenient without hindrance between buildings to enable convenient non-motorized connections with Textile Road and encourage healthy, walkable lifestyles.
5. Each subsequent developer and/or builder shall be required to enter into a development agreement with the Township to insure compliance with the approved final plan.
6. All conditions, obligations and requirements noted within the Development Agreement executed on April 8, 2013 between the Charter Township of Ypsilanti and Blue Majestic, LLC. shall remain in full force and effect including the creation of a streetlight assessment district internally and also for Tuttlehill and Textile Roads.

7. The applicant shall agree to maintain the required and approved single-family/multi-family residential ratio (60/40) by the prohibition of renting the detached single-family units within the development and will include language in the development agreement regarding prohibition of rentals and restrictions that would allow single family rentals only under very specific circumstances, which would be included in the planned development agreement, that would prohibit the homes from being rented at subsidized rates or pursuant to programs offered by any governmental agency for subsidized housing. **Single family home rentals under specific circumstances will only be allowed for three years.**
8. The applicant shall agree not to accept any form of government subsidy in lieu of rent for the apartment and/or condominium portion of the development. All rent shall be sustained at the market rate and the development agreement should include specifics regarding this condition.
9. Any and all additional issues that may arise during the preparation of the final engineering and final site plan shall be resolved prior to PD Stage II final site plan consideration and shall be included in the final development agreement.
10. The developer shall work with the Office of Community Standards to ~~reduce the proposed number of 50ft. lots and increase the number of 60ft. lots for single family~~ increase the architectural standards on all homes on 50ft lots on the planned development site plan **subject to township board approval at PD Stage II.**
11. The Developer will contain language in the development agreement to assure Nautica Pointe will establish and implement an ongoing maintenance program to ensure the proposed multi housing units will at all times be in compliance with the Township's Property Maintenance Code.
12. **The Developer will move units at the entrance of Nautica Pointe on Tuttlehill Rd. back to provide more open space and landscaping at the boulevard entrance.**
13. **The Developer agrees to work with the Washtenaw County Road Commission and Ypsilanti Township to separate the roads in Nautica Pointe Apartments from the single family homes.**

***NOW THEREFORE, BE IT FINALLY RESOLVED*** that Charter Township of Ypsilanti Board of Trustees hereby adopts by reference Ordinance 2015-448 attached hereto which Ordinance rezones the specifically described properties from their current PD-14 Planned Development classification to PD-20 Planned Development zoning classification.

# CHARTER TOWNSHIP OF YPSILANTI

## ORDINANCE NO. 2015-448

*An Ordinance to Amend Ordinance No. 74,  
adopted May 18, 1994 so as to rezone real property  
located South of Textile Road and East of Tuttle Hill Road  
as in the attached description from its current PD-14 Planned Development zoning classification  
to the PD-20 Planned Development zoning classification*

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

Real property situated South of Textile Road and East of Tuttle Hill Road, and more particularly described as follows:

See attached Legal Description, labeled “Attachment A” shall be rezoned from its current PD-14 Planned Development zoning classification to the PD-20 Planned Development 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 real property from its current PD-14 Planned Development zoning classification to the PD-20 Planned Development zoning classification.

### **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 and repeal of conflicting Ordinances**

All Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

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

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2014-448 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on July 21, 2015. The second reading is scheduled to be heard on August 18, 2015.

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

**EXHIBIT A**

**PROPERTY**

DESCRIPTION OF A 254.51 ACRE PARCEL OF LAND IN THE WEST ½ OF SECTION 26,  
T3S, R6E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

Commencing at the West ¼ corner of Section 26, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence N89°51'07"E 50.00 feet along the East-West ¼ line of said Section 26 for a PLACE BEGINNING; thence N00°40'17"W 492.09 feet along the Easterly Right of Way line of Tuttle Hill Road (variable width); thence S89°39'35"E 528.04 feet; thence N00°40'17"W 495.14 feet; thence S89°52'12"E 736.71 feet; thence N00°50'53"W 1681.82 feet along the West line of the East ½ of the Northwest ¼ of said Section 26; thence S89°56'52"E 1309.51 feet along the North line of said Section 26 and the centerline of Textile Rod (66.00 feet wide) to the North ¼ corner of said Section 26 (as monumented); thence S89°55'00"E 1110.09 feet along said North line and said centerline of Textile Road; thence S01°27'01"W 572.66 feet (recorded as 578.82 feet); thence S88°20'52"E 227.71 feet; thence S00°55'58"E 2064.38 feet along the East line of the West ½ of the Northeast ¼ of said Section 26; thence S89°30'11"W 1209.33 feet along the East-West ¼ line of said Section 26 to the Center of said Section 26 (as monumented); thence S00°34'23"W 1329.00 feet to the Northeast Corner of the Frank H. Clark Subdivision (as monumented) as recorded in Liber 10, Page 11, Washtenaw County Records, Washtenaw County, Michigan; thence S01°15'20"E 0.86 feet along the West line of said Frank H. Clark Subdivision (as monumented) S89°45'51"W 2606.78 feet along the South line of the North ½ of the Southwest ¼ of said Section 26; thence N00°39'24"W 959.17 feet along the West line of said Section 26 and the centerline of said Tuttle Road; thence N89°51'07"E 581.40 feet; thence N00°39'24"W 374.63 feet; thence S89°51'07"W 531.40 feet along said East-West ¼ line to the Place of Beginning, contain 254.79 acres of land, more or less. Excepting therefrom a 0.28 acre parcel of land being described as follows: Commencing at the North ¼ corner of Section 26, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence S89°55'00"E 1110.09 feet along the North line of said Section 26 and the centerline of Textile Road (66 feet wide); thence S01°27'01"W 33.01 feet; thence N89°55'00"W 120.00 feet along the Southerly Right of Way line of said Textile Road for a PLACE OF BEGINNING; thence S00°55'59"E 175.00 feet; thence N89°55'00"W 70.00 feet; thence N00°55'59"W 175.00 feet; thence S89°55'00"E 70.00 feet along the said South line of Textile Road to the Place of Beginning, containing 0.28 acres of land, more or less; The remaining parcel containing 254.51 acres of land, more or less, being part of Section 26, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan. Being subject to the rights of the public over the Northerly 33.00 feet thereof as occupied by Textile Road, also being subject to the rights of the public over the Westerly 33.00 feet thereof as occupied by Tuttle Hill Road, also being subject to easements and restrictions of record, if any.

**CHARTER TOWNSHIP OF YPSILANTI  
2015 BUDGET AMENDMENT #9**

July 21, 2015

**101 - GENERAL OPERATIONS FUND**

**Total Increase      \$44,404.00**

Increase budget for new Information Technology (IT) Help Desk position approved by the board 6-16-15. There will be 6 months of wages, FICA, and pension. Then after 90 days probation period there will be 3 months of benefits. This is funded by a line transfer from Salary Temporary to Salary Permanent and by an Appropriation of Prior Year Fund Balance.

<b>Revenues:</b>	<b>Prior Year Fund Balance</b>	<b>101-000-000-699.000</b>	<b>\$13,912.00</b>
		<b>Net Revenues</b>	<b><u>\$13,912.00</u></b>
<b>Expenditures:</b>	<b>Salary - Permanent Wages</b>	<b>101-266-000-706.000</b>	<b>\$18,240.00</b>
	<b>Salary - Temporary</b>	<b>101-266-000-707.000</b>	<b>(\$17,017.00)</b>
	<b>FICA/Medicare</b>	<b>101-266-000-715.000</b>	<b>\$1,280.00</b>
	<b>Health Insurance</b>	<b>101-266-000-719.000</b>	<b>\$4,435.00</b>
	<b>Sick &amp; Accident</b>	<b>101-266-000-719.001</b>	<b>\$77.00</b>
	<b>Dental</b>	<b>101-266-000-719.015</b>	<b>\$355.00</b>
	<b>Vision</b>	<b>101-266-000-719.016</b>	<b>\$59.00</b>
	<b>Health Care Deductible</b>	<b>101-266-000-719.020</b>	<b>\$5,775.00</b>
	<b>Admin fee - Health Care Deductible</b>	<b>101-266-000-719.021</b>	<b>\$23.00</b>
	<b>Life Insurance</b>	<b>101-266-000-720.000</b>	<b>\$37.00</b>
	<b>Pension - MERS</b>	<b>101-266-000-876.000</b>	<b>\$648.00</b>
		<b>Net Expenditures</b>	<b><u>\$13,912.00</u></b>

Increase budget for new Human Resources Quality Assurance Specialist. There will be 5 months wages, FICA, and pension. Then after 90 days probation period there will be 2 months of benefits. This is funded by an Appropriation of Prior Year Fund Balance.

<b>Revenues:</b>	<b>Prior Year Fund Balance</b>	<b>101-000-000-699.000</b>	<b>\$30,492.00</b>
		<b>Net Revenues</b>	<b><u>\$30,492.00</u></b>
<b>Expenditures:</b>	<b>Salary - Permanent Wages</b>	<b>101-371-000-706.000</b>	<b>\$19,231.00</b>
	<b>FICA/Medicare</b>	<b>101-2371000-715.000</b>	<b>\$1,472.00</b>
	<b>Health Insurance</b>	<b>101-371-000-719.000</b>	<b>\$2,956.00</b>
	<b>Sick &amp; Accident</b>	<b>101-371-000-719.001</b>	<b>\$52.00</b>
	<b>Dental</b>	<b>101-371-000-719.015</b>	<b>\$236.00</b>
	<b>Vision</b>	<b>101-371-000-719.016</b>	<b>\$39.00</b>
	<b>Health Care Deductible</b>	<b>101-371-000-719.020</b>	<b>\$5,775.00</b>
	<b>Admin fee - Health Care Deductible</b>	<b>101-371-000-719.021</b>	<b>\$23.00</b>
	<b>Life Insurance</b>	<b>101-371-000-720.000</b>	<b>\$25.00</b>
	<b>Pension - MERS</b>	<b>101-371-000-876.000</b>	<b>\$683.00</b>
		<b>Net Expenditures</b>	<b><u>\$30,492.00</u></b>

**206 - FIRE FUND**

**Total Increase      \$0.00**

Request line item transfer between departments in Fire Fund of \$15,0000 for repair expenses to rebuild the motor on Ladder 14-1. This will be funded by a decrease in Capital Outlay Fire Apparatus 206-970-000-979.000 and an increase in Auto & Truck Maintenance Station #1 206-206-000-863.001. Line item transfers do not cause an increase or decrease in Fund Balance.

<b>Revenues:</b>	<b>N/A</b>	<b>Net Revenues</b>	<b><u>\$0.00</u></b>
<b>Expenditures:</b>	<b>Auto &amp; Truck Maintenance #1</b>	<b>206-206-000-863.000</b>	<b>\$15,000.00</b>
	<b>Capital Outlay - Fire Apparatus</b>	<b>206-970-000-979.000</b>	<b>(\$15,000.00)</b>
		<b>Net Expenditures</b>	<b><u>\$0.00</u></b>

**CHARTER TOWNSHIP OF YPSILANTI  
2015 BUDGET AMENDMENT #9**

**July 21, 2015**

<b>212 - BIKE, SIDEWALK, RECREATION, ROAD AND GENERAL OPERATIONS FUND (BSRII)</b>	<b>Total Increase</b>	<b><u>\$164,395.00</u></b>
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Increase Lakeside Park Boathouse project completion scheduled for July 2015. This will be funded by final Grant contribution from Michigan DNR, Washtenaw County Parks & Recreation, and Eastern Michigan University.

Revenues:	State Grant	212-000-000-569.023	\$14,395.00
	Contributions	212-000-000-675.000	\$150,000.00
		Net Revenues	<u>\$164,395.00</u>
Expenditures:	Lakeside Park Grant Project	212-970-000-974.037	\$164,395.00
		Net Expenditures	<u>\$164,395.00</u>

<b>248 - HOUSING &amp; BUSINESS INSPECTION FUND</b>	<b>Total Increase</b>	<b><u>\$3,911.00</u></b>
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Increase line item for Worker's Compensation, calculations for 2015 were too low because of additional staff. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	248-000-000-699.000	\$1,411.00
		Net Revenues	<u>\$1,411.00</u>
Expenditures:	Worker's Compensation Insurance	248-248-000-917.000	\$1,411.00
		Net Expenditures	<u>\$1,411.00</u>

Increase gas and oil due to new full time employee and vehicle usage. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	248-000-000-699.000	\$2,500.00
		Net Revenues	<u>\$2,500.00</u>
Expenditures:	Gas & Oil	248-248-000-867.000	\$2,500.00
		Net Expenditures	<u>\$2,500.00</u>

Motion to Amend the 2015 Budget (#9):

Move to increase the General Fund budget by \$44,404 to \$10,013,010 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road, and General Operations Fund (BSRII) budget by \$164,395 to \$1,870,929 and approve the department line item changes as outlined.

Move to increase the Housing & Business Inspection Fund by \$3,911 to \$214,629 and approve the department line item changes as outlined.

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## **RESOLUTION 2015-21**

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

**WHEREAS**, on or about **May 29, 2015** Washtenaw County Treasurer Catherine McClary, Acting in her capacity as the **Foreclosing Governmental Unit** (FGU) under the Authority of the **General Property Tax Act** (GPTA) foreclosed upon certain properties in the Washtenaw County Circuit Court due to delinquent real property taxes.

The **“List of Tax Foreclosed Properties”** for **2015** last revised on **June 15, 2015** (See Exhibit 1) was received by Ypsilanti Township Clerk **Karen Lovejoy Roe** from Washtenaw County website which contained *inter alia* the following Ypsilanti Township properties which set forth the amount of unpaid delinquent taxes and are described as follows:

**1. 1476 Blossom Ave**

**Parcel No.: K-11-01-235-019**

**Minimum Bid: \$10,401.00**

**Legal Description:**

**YP # 129-19A LOT 19. ALSO BEG AT NE COR OF LOT 20. TH N 78-32 40 W 123.92 FT, TH 3.00 FT IN ARC OF CURVE LEFT, RADIUS 118.00 FT, CHORD S 15-40-54 W 3.00 FT, TH S 79-55-28 E 124.18 FT TO POB, WASHTENAW ORCHARD NUMBER ONE.**

**2. 1410 Blossom Ave**

**Parcel No.: K-11-01-235-027**

**Minimum Bid: \$5,609.00**

**Legal Description:**

**YP# 129-27 LOT 27 WASHTENAW ORCHARD NUMBER ONE.**

**3. 1334 Fall River Rd**

**Parcel No.: K-11-03-111-016**

**Minimum Bid: \$13,660.00**

**Legal Description:**

**YP# 132-57 lot 46 except w 24.55' THEREOF WASHTENAW CONCOURSE NO 1.**

**4. 1156 Parkwood Ave**

**Parcel No.: K-11-10-436-002**

**Minimum Bid:** **\$9,974.00**  
**Legal Description:**  
**YP# 68-63 LOT 63 HILL CREST SUBDIVISION.**

**5. 5977 S Mohawk Ave**  
**Parcel No.:** **K-11-22-480-059**  
**Minimum Bid:** **\$13,256.00**  
**Legal Description:**  
**YP# 171-59 LOT 59 SPRUCE FALLS**

**6. 1191 Laurel Ct**  
**Parcel No.:** **K-11-02-255-029**  
**Minimum Bid:** **\$15,356.00**  
**Legal Description:**  
**YP# 136-35 LOT 409 WASHTENAW CONCOURSE NO. 4**

**7. 1241 Redleaf Ln**  
**Parcel No.:** **K-11-03-177-040**  
**Minimum Bid:** **\$10,374.00**  
**Legal Description:**  
**YP# 134-134 NWLY 15 FT OF LOT 328 & LOT 329 EXCEPT NWLY 33.5 FT WASHTENAW CONCOURSE NO. 3**

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

**WHEREAS**, from 2007 through 2015 Ypsilanti Township has seen over 3,000 foreclosures which make up approximately thirty-three (33%) of all foreclosures that have occurred during this time period in

Washtenaw County even though the Township's population is only fifteen (15%) of the County's total population; and

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

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

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

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

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

**WHEREAS**, the Township has been advised by the Washtenaw County Treasurer’s Office that the minimum bid price for all of the above listed properties total **\$78,630.00**;

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

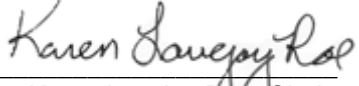
1. That the Township hereby finds and determines that the exercise of its **“First Right of Refusal”** pursuant to the General Property Tax Act as further defined in the Court of Appeals case entitled **“City of Bay City vs Bay County Treasurer”** to purchase the properties hereinabove listed located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

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

2. That the Township hereby notifies Washtenaw County Treasurer Catherine McClary Acting in her Capacity as the Foreclosing Governmental Unit that the Township desires to purchase the above listed properties under the Township's **"First Right of Refusal"** for the minimum bid of each property which totals **\$78,630.00**.

3. That the Township authorizes the payment of **\$78,630.00** for the purpose of acquiring the above listed properties pursuant to the Township's **"First Right of Refusal"** for the **"Public Purpose"** as defined herein.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2015-21 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 21, 2015.

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

## **RESOLUTION 2015-22**

**Authorizing the Charter Township of Ypsilanti  
to Exercise its "First Right of Refusal" and to  
Purchase from Washtenaw County Treasurer  
Catherine McClary Acting in her Capacity as  
the Foreclosing Governmental Unit Under the  
Authority of the General Property Tax Act the  
Real Property Located at Morris Ave and 3174 Morris  
Ave, Ypsilanti Township, Michigan**

**WHEREAS**, on or about **May 29, 2015** Washtenaw County

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

The "**List of Tax Foreclosed Properties**" for **2015** last revised on  
**June 15, 2015** (See Exhibit 1) was received by Ypsilanti Township Clerk  
**Karen Lovejoy Roe** from Washtenaw County website which contained  
*inter alia* the following Ypsilanti Township properties which set forth the  
amount of unpaid delinquent taxes and are described as follows:

**1. Morris Ave**

**Parcel No.: K-11-24-100-004**

**Legal Description:**

**YP#155-152 GROVE PARK HOMES SUB. PRT OF THE NE 1/4  
SEC 24, T3S R7E, YPSILANTI TOWNSHIP, WASHTENAW  
COUNTY DESCR AS COM AT NE COR SEC 24, T3S R7E,  
THENCE ALG E LN OF SD SEC 24 S 0 DEG 17'00"E 1583.27 FT;  
THENCE S 89 DEG 45'55" W 1304.24 FT ALNG CNTLN GROVE  
RD; THENCE ALONG E LN HURON DAM SUB N 0 DEG 18'20" W  
629.78 FT TO POB; THENCE CONT N 0 DEG 18' 20" W 816.54 FT  
TO S LN OF MDOT ROW; THENCE ALNG SD ROW 112.06 FT  
ALNG A CIRCULAR CURVE TO RIGHT (HAVING A CENTRAL  
ANGLE OF 2 DEG 00'25", A RADIUS OF 3199.04 FT AND A  
CHORD BEARING S 88 DEG 56'08" E 112.05 FT) AND 401.45 FT  
ALNG A CURVE TO RIGHT (HAVING A CENTRAL ANGLE OF 51  
DEG 35'15", A RADIUS OF 445.87 FT AND A CHORD BRNG S 62  
DEG 08'17" E 388.02 FT AND S 36 DEG 20'40"E 416.92 FT AND S  
67 DEG 24'36"E 21.18 FT; THENCE S 89 DEG 45'55"W 276.76 FT;  
THENCE S0 DEG 14'05" E 10 FT; THENCE S 45 DEG 14'05" W  
14.14 FT; THENCE S 89 DEG 45'55"W 432.11 FT TO POB**

**2. 3174 Morris Ave**

**Parcel No.: K-11-24-107-006**

**Legal Description:**

**YP# 155-144 LOT 144 GROVE PARK HOMES.**

**Combined Minimum Bid for Both Parcels:       \$2,936.00**

**WHEREAS**, the Court of Appeals for the State of Michigan in an unanimous decision released for publication on **April 5, 2011** entitled **“City of Bay City vs Bay County Treasurer”** held that under the GPTA that **“. . . the determination of a proper purpose for the purchase of tax-delinquent property is a legislative function, vesting such determinations as arose in this case with Plaintiff’s council.**

**Furthermore, because MCL 211.78(m)(1) creates a mandatory legal duty on Defendant’s part to sell the property to Plaintiff granting him no discretion to decide not to sale such property, the statute does not empower a county treasurer . . . to make an independent determination as to a municipality’s professed ‘public’ purpose”** a

copy of the Court of Appeals decision being attached hereto and incorporated by reference and labeled Exhibit 4; and

**WHEREAS**, from **2007** through **2015** the commercial tax base of the Township has decreased **\$96,599,300.00** in **“State Equalized Value”** and has also suffered a **\$41,866,894.00** decrease in taxable value for the same time period; and

**WHEREAS**, the Ypsilanti Township Board of Trustees has determined and hereby finds that the exercise of its **“First Right of Refusal”** to acquire the vacant property as identified above which is located in the former housing complex known as **“Liberty Square,”** constitutes a **“Public Purpose”** as set forth in the Court of Appeals case entitled **“City of Bay City vs Bay County Treasurer”** since it is imperative that in order for the Township to continue to provide essential public services to its residents to promote and protect the public health, safety and welfare of the Township that the Township continues in its ongoing

efforts to rebuild and redevelop the Township's commercial tax base; and specifically this subject property given its strategic location along the Rawsonville Road Corridor which is one of the major gateways into the Township; and

**WHEREAS**, the Township expended significant financial resources in an effort to abate the Public Nuisance that was created at the Liberty Square Housing Complex over a number of years which included but was not limited to drug trafficking, prostitution, felonious assaults, etc. etc. Those efforts culminated in a series of Court Orders being issued by Washtenaw County Circuit Court Judge Donald E. Shelton which included the removal of all 151 Townhomes from said property along with an **"Opinion and Order"** which was entered by the Court on **August 19, 2011**; and

**WHEREAS**, the Township has been advised by the Washtenaw County Treasurer's Office that the minimum bid price for the property located at Morris Ave and 3174 Morris Ave. is **\$2,936.00**;

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

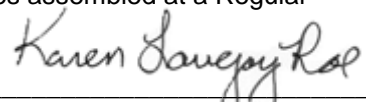
1. That the Township hereby finds and determines that the exercise of its **"First Right of Refusal"** pursuant to the General Property Tax Act as further defined in the Court of Appeals case entitled **"City of Bay City vs Bay County Treasurer"** to purchase the vacant property located at Morris Ave and 3174 Morris Ave, respectively constitutes a **"Public Purpose"** since it is imperative that in order for the Township to continue to provide essential public services to its residents to promote and protect the public health, safety and welfare of the Township that the Township continues in its ongoing efforts to rebuild and redevelop the Township's commercial tax base.



2. That the Township hereby notifies Washtenaw County Treasurer Catherine McClary Acting in her Capacity as the Foreclosing Governmental Unit that the Township desires to purchase Morris Ave and 3174 Morris Ave under the Township's **"First Right of Refusal"** for a minimum bid which per the Washtenaw County Treasurer's Office is **\$2,936.00.**

3. That the Township authorizes the payment of **\$2,936.00** for the purpose of acquiring Morris Ave and 3174 Morris Ave pursuant to the Township's **"First Right of Refusal"** for the **"Public Purpose"** as defined herein.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2015-22 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 21, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# CHARTER TOWNSHIP OF YPSILANTI

## RESOLUTION 2015-23

### Abandoned Tax Delinquent Property

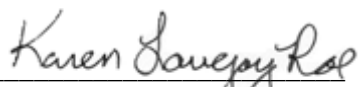
**Whereas**, the Charter Township of Ypsilanti Board of Trustees has determined that parcels of abandoned tax delinquent property exist; and

**Whereas**, abandoned tax delinquent property contributes to crime, blight, and decay with Ypsilanti Township; and

**Whereas**, the certification of tax delinquent abandoned property as certified abandoned property will result in the accelerated forfeiture and foreclosure of certified abandoned property under the general property tax act and return abandoned property to productive use more rapidly, therefore reducing crime, blight, and decay within Ypsilanti Township.

**Now Therefore, Be It Resolved**, that the Charter Township of Ypsilanti Board of Trustees hereby notifies residents and owners of property within Ypsilanti Township that abandoned tax delinquent property will be identified and inspected; and may be certified abandoned property subject to accelerated forfeiture and foreclosure under the general property tax act.

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. 2015-23 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 21, 2015.

  
Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# 1<sup>ST</sup> READING OF 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 forth 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.

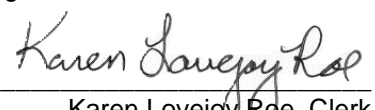
## **9. Penalty and Remedies.**

- 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 approval of the first reading of Proposed Policy Resolution No. 2015-24 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on July 21, 2015. The second reading is scheduled to be heard on August 19, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti



**CHARTER TOWNSHIP OF YPSILANTI**

**RESOLUTION NO. 2015 – 25**

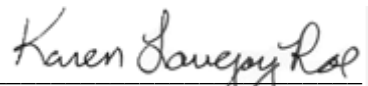
**DESIGNATION OF NEWSPAPER OF CIRCULATION**

**WHEREAS**, the Charter Township of Ypsilanti has primarily used Washtenaw Now for legal publication; and

**WHEREAS**, Washtenaw Now has recently ceased business activity and is no longer available for publication of Ypsilanti Township's legal notices

**NOW THEREFORE, BE IT RESOLVED** that Washtenaw Legal and AnnArbor.com be designated as the newspapers of general circulation for the Charter Township of Ypsilanti advertisements and publications for the remainder 2015 calendar year.

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. 2015-25 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 21, 2015.



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Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

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## Exhibit A to Master Agreement

### Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of July 15, 2015 between The Detroit Edison Company ("Company") and Charter Township of Ypsilanti ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated March 28, 2013 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests the Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	43467832 If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	Intersection of Ridge Rd & Appleridge St in Charter Township of Ypsilanti, as more fully described on the map attached hereto as <u>Attachment 1</u> .	
3. Total number of lights to be installed:	24	
4. Description of Equipment to be installed (the " <u>Equipment</u> "):	<u>Conversion – Overhead (OH)</u> 24 – 100 watt High Pressure Sodium to 65 watt Autobahn LED	
5. Estimated Total Annual Lamp Charges	\$3,746.40	
6. Computation of Contribution in aid of Construction (" <u>CIAC Amount</u> ")	Total estimated construction cost, including labor, materials, and overhead:	\$6,192.00
	Credit for 3 years of lamp charges:	N/A
	<b>CIAC Amount (cost minus revenue)</b>	<b>\$6,192.00</b>
7. Payment of CIAC Amount:	Due promptly upon execution of this Agreement	
8. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	
9. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Signature: <i>Brenda L. Stumbo</i>   <i>Karen Lovejoy Roe</i> Brenda L. Stumbo   Karen Lovejoy Roe	
10. Customer Address for Notices:	Charter Township of Ypsilanti 7200 S Huron River Dr Ypsilanti, MI 48197 Attn: Karen Lovejoy Roe	

11. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐ YES ☒ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts. When replacement equipment or spare parts are installed from Customer's inventory, the Company will credit Customer in the amount of the then current material cost of Company standard street lighting equipment.

B. Customer will maintain an initial inventory of at least N/A posts and N/A luminaires and any other materials agreed to by Company and Customer, and will replenish the stock as the same are drawn from inventory. Costs of initial inventory are included in this Agreement. The Customer agrees to work with the Company to adjust inventory levels from time to time to correspond to actual replacement material needs. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at \_\_\_\_\_. Access to the Customers inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to the Company:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

The Customer will notify the Company of any changes in the Authorized Customer Representative. The Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by the Company.

D. In the event that SOM is damaged by a third party, the Company may (but is not required to) pursue a damage claim against such third party for collection of all labor and stock replacement value associated with the damage claim. Company will promptly notify Customer as to whether Company will pursue such claim.

E. In the event that SOM becomes obsolete or no longer manufactured, the Customer will be allowed to select new alternate SOM that is compatible with the Company's existing infrastructure.

F. Should the Customer experience excessive LED equipment failures, not supported by LED manufacturer warranties, the Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at the Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of the Customer.

12. Experimental Emerging Lighting Technology ("EELT") Terms:

All or a portion of the Equipment consists of EELT: (check one) ☒ YES ☐ NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. The annual billing lamp charges for the EELT equipment has been calculated by the Company are based upon the estimated energy and maintenance cost expected with the Customer's specific pilot project EELT equipment. .

B. Upon the approval of any future MPSC Option I tariff for EELT street lighting equipment, the approved rate schedules will automatically apply for service continuation to the Customer under Option 1 Municipal Street Lighting Rate, as approved by the MPSC. The terms of this paragraph B replace in its entirety Section 7 of the Master Agreement with respect to any EELT equipment purchased under this Agreement.

\*\*\*\*\*

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:

The Detroit Edison Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Customer:

Charter Township of Ypsilanti

By: Brenda L. Stumbo Karen Lovejoy Roe

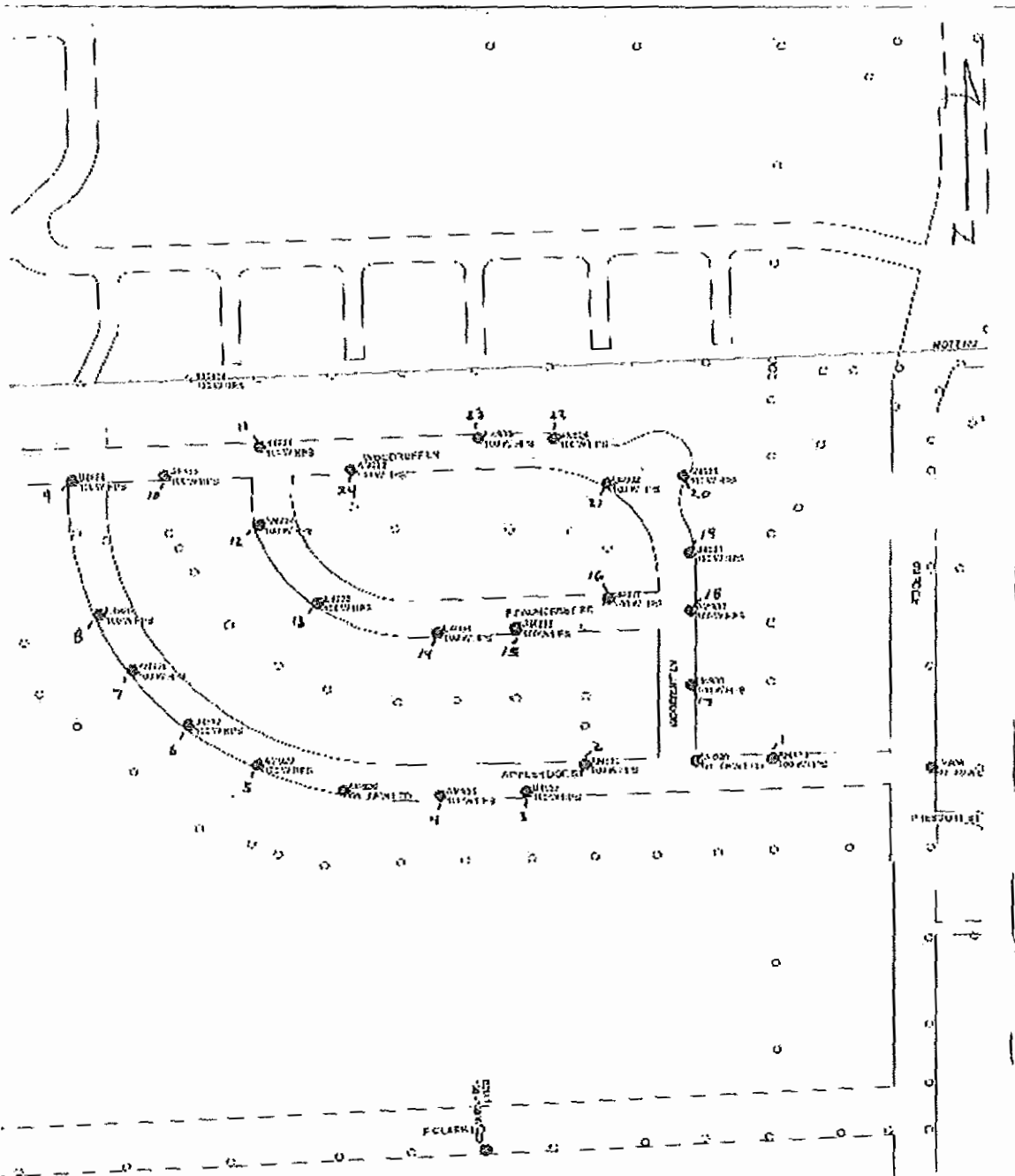
Name: Brenda L. Stumbo Karen Lovejoy Roe

Title: Supervisor Clerk

July 22, 2015

July 22, 2015

### Map of Location



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



**Accounting  
Department**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-3702  
Fax: (734) 484-5154

*Charter Township of Ypsilanti*

## STATEMENTS AND CHECKS

*AUGUST 4, 2015 BOARD MEETING*

ACCOUNTS PAYABLE CHECKS - \$ 135,612.27

HAND CHECKS - \$ 597,909.63

GRAND TOTAL - **\$ 733,521.90**

User: mharris

CHECK NUMBERS 169198 - 169275

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
07/15/2015	AP	169198	0363	COMCAST CABLE	93.90
07/15/2015	AP	169199	0363	COMCAST CABLE	264.35
07/15/2015	AP	169200	0363	COMCAST CABLE	92.85
07/15/2015	AP	169201	0363	COMCAST CABLE	102.85
07/15/2015	AP	169202	0363	COMCAST CABLE	102.85
07/15/2015	AP	169203	1475	VERIZON WIRELESS	1,147.41
07/15/2015	AP	169204	1475	VERIZON WIRELESS	1,904.12
07/15/2015	AP	169205	15934	WASTE MANAGEMENT	479.76
07/15/2015	AP	169206	15934	WASTE MANAGEMENT	5,069.48
07/15/2015	AP	169207	15934	WASTE MANAGEMENT	770.37
07/15/2015	AP	169208	15934	WASTE MANAGEMENT	221.65
07/15/2015	AP	169209	15934	WASTE MANAGEMENT	1,550.05
07/15/2015	AP	169210	15934	WASTE MANAGEMENT	31,364.81
07/15/2015	AP	169211	15934	WASTE MANAGEMENT	98,062.16
07/15/2015	AP	169212	15934	WASTE MANAGEMENT	28,033.25
07/16/2015	AP	169213	6821	AT & T	2,593.52
07/16/2015	AP	169214	0426	GUARDIAN ALARM	570.19
07/16/2015	AP	169215	15934	WASTE MANAGEMENT	225.00
07/16/2015	AP	169216	15934	WASTE MANAGEMENT	225.00
07/16/2015	AP	169217	15934	WASTE MANAGEMENT	791.40
07/16/2015	AP	169218	0480	YPSILANTI COMMUNITY	112.30
07/16/2015	AP	169219	0918	ROLLING HILLS COUNTY PARK	80.00
07/20/2015	AP	169220	5049	BLUE CROSS BLUE SHIELD OF MI	133,460.29
07/20/2015	AP	169221	BCBS	BLUE CROSS BLUE SHIELD OF MI	33,871.75
07/20/2015	AP	169222	0363	COMCAST CABLE	232.85
07/20/2015	AP	169223	0363	COMCAST CABLE	162.85
07/20/2015	AP	169224	0363	COMCAST CABLE	162.85
07/20/2015	AP	169225	0363	COMCAST CABLE	162.85
07/20/2015	AP	169226	0363	COMCAST CABLE	162.85
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07/20/2015	AP	169228	0363	COMCAST CABLE	162.85
07/20/2015	AP	169229	0363	COMCAST CABLE	162.85
07/20/2015	AP	169230	0363	COMCAST CABLE	132.85
07/20/2015	AP	169231	0363	COMCAST CABLE	162.85
07/20/2015	AP	169232	0363	COMCAST CABLE	162.85
07/20/2015	AP	169233	0363	COMCAST CABLE	162.85
07/20/2015	AP	169234	0363	COMCAST CABLE	162.85
07/20/2015	AP	169235	0363	COMCAST CABLE	162.85
07/20/2015	AP	169236	0363	COMCAST CABLE	182.85
07/20/2015	AP	169237	0363	COMCAST CABLE	162.85
07/20/2015	AP	169238	0363	COMCAST CABLE	162.85
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07/20/2015	AP	169242	0363	COMCAST CABLE	162.85
07/20/2015	AP	169243	0363	COMCAST CABLE	162.85
07/20/2015	AP	169244	0363	COMCAST CABLE	162.85
07/20/2015	AP	169245	0363	COMCAST CABLE	162.85
07/20/2015	AP	169246	0363	COMCAST CABLE	162.85
07/20/2015	AP	169247	15794	MIDWEST GOLF & TURF	935.00
07/20/2015	AP	169248	LWCC	LIVING WATER COMMUNITY CHURCH	93,500.00
07/20/2015	AP	169249	0444	WASHTENAW COUNTY TREASURER#	10,401.00
07/20/2015	AP	169250	0444	WASHTENAW COUNTY TREASURER#	5,609.00
07/20/2015	AP	169251	0444	WASHTENAW COUNTY TREASURER#	13,660.00
07/20/2015	AP	169252	0444	WASHTENAW COUNTY TREASURER#	9,974.00
07/20/2015	AP	169253	0444	WASHTENAW COUNTY TREASURER#	13,256.00
07/20/2015	AP	169254	0444	WASHTENAW COUNTY TREASURER#	15,356.00
07/20/2015	AP	169255	0444	WASHTENAW COUNTY TREASURER#	10,374.00
07/20/2015	AP	169256	0444	WASHTENAW COUNTY TREASURER#	50.00
07/20/2015	AP	169257	0444	WASHTENAW COUNTY TREASURER#	2,936.00
07/21/2015	AP	169258	0363	COMCAST CABLE	142.85
07/21/2015	AP	169259	0363	COMCAST CABLE	114.95
07/21/2015	AP	169260	16486	PAETEC	493.77
07/21/2015	AP	169261	0444	WASHTENAW COUNTY TREASURER#	1,600.00
07/21/2015	AP	169262	0444	WASHTENAW COUNTY TREASURER#	290.00
07/21/2015	AP	169263	0444	WASHTENAW COUNTY TREASURER#	166.00
07/21/2015	AP	169264	0444	WASHTENAW COUNTY TREASURER#	400.00
07/21/2015	AP	169265	0480	YPSILANTI COMMUNITY	50.70
07/22/2015	AP	169266	D. KING	DANIELLE KING	14.00
07/22/2015	AP	169267	6027	DETROIT EDISON - COMM LIGHTING	6,192.00
07/22/2015	AP	169268	J. MOELLER	JOSEPH MOELLER	14.00
07/22/2015	AP	169269	J. PIZZO	JOSEPH PIZZO	14.00
07/22/2015	AP	169270	J. SWOPE	JOSEPH SWOPE	14.00
07/22/2015	AP	169271	K. VICK	KARLA VICK	14.00
07/22/2015	AP	169272	N. MASON	NICOLE MASON	14.00
07/22/2015	AP	169273	R. SUDDUTH	RUTH SUDDUTH	14.00
07/22/2015	AP	169274	T. GRISHAB	TINA GRISHABER	14.00
07/24/2015	AP	169275	FIBER LINK	FIBER LINK	66,975.80

User: mharris

CHECK NUMBERS 169198 - 169275

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
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## AP TOTALS:

Total of 78 Checks:	597,909.63
Less 0 Void Checks:	0.00
Total of 78 Disbursements:	<u>597,909.63</u>



User: mharris

CHECK NUMBERS 169276 - 169366

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
08/04/2015	AP	169276	0657	14-B DISTRICT COURT	250.00
08/04/2015	AP	169277	0657	14-B DISTRICT COURT	250.00
08/04/2015	AP	169278	0657	14-B DISTRICT COURT	450.00
08/04/2015	AP	169279	6570	21ST CENTURY MEDIA	962.65
08/04/2015	AP	169280	2937	A & R TOTAL CONSTRUCTION, INC.	1,040.06
08/04/2015	AP	169281	AAATA	AAATA	45.36
08/04/2015	AP	169282	11339	ACCUSHRED LLC	160.00
08/04/2015	AP	169283	15493	ADAM KURTINAITIS	1,750.00
08/04/2015	AP	169284	2939	ANDERSON PAINT COMPANY	37.55
08/04/2015	AP	169285	0017	ANN ARBOR CLEANING SUPPLY	1,249.84
08/04/2015	AP	169286	0215	AUTO VALUE YPSILANTI	686.75
08/04/2015	AP	169287	B.L. DIST	B.L. DISTRIBUTION LLC	169.81
08/04/2015	AP	169288	1186	BREWER'S INC.	330.00
08/04/2015	AP	169289	16209	BRIDGESTONE GOLF INC	101.60
08/04/2015	AP	169290	C. DRUMMER	CALEB DRUMMER	12.00
08/04/2015	AP	169291	C. HALE	CALEB HALE	60.00
08/04/2015	AP	169292	CANNON	CANNON TRUCK EQUIPMENT	420.00
08/04/2015	AP	169293	CEDAR POIN	CEDAR POINT	1,062.86
08/04/2015	AP	169294	0870	CHARTER TOWNSHIP OF SUPERIOR	87.01
08/04/2015	AP	169295	15452	COLD CUT KRUISE	44.70
08/04/2015	AP	169296	0582	CONGDON'S	76.00
08/04/2015	AP	169297	0223	CORRIGAN OIL COMPANY	120.10
08/04/2015	AP	169298	5567	CURRENT ELECTRIC	999.00
08/04/2015	AP	169299	D. HEISTER	DONALD HEISTER	560.00
08/04/2015	AP	169300	1200	FEDERAL EXPRESS CORPORATION	32.22
08/04/2015	AP	169301	6084	FIRE SERVICE MANAGEMENT	336.29
08/04/2015	AP	169302	FIRESTONE	FIRESTONE COMPLETE AUTO CARE	349.83
08/04/2015	AP	169303	G. FRANK	GAIL FRANKLIN	200.00
08/04/2015	AP	169304	0073	GENE BUTMAN FORD	1,830.55
08/04/2015	AP	169305	1233	GORDON FOOD SERVICE INC.	1,291.53
08/04/2015	AP	169306	0107	GRAINGER	110.73
08/04/2015	AP	169307	6414	GRIFFIN PEST SOLUTIONS	90.00
08/04/2015	AP	169308	0503	HOME DEPOT	478.79
08/04/2015	AP	169309	HGA	HUDDLESTON GROUP & ASSOCIATES, LLC	4,000.00
08/04/2015	AP	169310	J.JONES	JOANNE JONES	75.00
08/04/2015	AP	169311	4467	JOHN DEERE LANDSCAPES	458.16
08/04/2015	AP	169312	LLS	LANGUAGE LINE SERVICES	20.16
08/04/2015	AP	169313	LCI	LEO'S CONEY ISLAND	299.70
08/04/2015	AP	169314	L. GODO	LISA GODO	42.00
08/04/2015	AP	169315	6550	LOOKING GOOD LAWNS	6,903.00
08/04/2015	AP	169316	6467	LOWE'S	672.54
08/04/2015	AP	169317	LUTZ	LUTZ ROOFING	13,967.25
08/04/2015	AP	169318	0158	MARK HAMILTON	1,500.00
08/04/2015	AP	169319	0253	MCLAIN AND WINTERS	9,775.00
08/04/2015	AP	169320	16165	MICHIGAN ABILITY PARTNERS	3,720.00
08/04/2015	AP	169321	16461	MICHIGAN LINEN SERVICE, INC.	1,238.92
08/04/2015	AP	169322	16407	MLIVE MEDIA GROUP	733.00
08/04/2015	AP	169323	2986	NAPA AUTO PARTS*	209.73
08/04/2015	AP	169324	0301	NFPA INTERNATIONAL	165.00
08/04/2015	AP	169325	6660	NIKE USA, INC.	87.75
08/04/2015	AP	169326	2997	OFFICE EXPRESS	328.50
08/04/2015	AP	169327	0309	ORCHARD, HILTZ & MCCLIMENT INC	39,532.50
08/04/2015	AP	169328	0913	PARKWAY SERVICES, INC.	95.00
08/04/2015	AP	169329	PEPSI	PEPSI BEVERAGES COMPANY	586.68
08/04/2015	AP	169330	P. POWER	PETER POWER	1,120.00
08/04/2015	AP	169331	0327	PINTER'S FLOWERLAND, INC.	33.23
08/04/2015	AP	169332	3214	RENT A WRECK	148.25
08/04/2015	AP	169333	16395	RESIDEX TURFGRASS ***	4,023.00
08/04/2015	AP	169334	6308	RKA PETROLEUM	6,009.65
08/04/2015	AP	169335	3059	RUBBER STAMPS UNLIMITED INC	18.75
08/04/2015	AP	169336	0634	SAM'S CLUB DIRECT	193.87
08/04/2015	AP	169337	SEARS HOME	SEARS HOME IMPROVEMENT	74.25
08/04/2015	AP	169338	0383	SHERWIN WILLIAMS COMPANY	382.64
08/04/2015	AP	169339	6288	SIGNS BY TOMORROW	177.30
08/04/2015	AP	169340	1338	STADIUM TROPHY	10.00
08/04/2015	AP	169341	16295	STERN BROTHERS & CO	712.50
08/04/2015	AP	169342	0449	SYSCO FOOD SERVICES OF DETROIT	114.95
08/04/2015	AP	169343	6974	TERRY CONDIT	135.00
08/04/2015	AP	169344	TETRA TECH	TETRA TECH, INC	4,489.70
08/04/2015	AP	169345	15941	TODD BARBER	6,050.00
08/04/2015	AP	169346	15131	U.S. BANK, N.A.	250.00
08/04/2015	AP	169347	3082	UNIVERSITY TRANSLATORS	740.40
08/04/2015	AP	169348	7045	VAN BUREN SCHOOL DISTRICT	78.14
08/04/2015	AP	169349	6627	VICTORY LANE	241.76
08/04/2015	AP	169350	16477	WARREN LEIDLEIN	20.00
08/04/2015	AP	169351	7035	WASHTENAW COMMUNITY COLLEGE#	263.08
08/04/2015	AP	169352	6443	WASHTENAW COUNTY CONSORTIUM	75.00
08/04/2015	AP	169353	0163	WASHTENAW COUNTY ROAD COMMISSION	478.42

User: mharris

CHECK NUMBERS 169276 - 169366

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/04/2015	AP	169354	7005	WASHTENAW COUNTY TREASURER	2,752.50
08/04/2015	AP	169355	7005	WASHTENAW COUNTY TREASURER	923.09
08/04/2015	AP	169356	7042	WASHTENAW INTERMEDIATE	370.88
08/04/2015	AP	169357	WASHTENAW	WASHTENAW URGENT CARE	90.00
08/04/2015	AP	169358	7044	WAYNE ISD	26.78
08/04/2015	AP	169359	7054	YCUA	145.75
08/04/2015	AP	169360	0480	YPSILANTI COMMUNITY	3,349.44
08/04/2015	AP	169361	YCCS	YPSILANTI COMMUNITY SCHOOLS - WR	920.05
08/04/2015	AP	169362	7039	YPSILANTI COMMUNITY SCHOOLS - YP	254.70
08/04/2015	AP	169363	7034	YPSILANTI DISTRICT LIBRARY	208.68
08/04/2015	AP	169364	6417	YPSILANTI TOWNSHIP PETTY CASH	264.05
08/04/2015	AP	169365	0494	ZEE MEDICAL SERVICE COMPANY	328.88
08/04/2015	AP	169366	0729	ZEP MANUFACTURING COMPANY	82.46

## AP TOTALS:

Total of 91 Checks:

135,612.27

Less 0 Void Checks:

0.00

Total of 91 Disbursements:

135,612.27

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



**Accounting  
Department**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: (734) 484-3702  
Fax: (734) 484-5154

*Charter Township of Ypsilanti*

## STATEMENTS AND CHECKS

*AUGUST 18, 2015 BOARD MEETING*

ACCOUNTS PAYABLE CHECKS -	\$ 761,682.81
HAND CHECKS -	<u>\$ 244,867.32</u>
GRAND TOTAL -	<b>\$ 1,006,550.13</b>

Choice Health Care Deductible – JULY 2015

ACH EFT -	\$35,056.43
ADMIN FEE -	\$ 1,185.00 (JUNE)

User: mharris

CHECK NUMBERS 169367 - 169398

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
07/28/2015	AP	169367	6821	AT & T	85.33
07/28/2015	AP	169368	6821	AT & T	24.33
07/28/2015	AP	169369	16509	CLEAR RATE COMMUNICATIONS, INC	1,089.22
07/28/2015	AP	169370	COMCAST B	COMCAST BUSINESS	825.00
07/28/2015	AP	169371	0363	COMCAST CABLE	58.27
07/28/2015	AP	169372	0363	COMCAST CABLE	131.33
07/28/2015	AP	169373	0363	COMCAST CABLE	92.85
07/28/2015	AP	169374	0363	COMCAST CABLE	214.90
07/28/2015	AP	169375	0119	DTE ENERGY**	73,181.53
07/28/2015	AP	169376	16404	WELLS FARGO FINANCIAL LEASING	5,503.85
07/28/2015	AP	169377	0480	YPSILANTI COMMUNITY	72.16
07/28/2015	AP	169378	2276	CINCINNATI TIME SYSTEMS	772.90
07/28/2015	AP	169379	VCB	VICTORY CHEVROLET BUICK	222.15
07/30/2015	AP	169380	MICH SEA	MICHIGAN SEALIFE AQUARIUM	190.50
07/21/2015	AP	169381	ANGLIN	ANGLIN CIVIL LLC	111,024.71
07/31/2015	AP	169382	0363	COMCAST CABLE	146.56
07/31/2015	AP	169383	0363	COMCAST CABLE	92.85
07/31/2015	AP	169384	2002	DELTA DENTAL PLAN OF MICHIGAN	13,931.67
07/31/2015	AP	169385	6263	STANDARD INSURANCE COMPANY	3,059.62
07/31/2015	AP	169386	VSP	VISION SERVICE PLAN	2,436.48
08/03/2015	AP	169387	F&KANN	FONTANESI AND KANN CO.	2,340.00
08/05/2015	AP	169388	0363	COMCAST CABLE	237.85
08/05/2015	AP	169389	6215	UNITED STATES POSTMASTER	5,313.44
08/05/2015	AP	169390	1475	VERIZON WIRELESS	1,844.46
08/05/2015	AP	169391	15934	WASTE MANAGEMENT	121.98
08/06/2015	AP	169392	0118	DTE ENERGY	16,124.58
08/06/2015	AP	169393	0073	GENE BUTMAN FORD	47.79
08/06/2015	AP	169394	0426	GUARDIAN ALARM	453.93
08/06/2015	AP	169395	1475	VERIZON WIRELESS	100.84
08/06/2015	AP	169396	1475	VERIZON WIRELESS	70.81
08/06/2015	AP	169397	0480	YPSILANTI COMMUNITY	2,439.76
08/07/2015	AP	169398	15423	MESSANGER PRINTING	2,615.67

## AP TOTALS:

Total of 32 Checks:

244,867.32

Less 0 Void Checks:

0.00

Total of 32 Disbursements:

244,867.32

User: mharris

CHECK NUMBERS 169399 - 169494

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank AP AP					
08/10/2015	AP	169399	2937	A & R TOTAL CONSTRUCTION, INC.	2,863.12
08/10/2015	AP	169400	15493	ADAM KURTINAITIS	840.00
08/10/2015	AP	169401	0560	ALLGRAPHICS CORPORATION	379.70
08/10/2015	AP	169402	0017	ANN ARBOR CLEANING SUPPLY	355.22
08/10/2015	AP	169403	0447	ANN ARBOR SPARK	5,000.00
08/10/2015	AP	169404	0447	ANN ARBOR SPARK	10,000.00
08/10/2015	AP	169405	0022	ANN ARBOR WELDING SUPPLY CO	191.70
08/10/2015	AP	169406	0215	AUTO VALUE YPSILANTI	112.83
08/10/2015	AP	169407	6885	BACK TO NATURE LAWN CARE	108.25
08/10/2015	AP	169408	6397	BARR ENGINEERING COMPANY	2,459.50
08/10/2015	AP	169409	BMR	BOYNE MOUNTAIN RESORT	198.15
08/10/2015	AP	169410	0071	BRENDA STUMBO	297.92
08/10/2015	AP	169411	15452	COLD CUT KRUISE	40.50
08/10/2015	AP	169412	0102	COLMAN-WOLF SANITARY SUPPLY CO	201.62
08/10/2015	AP	169413	0582	CONGDON'S	27.30
08/10/2015	AP	169414	DAWN FARM	DAWN FARM	1,304.25
08/10/2015	AP	169415	DCS	DEBORAH'S CATERING SERVICES	460.00
08/10/2015	AP	169416	DELL FIN	DELL FINANCIAL SERVICES, LP	107.79
08/10/2015	AP	169417	15987	EDGAR RAINEY	60.00
08/10/2015	AP	169418	4535	EMPCO, INC.	6,259.75
08/10/2015	AP	169419	16060	ERIC COPELAND	87.90
08/10/2015	AP	169420	16060	ERIC COPELAND	645.00
08/10/2015	AP	169421	5736	FEDERAL ENERGY REGULATORY COMM	2,414.70
08/10/2015	AP	169422	FIRESTONE	FIRESTONE COMPLETE AUTO CARE	100.97
08/10/2015	AP	169423	16443	FLOYD'S RIGGING AND MACHINERY	954.00
08/10/2015	AP	169424	1233	GORDON FOOD SERVICE INC.	1,212.83
08/10/2015	AP	169425	6161	GOVERNMENTAL CONSULTANT	2,850.00
08/10/2015	AP	169426	0107	GRAINGER	258.21
08/10/2015	AP	169427	2831	HERKIMER RADIO SERVICE	2,006.60
08/10/2015	AP	169428	0503	HOME DEPOT	197.01
08/10/2015	AP	169429	HNV	HOME OF NEW VISION	5,707.00
08/10/2015	AP	169430	15167	HURON VALLEY CABLING	304.00
08/10/2015	AP	169431	I. WRIGHT	IRMA WRIGHT	55.00
08/10/2015	AP	169432	4467	JOHN DEERE LANDSCAPES	261.11
08/10/2015	AP	169433	J. DUKES	JULANA DUKES	90.00
08/10/2015	AP	169434	6280	KAREN LOVEJOY ROE	41.99
08/10/2015	AP	169435	HANDI HELP	KEN HALL	410.25
08/10/2015	AP	169436	KEYSTONE	KEYSTONE EVENT MANAGEMENT CONCEPTS	650.00
08/10/2015	AP	169437	LCI	LEO'S CONEY ISLAND	75.00
08/10/2015	AP	169438	8486	LINCOLN BAND BOOSTERS	400.00
08/10/2015	AP	169439	16247	LOMBARDO HOMES OF SE MI LLC	13,000.00
08/10/2015	AP	169440	6550	LOOKING GOOD LAWN	10,491.00
08/10/2015	AP	169441	6467	LOWE'S	100.30
08/10/2015	AP	169442	6185	LUBRICATION ENGINEERS	226.13
08/10/2015	AP	169443	0158	MARK HAMILTON	1,500.00
08/10/2015	AP	169444	0253	MCLAIN AND WINTERS	99,303.16
08/10/2015	AP	169445	MI-GMIS	MI-GMIS	100.00
08/10/2015	AP	169446	16461	MICHIGAN LINEN SERVICE, INC.	1,007.17
08/10/2015	AP	169447	0044	MICHIGAN MUNICIPAL LEAGUE	606.00
08/10/2015	AP	169448	15794	MIDWEST GOLF & TURF	15.92
08/10/2015	AP	169449	16290	MUNETRIX, LLC	2,442.03
08/10/2015	AP	169450	2986	NAPA AUTO PARTS*	113.44
08/10/2015	AP	169451	16085	NORTH END ELECTRIC CO.	595.70
08/10/2015	AP	169452	OC	OAKLAND COUNTY	1,725.25
08/10/2015	AP	169453	6278	OBRYAN'S LOCK & KEY*	701.00
08/10/2015	AP	169454	2997	OFFICE EXPRESS	526.28
08/10/2015	AP	169455	6893	OFFICE MAX* #434705	1,400.00
08/10/2015	AP	169456	1081	OKINAWAN KARATE CLUB	884.80
08/10/2015	AP	169457	0913	PARKWAY SERVICES, INC.	310.00
08/10/2015	AP	169458	PEPSI	PEPSI BEVERAGES COMPANY	750.41
08/10/2015	AP	169459	P. POWER	PETER POWER	245.00
08/10/2015	AP	169460	2966	PITNEY BOWES	1,482.39
08/10/2015	AP	169461	PREFERRED	PREFERRED TONER SOLUTIONS	199.90
08/10/2015	AP	169462	PS	PRIORITY SYSTEMS	755.32
08/10/2015	AP	169463	6045	Q.P.S PRINTING	190.00
08/10/2015	AP	169464	15420	RESERVE ACCOUNT	10,000.00
08/10/2015	AP	169465	16395	RESIDEX TURFGRASS ***	5,611.66
08/10/2015	AP	169466	15386	RICOH USA, INC.	66.50
08/10/2015	AP	169467	0176	SEMOG	6,719.00
08/10/2015	AP	169468	S. JACKSON	SENEQUA JACKSON	100.00
08/10/2015	AP	169469	SERVERSUPP	SERVER SUPPLY INC	4,430.00
08/10/2015	AP	169470	6288	SIGNS BY TOMORROW	1,105.50
08/10/2015	AP	169471	15751	SOUTHERN COMPUTER WAREHOUSE	275.05
08/10/2015	AP	169472	1507	SPARTAN DISTRIBUTORS	365.88
08/10/2015	AP	169473	STANTEC	STANTEC	4,675.75
08/10/2015	AP	169474	6384	STAPLES* - ACCOUNT #1026071	1,127.10
08/10/2015	AP	169475	0872	STATE OF MICHIGAN#	470.00
08/10/2015	AP	169476	0872	STATE OF MICHIGAN#	250.00

User: mharris

CHECK NUMBERS 169399 - 169494

DB: Ypsilanti-Twp

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/10/2015	AP	169477	0632	STERICYCLE INC	167.11
08/10/2015	AP	169478	0449	SYSCO FOOD SERVICES OF DETROIT	394.57
08/10/2015	AP	169479	11025	TAMMIE KEEN	72.80
08/10/2015	AP	169480	15941	TODD BARBER	2,575.00
08/10/2015	AP	169481	2597	U.S. POSTAL SERVICE*	225.00
08/10/2015	AP	169482	2597	U.S. POSTAL SERVICE*	700.00
08/10/2015	AP	169483	6427	UNIMEASURE	146.83
08/10/2015	AP	169484	0497	VAN BUREN STEEL & FABRICATING	100.00
08/10/2015	AP	169485	6633	VERMONT SYSTEMS, INC	6,450.33
08/10/2015	AP	169486	0103	VICTOR CHEVRETTE	1,695.00
08/10/2015	AP	169487	6627	VICTORY LANE	99.40
08/10/2015	AP	169488	6171	WASHTENAW COUNTY HAZMAT AUTHORITY	1,869.40
08/10/2015	AP	169489	15249	WASHTENAW COUNTY SHERIFF'S OFFICE	808.00
08/10/2015	AP	169490	0444	WASHTENAW COUNTY TREASURER#	476,735.21
08/10/2015	AP	169491	0444	WASHTENAW COUNTY TREASURER#	23,941.50
08/10/2015	AP	169492	16368	WEINGARTZ	191.97
08/10/2015	AP	169493	4263	WOLVERINE FREIGHTLINER	20,995.34
08/10/2015	AP	169494	0729	ZEP MANUFACTURING COMPANY	658.54

## AP TOTALS:

Total of 96 Checks:	761,682.81
Less 0 Void Checks:	0.00
Total of 96 Disbursements:	761,682.81

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



**MONTHLY TREASURER'S REPORT  
JULY 1, 2015 THROUGH JULY 31, 2015**

<b>Account Name</b>	<b>Beginning Balance</b>	<b>Cash Receipts</b>	<b>Cash Disbursements</b>	<b>Ending Balance</b>
101 - General Fund	4,154,400.99	204,963.69	1,067,669.25	3,291,695.43
101 - Payroll	266,907.05	1,088,225.23	1,028,525.74	326,606.54
101 - Willow Run Escrow	142,210.38	24.15	0.00	142,234.53
206 - Fire Department	2,292,576.12	1,877.87	390,654.75	1,903,799.24
208 - Parks Fund	6,422.25	0.05	359.62	6,062.68
212 - Roads/Bike Path/Rec/General Fund	821,043.02	440.50	668,489.08	152,994.44
225 - Environmental Clean-up	444,406.46	3.42	0.00	444,409.88
226 - Environmental Services	3,048,101.77	840.43	199,487.46	2,849,454.74
230 - Recreation	317,164.06	29,985.95	87,557.25	259,592.76
236 - 14-B District Court	179,379.66	87,732.78	107,958.00	159,154.44
244 - Economic Development	67,190.53	0.52	0.00	67,191.05
248 - Rental Inspections	180,351.10	13,468.03	18,131.07	175,688.06
249 - Building Department Fund	477,728.50	38,862.40	38,626.77	477,964.13
250 - LDFA Tax	74,999.91	0.58	0.00	75,000.49
252 - Hydro Station Fund	615,727.69	4.03	121,619.84	494,111.88
266 - Law Enforcement Fund	4,912,543.05	86.09	564,919.55	4,347,709.59
280 - State Grants	18,386.76	0.14	0.00	18,386.90
301 - General Obligation	5,167.48	0.04	0.00	5,167.52
397 - Series "B" Cap. Cost of Funds	39,130.71	250.30	0.00	39,381.01
398 - LDFA 2006 Bonds	39,928.18	0.31	0.00	39,928.49
498 - Capital Improvement 2006 Bond Fund	336,950.37	57.24	0.00	337,007.61
584 - Green Oaks Golf Course	241,168.48	83,417.97	88,684.39	235,902.06
590 - Compost Site	886,839.82	27,703.58	37,256.97	877,286.43
595 - Motor Pool	309,731.10	2.09	64,490.86	245,242.33
701 - General Tax Collection	78,880.65	10,561.43	56,515.17	32,926.91
703 - Current Tax Collections	54,070.51	2,550,953.75	2,008,154.36	596,869.90
707 - Bonds & Escrow/GreenTop	894,973.42	27,670.62	117,176.25	805,467.79
708 - Fire Withholding Bonds	216,138.99	35.97	8,426.00	207,748.96
893 - Nuisance Abatement Fund	74,411.91	5,679.94	11,865.46	68,226.39
ABN AMRO Series "B" Debt Red. Cap.Int.	18,060.04	0.94	607.55	17,453.43
<b>GRAND TOTAL</b>	<b>21,214,990.96</b>	<b>4,172,850.04</b>	<b>6,687,175.39</b>	<b>18,700,665.61</b>

# SUPERVISOR REPORT

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



# CLERK REPORT

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THERE IS NO WRITTEN CLERK REPORT

# TREASURER REPORT

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THERE IS NO WRITTEN TREASURER REPORT

# TRUSTEE REPORT

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THERE IS NO WRITTEN TRUSTEE REPORT

# ATTORNEY REPORT

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GENERAL LEGAL UPDATE

# **OLD BUSINESS**

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# 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".

# 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. ~~Temporary signs, other than construction signs, must display the date by which the sign shall be removed in a manner that is legible from the property line or public right-of-way.-~~
  - (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 30 days, said sign shall be disposed of.
- i. Sign setbacks: All permitted ground~~, portable~~-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 Footnote 3	30 days/year Footnote 3	Footnote 3	120 days/year 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) 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 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 Footnote 3	Footnote 3	120 days/year 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. 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 thereto may be erected or placed only upon private property outside of the public right of way, not more than 30 days prior to an election and shall be removed within ten days after the election to which they pertain. Such signs shall not exceed 16 square feet in area.~~

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.

# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

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### Memorandum

**To:** Township Board of Trustees  
**Cc:** Lisa Garrett, Deputy Clerk  
**From:** Joe Lawson, Planning Director  
**Date:** August 10, 2015  
**Re:** Second Reading - Sign Ordinance Amendment  
Zoning Ordinance Section 2109

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As you may recall, during the regular meeting held on April 21, 2015, the Township Board reviewed and approved the first reading of the proposed amendments to Zoning Ordinance Section 2109; Signs.

During this review, the Board requested the following changes:

- Remove Section 5 “Political Campaign Signs”
  - This section has been removed
- Change the number of billboard faces allowed back to twenty (the number of faces allowed in the current ordinance)
  - The number of sign faces has been returned to 20 from the proposed 28.
- Research method to encourage the reduction of billboard faces in exchange for electronic signs.
  - Proposed language has been provided in the attached draft to permit the substitution on one new billboard for the elimination of two non-conforming billboards (4 sign faces).
- Research is requested on signs as window coverings. Ordinance currently reads no more than 20% of the window may be covered. Interest was in lowering the percentage to 0%, and only allowing business’ to show their name or logo and hours of operation.

**Recommendation:**

After careful consideration and review of a number of ordinances from other communities within the region, staff has prepared and inserted the following language into section 2109.3b(4) relating to permitted wall signs. Should the Board agree, staff further recommends the approval of the second reading of the proposed amendment to Section 2109 of the Zoning Ordinance “Signs”.

**Wall Signs: Staff Prepared Language**

- (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.**

In addition to the inserted language provided above, please find below additional language from a number of surrounding communities for your review:

**Canton Window Signs:**

2 signs per window – 25% max coverage – No permit required

**Dearborn: Sec. 5-1352. - Window signs.**

(a) The maximum aggregate area of all window signs shall be limited to two square feet for each sign and the total aggregate area of all such signs within a display window shall not exceed 25 percent of the glass area of such display window. Such window signs may be temporarily affixed to the inside surface of the display window, but all window signs mounted or positioned less than three feet from any window or door measured perpendicular to the glass surface are authorized for a maximum period of 30 days only.

(b) Street numbers, small insignias or trade emblems indicating services provided, such as credit card acceptance emblems, may be exempted from the provisions of this section on an individual case basis if in the opinion of the superintendent, the location, size and use of such insignias or emblems are necessary to the operation of the business conducted within the building and are not detrimental to the appearance of the building or the surrounding area.



*Farmington Hills:*

Sec. 7-332. - Temporary window signs requirements.

(a) Moving or flashing signs. Flashing or intermittent illuminated temporary window signs shall be prohibited.

(b) Area. Temporary window signs shall not occupy more than twenty-five (25) percent of the total area of the windows or door windows located within the building facade on which they are placed.

*East Lansing:*

*Window signs.* On-premises window signs shall be permitted if the surface display area of all window signage does not exceed 25 percent of the glass surface area per framed window.

*Rochester Hills:*

Window signs on general commercial, retail and industrial premises greater than 20 percent of window area shall require permits and be charged to the allowable sign area as provided in table [134-181](#).

*Scio Township:*

Window signs shall be permitted and shall not be included in total sign area computation if said signs do not occupy more than 25 percent of the total window area of the floor level on which displayed or exceed a total of 200 square feet for any one building. If window signs occupy more than 25 percent of said window area or exceed a total of 200 square feet or any one building, they shall be treated as exterior signs and shall conform to subsections (1)a and (2)b of this section.

# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

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

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# MEMORANDUM

**To:** Township Board of Trustees  
**Cc:** Lisa Garrett, Deputy Clerk  
**From:** Joe Lawson, Planning Director  
**Date:** July 9, 2015  
**Re:** Request to Approve 1<sup>st</sup> Reading Resolution No. 2015-24, Clothing Collection Boxes

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The Office of Community Standards previously engaged in code enforcement related to clothing collection boxes that have been placed at various businesses throughout the township in violation of zoning regulations and existing site plans. The enforcement activity resulted in litigation in which the township prevailed. As part of the settlement of litigation, the Township agreed in good faith to review options as to how clothing collection boxes could be permitted within the borders of Ypsilanti Township.

After much discussion, contemplation and research, the attached Policy Resolution was composed for the review and consideration of the Township Board. The Policy Resolution was prepared as it was felt to be the most appropriate tool for regulating collection boxes as opposed to either a stand-alone ordinance or a zoning ordinance amendment. By regulating the donation boxes via a zoning ordinance amendment, the ordinance would leave an opportunity for a “grandfathering” situation for any donation box that were placed prior to the adoption of the ordinance amendment. The Resolution Policy, as presented to the Board, would have no “grandfathering” clause and all properties and boxes within the Township would be required to abide by the policy upon adoption.

The highlights of the Policy Resolution are as follows:

- The property owner must first apply and gain approval of an administrative site plan amendment. This minor amendment to the approved site plan will be reviewed, approved or denied by the Planning Director. A request for site plan amendment shall abide by the criteria as noted within Section 2115 of the Township Zoning Ordinance.
- Upon approval of the amended site plan, the Collection Box owner/operator may then apply for a permit to place the collection box. The criteria, such as proximity to property lines, driveways, sidewalks or other bins are also noted within the policy. No property

CHARTER TOWNSHIP OF YPSILANTI  
CLOTHING COLLECTION BOXES  
PAGE 2

may have more than 2 boxes at any given time and no donation box may be located within 1,000-feet of another box or set of boxes.

- The Collection Box owner/operator will be required to pay an annual permit fee as prescribed within a fee schedule to be adopted by the Board of Trustees.
- The Collection Box owner/operation will be required to provide the Township a signed removal agreement and a letter of credit or cash surety acceptable to the Township Attorney for the removal off all equipment, boxes or site improvements associated with the boxes; upon termination or expiration of their permit.
- Permits shall be valid for one-year and shall be renewed annually.
- Collection Boxes shall be serviced as needed but not less than every 7 days.
- 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 the costs associated with enforcement of the policy are 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.

Similar to an Ordinance Amendment, a Policy Resolution requires two readings of the Township Board of Trustees prior to implementation. Staff respectfully requests that the Board consider the 1st Reading of the Policy Resolution regulating Collection Boxes within Ypsilanti Township in order to safeguard the public's health, safety and welfare. Staff further invites any comments and suggestions from the Board as it pertains to this draft resolution. If I can answer any questions or clarify any portion of the attached Policy Resolution, please feel free to contact me and I will be happy to discuss the policy with you.

## **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 forth 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 forth 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.



## VALUATION REPORT

FOR: Potential Sale of vacant lot  
LOCATED AT: 5871 S Mohawk Ave  
OWNED BY: Charter Township of Ypsilanti  
AS OF: 4/27/2015

BY:

Dawn L. Scheitz, MAAO  
Residential Appraiser  
Charter Township of Ypsilanti

Linda Gosselin, Assessor

*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

April 27, 2015

Karen Lovejoy-Roe  
Ypsilanti Township Clerk  
7200 S Huron River Dr  
Ypsilanti, MI 48197

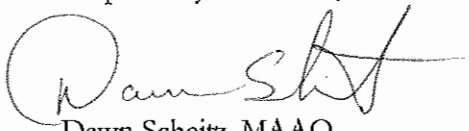
Regarding: K -11-22-480-050  
5871 S Mohawk Ave  
Ypsilanti, Michigan 48197

Per your request, pertinent market data has been compiled for a market comparison of the subject property identified above.

Market value is defined as the most probable price in terms of cash a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Based upon the market data provided herein, it has been determined that the most probable price of the subject property as of April 27, 2015 is between \$18,000 and \$20,000.

Respectfully Submitted,

  
Dawn Scheitz, MAAO  
Residential Appraiser



## **PURPOSE AND INTENDED USE OF THE VALUATION REPORT**

The purpose of this report is to provide an "Estimated Market Value" for subject property, K -11-22-480-050, as of April 27, 2015 for the intended use of demonstrating the market sales activity within the market area.

**LEGAL DESCRIPTION:** Lot 50 Spruce Falls

### **SITE ANALYSIS:**

Size	.18 Ac 66' x 120' lot
Topography	Flat and level
Street Improvements	Paved Rd with curbs and gutters. Neighborhood has sidewalks but not this lot
Utilities	Access to all public utilities
Zoning	R4 – Single Family
Negative Utility	Drain Easement runs along south of lot creating a very small building envelope Sidewalk would need to be installed.



Vacant Land Sales  
Ypsilanti Township

Parcel ID	Sale Price	Lot Size	Sale Date	Property Address	Grantor	Grantee	Comments
K -11-20-305-012	47000	0.43	10/31/2014	5625 S EAGLE CT	SPILLER, LEROY J & LESLIE S	MASSIE, MARK A, & ENOS G.	
K -11-26-330-023	22500	0.18	7/18/2014	9382 COUNTRY VIEW DR	BLUE MAJESTIC, LLC	CBL DEVELOPMENT, LLC	
K -11-35-106-142	290000	0.20	12/30/2014	7050 WELLINGTON LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-109-155	290000	0.20	12/30/2014	9606 FALMOUTH DR	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-109-156	290000	0.20	12/30/2014	9618 FALMOUTH DR	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-113-129	290000	0.20	12/30/2014	7107 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-113-131	290000	0.20	12/30/2014	7083 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-114-176	290000	0.20	12/30/2014	7044 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-114-177	290000	0.21	12/30/2014	7056 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-114-178	290000	0.21	12/30/2014	7068 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-114-181	290000	0.20	12/30/2014	7104 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)
K -11-35-114-183	290000	0.20	12/30/2014	7142 COLCHESTER LN	JACOBSON TREMONT LLC	LOMBARDO HOMES OF SE MICHIGAN, LLC	MULTI PROPERTY TRANSFER (10)

10 Lots included in this sale

June 22, 2015

To Whom It May Concern:

I Joseph Kissella Jr. would like to put a competitive bid in for the vacant land located at 5871 S. Mohawk Avenue K-11-22-480-050. Since my property is adjacent at 5853 S. Mohawk Avenue.

I'd like to offer \$ ~~500,00~~ on 5871 S. Mohawk.

Sincerely,

A handwritten signature in black ink, appearing to be "Joe Kissella", with a long horizontal line extending to the right.

Joseph Kissella Jr.  
10365 Bemis Road  
Willis, MI 48191  
734-323-4654

## **PURCHASE AGREEMENT**

*This Purchase Agreement (Agreement)* made the \_\_\_\_ day of August, 2015, between *Joseph Kissella Jr.*, a married man, whose address is 10365 Bemis Road (hereinafter “*Purchaser*”), and the *Charter Township of Ypsilanti*, a Michigan charter township, whose administrative offices are located at 7200 S. Huron River Drive, Ypsilanti, MI 48197 (hereinafter “*Seller*”).

### **WITNESSETH:**

Whereas, *Seller* owns a vacant parcel of land located in the Charter Township of Ypsilanti, Washtenaw County, State of Michigan, which parcel is identified as follows:

5871 S. Mohawk Avenue, Ypsilanti, Michigan, said legal description being Lot 50, Spruce Falls, tax ID number K-11-22-480-050; and

Whereas, *Purchaser* is interested in acquiring the aforementioned parcel owned by *Seller*, which parcel is located at 5871 S. Mohawk Ave., Ypsilanti, MI, (hereinafter “*Property*”).



It is hereby agreed as follows:

1.     **Description of the Property.**

Both the ***Seller*** and the ***Purchaser*** agree that the legal description of the ***Property*** which is Lot 50, Spruce Falls was previously verified by Ypsilanti Township Residential Appraiser Dawn L. Scheitz, MAAO, on ***April 27, 2015***. This Valuation Report prepared by Residential Appraiser Scheitz provides both ***Seller*** and ***Purchaser*** with a definitive legal description and acreage content.

2.     **Purchase Price.**

The Purchase Price for the ***Property*** shall be ***Five Hundred Dollars***, payable by certified or cashier's check at the closing, subject to the provisions of paragraph 7.

3.     **Conveyance.**

At the closing, the ***Seller*** agrees to convey good and marketable title to the ***Property*** to the ***Purchaser*** by a warranty deed, free and clear of all liens and encumbrances, but subject to easements and restrictions of record and rights of way of record including all restrictions as set forth in Paragraph 13.

4. **Title Commitment and Title Insurance.**

The **Seller** shall deliver to the **Purchaser** a title insurance commitment issued by **Campbell Title Agency**, 1894 Whittaker Rd, Ypsilanti, MI 48197, certified to the **Purchaser**, within **ten (10)** days after the signing of the **Purchase Agreement** to be followed with a final title insurance policy to be issued after closing. The cost of the title insurance commitment and the title insurance policy shall be paid by the **Purchaser**.

5. **Title Objections.**

Once **Purchaser** has received the title insurance commitment from **Campbell Title Agency** the **Purchaser** shall have **seven (7)** days to review the title shown by the commitment. If the title is not satisfactory, the **Purchaser** must give the **Seller** written notice of the deficiencies in title that must be corrected. The **Seller** shall then have **seven (7)** days to cure the defects and have the commitment reissued in a form that meets the requirements of the **Purchaser's** written notice. If the defects cannot be corrected by that date, the **Purchaser** may either waive the defects or terminate this **Agreement**, and have its Deposit refunded upon five (5) days written notice of this election. The **Purchaser** shall pay the entire costs of the title insurance premium at the time of closing.

6. ***Due Diligence/Contingencies.***

Closing shall be contingent upon the occurrence of the following:

- A. ***Purchaser's*** satisfaction with the title insurance commitment.
- B. Once ***Purchaser*** timely notifies ***Seller*** that it elects to close as herein required, the earnest money deposit shall be nonrefundable and shall be applied as a credit on the ***Purchase Price*** at closing. See Paragraph 7.
- C. Once ***Purchaser*** notifies ***Seller*** that it elects to close as herein required, by so doing ***Purchaser*** thereby affirms that it has thoroughly inspected the physical condition of the ***Property***. Furthermore, by so doing ***Purchaser*** acknowledges that it is satisfied with and that the ***Seller*** has made no representations or warranties with respect to the ***Property***, and that the ***Purchaser*** takes the ***Property*** at closing in "***as is***" condition.

7. ***Earnest Money Deposit and Termination.***

Simultaneously with the execution of this ***Agreement***, ***Purchaser*** has deposited with ***Seller*** the sum of ***\$500*** as a good faith deposit. Said deposit shall be deposited with the offices of the Ypsilanti Township Treasurer and deposited into an FDIC institution and shall be applied to the ***Purchase Price*** at closing. In the event ***Purchaser***, after its election to close, fails to consummate the transaction contemplated hereby through no fault of ***Seller***,

the deposit shall be forfeited to ***Seller*** as liquidated damages. Any and all sums deposited hereunder shall be applied or refunded as provided herein. If the ***Seller*** refuses or fails to close, ***Purchaser***, at its option, may elect to have as its sole and exclusive remedy either specific performance of this ***Purchase Agreement*** or have the deposit refunded to it in termination of this ***Purchase Agreement***.

8. **Taxes and Assessments.**

The ***Purchaser*** shall pay all special assessments on the ***Property*** that are assessed on or before the effective date of this ***Agreement***. The ***Purchaser*** shall pay all assessments that arise after the effective date of this ***Agreement***. Michigan real estate taxes on the ***Property*** shall be prorated to the date of closing, according to due dates, under the assumptions that taxes are paid in advance. ***Purchaser*** shall pay for all state and local transfer taxes.

9. **Closing.**

The closing shall take place within ***thirty*** (30) days from the date ***Purchaser*** notifies ***Seller*** of its election to close as provided in Paragraph 6C or as otherwise agreed to by the parties, but in any event, said closing shall be held prior to ***October 1, 2015*** unless agreed to by the parties. The closing shall be held at ***Campbell Title Agency***. The ***Seller*** shall be responsible for preparing the documents for the closing. The documents shall be delivered to

the **Purchaser** for review at least **three (3)** days before the closing. At the closing, the **Seller** shall sign and deliver the warranty deed for the **Property** to the **Purchaser** as herein described subject to the Restrictions set forth in Paragraph 13. The **Purchaser** shall pay the real estate transfer taxes. The **Purchaser** shall pay for the recording fees and prepare and file all recording and transfer affidavits. Both the **Seller** and **Purchaser** shall sign a closing statement memorializing the transaction.

10. **Real Estate Brokers, Third Party Claims and Attorneys Fees.**

**Purchaser** represents and warrants that there are no claims or amounts due for any brokerage or salesman commissions or fees or for any finders' fees in connection with the transaction set forth in this **Purchase Agreement**. **Seller** likewise represents and warrants that there are no third party claims or amounts due for any brokerage or salesman commissions or fees or for any finders fees in connection with the transaction set forth, in this Purchase Agreement unless otherwise agreed to specifically between **Seller** and any broker. Each party further agrees to indemnify and hold and save the other party harmless from any claims or demands for commissions by persons claiming by or through such other party in connection with the transactions set forth in this **Purchase Agreement**. These representations and warranties shall survive the closing. Both the **Seller** and the **Purchaser** shall

be responsible for their own attorney and other professional fees incurred herein.

11. **Notices.**

Any notice required or permitted to be given or served upon any party hereto in connection with this ***Purchase Agreement*** shall be deemed to be completed and legally sufficient:

- A. When personally delivered with written acknowledgement of receipt; or
- B. One business day following the date it is deposited with an expedited mail service company for delivery on the next business day; or
- C. By facsimile transmission; or
- D. Two business days after the date when deposited in the United States Mail, certified, return receipt requested, postage prepaid; addressed as follows:

***If to Seller:*** Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Attention: Clerk Karen Lovejoy Roe

***If to Purchaser:*** Joseph Kissella Jr.  
10365 Bemis Road  
Ypsilanti, MI 48197

***With a copy to  
Counsel for Seller:*** Wm. Douglas Winters

McLain & Winters  
61 North Huron St.  
Ypsilanti, MI 48197  
fax – 734-481-8909  
mcwinlaw@gmail.com

12. **Possession.**

The ***Seller*** shall deliver possession of the ***Property*** to ***Purchaser*** at the time of closing.

13. **Restrictions to Deed.**

***Purchaser*** agrees that the deed conveyed by ***Seller*** shall be restricted in the following manner:

- a. Said property can only be utilized for the construction of a single family residential structure and an accessory building in accordance with the Township's Zoning Ordinance for R-4 Single Family Use.
- b. If a residential structure is built on the subject property, it shall not be purchased for the purpose of leasing the home to any person without the express written approval of the Ypsilanti Township Board of Trustees.
- c. In the event a single family residential structure is constructed and is occupied by anyone who is not a homeowner, to the extent permitted by federal, state and local law including the ordinances adopted and enforced by

the Township, the rental of any residential structure constructed at 5871 Mohawk Avenue shall not be at subsidized rates or pursuant to programs offered by any governmental agency for subsidized housing.

14. **Entire Agreement.**

This ***Purchase Agreement*** constitutes the entire agreement of the parties and all prior or contemporaneous oral or written agreements, understandings, representations and statements are merged into this ***Purchase Agreement***. Neither this ***Purchase Agreement*** nor any provision hereon may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement is sought and then only to the extent set forth in such instrument.

15. **Governing Law.**

This ***Purchase Agreement*** shall be governed by, construed, and enforced in accordance with the laws of the State of Michigan.

16. **Further Assurances.**



Each party shall do, execute, acknowledge and deliver all such further acts, instruments and assurances and take all such further action before or after the closing as shall be necessary or desirable to fully carry out this *Purchase Agreement* and to fully consummate and effect the transactions contemplated hereby.

17. *No Third Party Benefits.*

This *Purchase Agreement* is for the sole and exclusive benefit of the parties hereto and their respective successors and assigns and no third party is intended to or shall have any rights hereunder.

18. *Time is the Essence.*

Time is of the essence in the performance of this *Purchase Agreement*.

19. *Interpretation.*

This *Purchase Agreement* shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both *Seller* and *Purchaser* have contributed substantially and materially to the preparation of this *Purchase Agreement*.

20. *Counterparts.*

This ***Purchase Agreement*** and any document or instrument executed pursuant hereto may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same document.

21. **Successor and Assigns.**

This ***Purchase Agreement*** and the covenants, conditions and obligations set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, administrators, representatives and assigns.

22. **Captions and Pronouns.**

The section headings of the paragraphs contained herein are for convenience only and do not limit, define or construe the contents of such paragraphs. Whenever a personal pronoun is used in the neuter or gender, it shall be deemed to include masculine and feminine unless the context indicates to the contrary.

23. **Corporate Resolution.**

Simultaneous with the signing of this ***Purchase Agreement***, ***Seller*** shall provide ***Purchaser*** and Campbell Title Agency with a certified resolution made pursuant to a duly held meeting of the Township Board of

Trustees authorizing this transaction and designating the officers empowered to sign all necessary documents.

24. **Effective Date.**

The date shown on page 1 shall be the effective date of this ***Agreement.***

**WITNESSED:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**SELLER:**

\_\_\_\_\_  
Charter Township of Ypsilanti  
Brenda L. Stumbo, Supervisor

Dated: \_\_\_\_\_

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

Dated: \_\_\_\_\_

**PURCHASER:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Joseph Kissella Jr.

Dated: \_\_\_\_\_

# **NEW BUSINESS**

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**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      \$0.00

Expenditures:	Equipment	101-266-000-977.000	(\$8,674.00)
	Highways & Street Construction	101-446-000-818.022	\$8,674.00
		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
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Net Revenues      \$35,000.00

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:		CAPITAL CHARGE		OM&R		TOTAL	
Meter Size (inch)	Allowed Usage Cubic Feet	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



Dedicated to Providing Top Quality, Cost Effective, and  
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

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

August 6, 2015

**VIA EMAIL and USPS**

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

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

Dear Trustee:

At their regular meeting on August 26, 2015, the YCUA Board of Commissioners will consider a recommendation to the Ypsilanti Township Board of Trustees for a sewer rate increase of 4% for the YCUA Township Division customers effective October 1, 2015. At the same meeting, the YCUA Board will consider a water rate increase of 8% to Township Division customers. Per the Township ordinance authorizing the YCUA Board to increase the water rate up to the increase the Authority receives from DWSD for the purchase of water, no action by the Township Board is required on the water increase. The combined effect of these rate adjustments will be a 6.1% increase in a Township Division customer's bimonthly bill. The DWSD increase of 10.9% was effective July 1, 2015.

The ordinance approving these rate adjustments is included in this correspondence for your consideration. Also included is the document summarizing the budget highlights related to the September 1, 2015 fiscal year budget, which the YCUA Board of Commissioners will also consider at their August 26, 2015 regular meeting. Note that although the Detroit Water and Sewerage Department has increased its rate to YCUA by a 10.9%, we are able to limit the increase in water rates to YCUA customers to 8% due to containment of operating costs.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Jeff Castro'.

JEFF CASTRO, Director  
Ypsilanti Community Utilities Authority

JC/kks

Enclosures

cc w/encl.: YCUA Board of Commissioners

Ms. Brenda L. Stumbo

Ms. Karen Lovejoy Roe

Ms. Lisa Garrett

Mr. Thomas E. Daniels

cc: Mr. Dwayne Harrigan

Ms. Venita Terry



## YCUA 2015-16 Budget Highlights

### Water Sales

**City Division:** The budget projects that water sales in the city will decrease 6.7% compared to 2014/2015 Budget. Adjusted to reflect lower actual flows for the last three years. This will reduce water revenues by \$325,000.

**Township Division:** The budget projects water sales in the Township to decrease by 3.8% compared to 2015 Budget. Also, adjusted to reflect lower flows over the last few of years. The loss of revenue will also be approximately \$325,000

### Sewer Sales

**City Division:** The budget projects sewer sales from within the city to remain about the same as the current year for the same reason as stated above.

**Township Division:** The budget projects sewer sales from within the Township to remain about the same as the current year.

**Contract Communities (Non-WTUA):** We anticipate adjustment of approximately 9% to reflect flows over the last few years (\$315,000). By implementing the new wastewater metering program, wastewater flows are expected to increase 9% or raise wastewater revenue by \$315,000.

**Contract Communities (WTUA):** Additional flow from WTUA (34%) will generate approximately \$870,000

### Operating Expense Changes

Increase of Benefits	\$ 500,000 (Medical \$350,000, Pension \$75,000 and \$75,000 OPEB)
Purchased Water	\$1,300,000 (10.90% DWSD rate increase)
Debt/interest	\$ 300,000

### Cost Effective Measures Taken

Refinanced bonds 2014

Reduced Staff, 5 positions

Employees base wage increase freeze 2013, 2014, 2015, and 2016

Reduced pension multiplier for all employees hired after 9-1-13

Reduced sick and vacation banks for all employees including sick banks no longer reported to MERS

Capital Improvements reduced

Delayed Fleet replacement program since 2010

**Overall Summary**

Adjustment to water sales (City)	(\$ 325,000)
Adjustment to water sales (Township)	(\$ 325,000)
Adjustment to wastewater sales (contract)	(\$ 315,000)
Wastewater metering program	\$ 315,000
Additional flow from WTUA	\$ 870,000
Increase from DWSD	(\$1,300,000)
Benefits	(\$ 500,000)
Debt/Interest	(\$ 300,000)
Sewer increase (4%)	\$ 500,000
Water Increase (8%)	\$1,400,000
Operating improvements	\$ 80,000
Overall Change	\$ 100,000

**Township Customers- 6.13% Increase**

Minimum Bill (\$53.83)	Increase	\$3.12/bill or \$1.56/mth
Average Bill (\$86.01)	Increase	\$4.99/bill or \$2.50/mth

(Comprised of 8.0% increase water/ 4.0% increase sewer/ 0% change in surcharge)

**Other Community Rate 2015-16 comparisons**

SOCWA (South Eastern Oakland Water Authority) 14% Increase

Farmington 12% Increase

Canton Township 8.6% Increase

Livonia 7.5% Increase

City of Northville 8.6% Increase

Bloomfield Township 17.6% Increase

Van Buren Township 6.0% Increase

Dearborn Heights 7.0% Increase

Detroit 7.5% Increase

**YCUA Ypsilanti Township Division**

**CURRENT:**

Minimum User residential			
	6 units(4488 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$25.90	\$22.40	\$48.30
surcharge (5%)	\$1.29	\$1.12	\$2.41
Total	\$27.19	\$23.52	\$50.71
Average User residential			
	12 units(8,976 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$25.90	\$22.40	\$48.30
6 units	\$15.90	\$12.97	\$28.87
surcharge (5%)	\$2.09	\$1.77	\$3.86
Total	\$43.89	\$37.13	\$81.02

<b>PROPOSED:</b>	10/01/2015
Water rate increase	8.00%
Sewer rate increase	4.00%
Surcharge rate	5.00%

**Effect on a minimum and average township customer with a proposed 8.0% water rate increase, a sewer rate increase of 4.0%. Surcharge rate unchanged.**

Minimum User residential			
	6 units(4488 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$27.97	\$23.30	\$51.26
surcharge (5%)	\$1.40	\$1.16	\$2.56
Total	\$29.37	\$24.46	\$53.83
increase	\$2.18	\$0.94	\$3.12
increase/mo	\$1.09	\$0.47	\$1.56
cumulative rate increase			6.13%
Average User residential			
	12 units(8,976 gallons) per 2 month billing cycle		
	water	sewer	Total
6 units	\$27.97	\$23.30	\$51.26
6 units	\$17.16	\$13.49	\$30.65
surcharge (5%)	\$2.26	\$1.84	\$4.10
Total	\$47.38	\$38.63	\$86.01
increase	\$3.50	\$1.50	\$4.99
increase/mo	\$1.75	\$0.75	\$2.50
cumulative rate increase			6.16%

**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 curbline.

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~~ 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.

## **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 inspection s 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.

**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

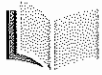
Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

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.



WASHTENAW  
LITERACY

OPENS WORLDS.

5577 Whittaker Road  
Ypsilanti, MI 48197

734.879.1320 ph  
734.879.1319 fax

[www.washtenawliteracy.org](http://www.washtenawliteracy.org)

Board of Directors

Joe Callahan  
Angela Cavanaugh  
Donna DeButts  
Ronda Guimond  
James D. Horton, Jr.  
Justin Jennings  
Ed Kimball  
Mary Beth Perrot  
Mary Jean Raab  
Krissa Rumsey  
Jeff Wilensky

Advisory Committee

Menakka Bailey  
Dinesh Bhushan  
Nancy Clay  
Katy Derezinski  
Leslie Desmond  
Carolyn Dyer  
John Edwards  
Beth Fitzsimmons  
Pam French  
Tonya Gietzen  
Ann Gladwin  
Bob Guenzel  
Maria Holmes  
Lynda James-Gilboe  
Julie McFarland  
Jerry Nordblom  
Nicola Rooney  
Al Solvay

Staff

Amy Goodman  
Executive Director

July 28, 2012

Washtenaw Literacy  
5577 Whittaker Road  
Ypsilanti, MI 48197

Dear Sir or Madam,

Washtenaw Literacy is a 501c3 organization providing free, customized tutoring to adults in Washtenaw County for the purpose of helping them improve their reading, writing, math and communication skills.

On Saturday, October 3<sup>rd</sup>, we will hold our 17<sup>th</sup> Annual Charity Benefit Auction, Driving Literacy, a fundraiser to provide resources for our programs. We hereby request approval from our local government to conduct a special raffle during our event for several small door prizes throughout the evening. Our benefit Auction will be held at Washtenaw Community College, Morris Lawrence Building from 6 p.m. to 12:00 AM. Please review the accompanying documentation as proof of our non-profit status.

We look forward to your approval so that we may complete the application process with the State for a license.

Sincerely,

Karen D. Riggins  
Office Manager

**Internal Revenue Service**

**Department of the Treasury  
P. O. Box 2508  
Cincinnati, OH 45201**

**Date:** September 15, 2003

Washtenaw Literacy  
c/o Christ Roberts  
5577 Whittaker Rd.  
Ypsilanti, MI 48197-9752

**Person to Contact:**  
Ms. Benson #31-07273  
Contact Representative  
**Toll Free Telephone Number:**  
8:00 a.m. to 8:30 p.m. EST  
877-829-5500  
**Fax Number:**  
513-263-3756  
**Federal Identification Number:**  
38-2914277

Dear Sir or Madam:

This is in response to your request of August 21, 2003, regarding your organization's address change. We have updated our records to reflect the change from 229 W. Michigan Ave., Ypsilanti, MI to the address shown above.

In March 1990 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.



Washtenaw Literacy  
38-2914277

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

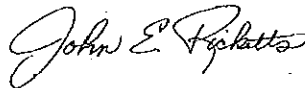
Section 6104 of the Internal Revenue Code requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. The law also requires organizations that received recognition of exemption on July 15, 1987, or later, to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. Organizations that received recognition of exemption before July 15, 1987, and had a copy of their exemption application on July 15, 1987, are also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. For additional information on disclosure requirements, please refer to Internal Revenue Bulletin 1999 - 17.

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,

A handwritten signature in cursive script, reading "John E. Ricketts".

John E. Ricketts, Director, TE/GE  
Customer Account Services



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

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

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

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

### DISAPPROVAL

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

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

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. 2025-26**

**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.



START/FINISH



Ward's Orchard

REGISTRATION

PARKING

STORE

Pedestrian Entrance

MERRITT ROAD

Rolling Hills County Park

FUTURE PARK DEVELOPMENT

MUNGER ROAD

500 feet

NO ENTRANCE

AID

Water Park

(see detail map)

Entrance

Family Pavilions

Prairie Pavilion

Family Pavilions

Gatehouse

Disc Golf Course

Sunshine Pavilion

'The Lodge' Park Headquarters

Woodlands Pavilion

SASSAFRASWOODS

PARK BOUNDARY

AID

Pedestrian Entrance

BEMIS ROAD



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



## Residential Services

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

# MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Jeff Allen, Residential Services Director

DATE: August 12, 2015

RE: Approval of a change order for Anglin Civil for \$6,500 to install conduit along Vets Drive for future use

We are seeking approval of an additional \$6,500 for Anglin Civil to install additional 2" conduit for approximately 1,130 feet. This would go along the west side of the drive so that in the future we could add lighting along this drive with less disturbance to the area.

When the Board approved this work in April, you approved an additional \$50,000 to cover any unforeseen that may arise during the project and to date we have not experienced any. We feel this is the time to do this work with the unit pricing provided by Anglin.

We will be looking at the possibility of lighting this area, however we are not sure of exactly what type of lighting we should use, but we want to have the infrastructure in when we go to do the work.

This would be paid out of the account set up for this work, account #101.970.000.976.007.

I will be at the Board meeting should you have any questions or comments.

## CHARTER TOWNSHIP OF YPSILANTI

To: Karen Lovejoy Roe, Clerk

From: Mike Radzik, OCS Director

Re: Request authorization to seek legal action to abate a public nuisance for properties located at 5942 Cary Drive, 1011 Hawthorne Avenue, 823 E. Michigan Avenue and 6395 Bemis Road in the amount of \$20,000, with legal action budgeted in line item #101.950.000.801.023

Date: August 11, 2015

Cc: Board of Trustees  
Doug Winters, Township Attorney

The Office of Community Standards has conducted investigations of four (4) vacant and blighted structures and seeks authorization to proceed with legal action (if necessary) in Washtenaw County Circuit Court to abate the public nuisances that exist at:

### 5942 Cary Drive

This house currently owned by Bank of New York Mellon of Orlando, Florida was brought to our attention on June 8, 2015 by Washtenaw County sheriff's deputies who responded to a neighbor's report of people entering through an open patio door. The house in the Ford Lake Village neighborhood was found vacant and was secured at township expense. It appears the house has been vacant for about the past year following foreclosure. An inspection done by search warrant revealed water and mold infiltration in the basement due to an inoperable sump pump.



### **1011 Hawthorne**

This house currently owned by Deutsche Bank National Trust of Orlando, Florida was brought to our attention on July 1, 2015 by neighbors who reported debris and blight littering the exterior of the property. It appears the house has been vacant as a result of Deutsche Bank foreclosing on its mortgage on November 20, 2014. The house was inspected by search warrant and the basement was found to be in horrible unsanitary condition due to neglected freezer chests full of rotting food and mold, as well as insect infestation. The noxious odor is detected outdoors and is offensive to neighbors.



### **823 E. Michigan**

This commercial structure was formerly the home of a Burger King restaurant that has been sitting vacant since it closed more than one year ago. Since then it has been the subject of blight complaints and sustained significant fire damage when a 12-year-old arsonist set the drive through window and dumpster on fire in July, 2015. The fire marshal reports that the corporate owner, Burger King #519 of Houston, Texas, had not maintained hazard insurance on the building. To date, no permits have been obtained to repair or demolish the building although the owner has made inquiries seeking demolition contractors..



**6395 Bemis Road**

This 6.3 acre parcel of land contains a 4,660 square foot house with seven bedrooms and a 3,700 square foot barn formerly known as a residential care facility called "On Golden Pond." The property is surrounded by Ypsilanti Township's Hewen's Creek Park upon which a large pond adjoins both properties. It is currently owned by the Federal Home Loan Mortgage Corporation as a result of mortgage in foreclosure in 2014 and has been vacant for several months. Freddie Mac failed to register the vacant property as required by ordinance and it was inspected by search warrant in July at which time 8-10 inches of water was discovered in the basement of the house. The physical deterioration of the structure can be abated and the surrounding land can be preserved.



**6395 Bemis Road**

Thank you for your consideration of this request. Please contact me with questions or concerns.



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

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 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

<b>Three Pedestrian Crosswalks - Greene Farms subdivision</b>	<b>\$18,282.00</b>
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FOR YPSILANTI TOWNSHIP:

_____	_____	Witness
Brenda L. Stumbo, Supervisor		

_____	_____	Witness
Karen Lovejoy Roe, Clerk		

FOR WASHTENAW COUNTY ROAD COMMISSION:

_____	_____	Witness
Douglas E. Fuller, Chair		

_____	_____	Witness
Roy D. Townsend, Managing Director		

## Engineer's Opinion of Costs

**Project Number:** Greene Farms

**Project Engineer:** Elena Yadykina

**Estimate Number:** 1

**Date Created:** 7/20/2015

**Project Type:** Miscellaneous

**Date Edited:** 7/28/2015

**Location:** Greene Farms

**Fed/State #:**

**Description:** Ypsilanti Twp

**Fed Item:**

3 ADA ped crossings

**Control Section:**

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
<b>Category: 0000</b>						
0001	2040020	Curb and Gutter, Rem	100.000	Ft	\$15.00	\$1,500.00
0002	2040055	Sidewalk, Rem	100.000	Syd	\$10.00	\$1,000.00
0003	3010002	Subbase, CIP	6.000	Cyd	\$25.00	\$150.00
0004	8020016	Curb and Gutter, Conc, Det B2	50.000	Ft	\$30.00	\$1,500.00
0005	8030010	Detectable Warning Surface	48.000	Ft	\$45.00	\$2,160.00
0006	8030036	Sidewalk Ramp, Conc, 6 inch	300.000	Sft	\$12.00	\$3,600.00
0007	8030044	Sidewalk, Conc, 4 inch	600.000	Sft	\$8.00	\$4,800.00
0008	8107050	_ Sign Installed	6.000	Ea	\$310.00	\$1,860.00
0009	8110214	Pavt Mrkg, Thermopl, 12 inch, Crosswalk	240.000	Ft	\$5.00	\$1,200.00
0010	8120340	Sign, Type A, Temp, Prismatic, Furn	64.000	Sft	\$4.00	\$256.00
0011	8120341	Sign, Type A, Temp, Prismatic, Oper	64.000	Sft	\$4.00	\$256.00

**Category 0000 Total: \$18,282.00**

**Estimate Total: \$18,282.00**

# **SET PUBLIC HEARING DATE**

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- A. SET PUBLIC HEARING DATE OF TUESDAY,  
SEPTEMBER 15, 2015 AT APPROXIMATELY 7:00PM –  
SPECIAL ASSESSMENT LEVY

## OTHER BUSINESS

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# **AUTHORIZATIONS AND BIDS**

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Office (734) 544-4225  
Fire Chief (734) 544-4110  
Fire Marshal (734) 544-4107  
Fax (734) 544-4195

**FIRE DEPARTMENT**  
**222 SOUTH FORD BOULEVARD**  
**YPSILANTI, MICHIGAN 48198-6067**

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## MEMORANDUM

To: Charter Township of Ypsilanti Trustees

From: Fire Chief Eric Copeland

Date: August 11, 2015

Subject: Authorization to seek sealed bids for replacement of the roof at 222 S. Ford Boulevard (Fire Headquarters) budgeted in line item: #206-970-000-971.008 for **CAPITAL OUTLAY – PROPERTY IMPROVEMENT - FY 2015.**

The Michigan Building Code requirements and specifications for this project are as follows:

- 1) Tear off existing shingles.
- 2) Any damaged sheeting or 1x6 fascia found after tear off would be an additional charge.
- 3) Protect gutters, downspouts, siding and shrubbery.
- 4) Properly dispose of all waste.
- 5) All workmanship to be performed according to the Michigan Building Code 2012 requirements.
- 6) Furnish and install proper ventilation per the Michigan Building Code 2012 requirements.
- 7) Furnish and install a synthetic underlayment on all roof surfaces with the exception of locations that receive ice and water shield.
- 8) Furnish and install ice and water shield twelve (12) feet above soffit.
- 9) Furnish and install new drip edge and side wall flashing.
- 10) Furnish and install new boots around all plumbing stacks.
- 11) Furnish and install a roof system using an architectural (20 yr. minimum) shingles.
- 12) Clean around building and leave area as found or better.

For any questions about the specifications, please contact Fire Chief Eric Copeland (734) 368-6769, or Captain Keith Harr (734) 546-7313.

*Supervisor*  
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**KAREN LOVEJOY ROE**  
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**MIKE MARTIN**  
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*Charter Township of Ypsilanti*

**Green Oaks  
Golf Course**

1775 E. Clark Road  
Ypsilanti, MI 48198  
Phone: (734) 485-0881  
Fax: (734) 485-1992

To: Charter Township of Ypsilanti Trustees

From: Director of Golf, Justin Blair, PGA

Date: 8/13/15

Subject: Authorization to seek bids for the replacement of our Green Oaks golf cart fleet. Budgeted in line item: #584 584 000 941 000 **EQUIPMENT RENTAL/LEASING – FY 2016**

- 1) Increasing the number of golf carts at Green Oaks golf course from 55 to 70. The golf course will hold approximately 140 golfers requiring a minimum of 70 golf carts in the fleet. Currently we have enough carts for 110 golfers.
- 2) Adding newer and more golf carts to Green Oaks golf cart fleet will allow the golf course to provide more value to its customers and sell more tee times as we would have the carts accommodate those golfers.
- 3) Green Oaks Golf Course has the opportunity to be released from the current lease and renew its lease with Club Car, or the other options are to have another company buy out the final year on the lease. The latter is possible however not likely.

For any questions about the specifications, please contact Director of Golf, Justin Blair at 734.485.0881