

CHARTER TOWNSHIP OF
YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

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Trustees

STAN ELDRIDGE

HEATHER JARRELL ROE

MONICA ROSS WILLIAMS

JIMMIE WILSON, JR.

March 21, 2017

Work Session – 5:00 p.m.

Regular Meeting – 7:00 p.m.

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

DEPARTMENTAL REPORTS



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

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: March 17, 2017
Re: February 2017 Police Services Monthly Report

In February of 2017, there were 3417 calls for service in Ypsilanti Township, which is a 2.6% increase in calls for service as compared to February of 2016.

OPERATIONS

During February of 2017, Patrol Operations has been efficient in handling calls for service, traffic enforcement and community engagement in pursuit of our total policy philosophy. We are continuing to focus on juvenile issues within Ypsilanti Township. In February Runaway complaints down 58% and Juvenile Complaint Calls For Service down 2%. We began work on the summer 2017 program in February. We will build on the program we initiated in 2016. The traffic unit continues to be an excellent initiative and currently is shouldering a significant portion of the traffic related incidents, crashes and enforcement. This is allowing Patrol additional time to work on case management, investigations and proactive policing. Please feel free to call me directly with questions, comments or concerns.

YOUTH INITIATIVE

The Sheriff's Office continues to partner with courts, probation and social services to ensure that there is accountability beyond Sheriff's Office contact with the offenders that are consistently involved in crimes. Through placement and intensive oversight of the juveniles, and in some cases the guardians of those juveniles, we are making headway. It is an on-going process that our Team is actively engaged in. We will conduct juvenile pick up order sweeps in March in collaboration with County Probation and Ypsilanti Police Department

COMMUNITY ACTION TEAM

During the month of February, the Sheriff's Office executed several narcotics related search warrants within Ypsilanti Township which resulted in seizures of narcotics, firearms, stolen property and currency. Investigations stemming from those search warrants are on-going. Our collaboration with the Michigan Department of Correction in reference to parole compliance continues to pay dividends. Fast reaction to tips regarding parolee misconduct as well as regular home visits are expected by the parolees that are living in Ypsilanti Township and surrounding areas. We also are working with the Ypsilanti Township Office of Community Standards in reference to two significant nuisance abatement cases that will have a significant impact within the community.

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



Month:	February
Year:	2017
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 February

Classification	Feb/2016	Feb/2017	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	0	-100%
10001 KIDNAPPING/ABDUCTION	0	1	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	2	5	150%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	1	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	1	0	-100%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	1	2	100%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	0	-100%
12000 ROBBERY	3	6	100%
13001 NONAGGRAVATED ASSAULT	38	47	23.68%
13002 AGGRAVATED/FELONIOUS ASSAULT	13	14	7.692%
13003 INTIMIDATION/STALKING	4	5	25%
20000 ARSON	2	1	-50%
22001 BURGLARY -FORCED ENTRY	20	5	-75%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	4	1	-75%
23001 LARCENY -POCKETPICKING	0	0	0%
23003 LARCENY -THEFT FROM BUILDING	14	11	-21.4%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	18	11	-38.8%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	2	4	100%
23007 LARCENY -OTHER	4	9	125%
24001 MOTOR VEHICLE THEFT	8	11	37.5%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	1	0	-100%
25000 FORGERY/COUNTERFEITING	1	1	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	7	4	-42.8%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	6	8	33.33%
26005 FRAUD -WIRE FRAUD	0	1	0%
26007 FRAUD - IDENTITY THEFT	10	6	-40%
26008 FRAUD - HACKING/COMPUTER INVASION	1	0	-100%
27000 EMBEZZLEMENT	2	0	-100%
28000 STOLEN PROPERTY	2	3	50%
29000 DAMAGE TO PROPERTY	29	26	-10.3%
30001 RETAIL FRAUD -MISREPRESENTATION	0	1	0%
30002 RETAIL FRAUD -THEFT	8	13	62.5%
30003 RETAIL FRAUD -REFUND/EXCHANGE	0	1	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	21	18	-14.2%
35002 NARCOTIC EQUIPMENT VIOLATIONS	10	8	-20%
37000 OBSCENITY	0	0	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	4	3	-25%
52003 WEAPONS OFFENSE -OTHER	0	0	0%
Group A Totals	239	227	-5.02%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	2	0	-100%
26006 FRAUD -BAD CHECKS	1	1	0%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of February

Classification	Feb/2016	Feb/2017	%Change
36004 SEX OFFENSE -OTHER	1	0	-100%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	5	6	20%
38003 FAMILY -OTHER	0	1	0%
41002 LIQUOR VIOLATIONS -OTHER	4	4	0%
48000 OBSTRUCTING POLICE	8	9	12.5%
49000 ESCAPE/FLIGHT	0	0	0%
50000 OBSTRUCTING JUSTICE	11	19	72.72%
53001 DISORDERLY CONDUCT	1	4	300%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	2	2	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	22	19	-13.6%
55000 HEALTH AND SAFETY	2	2	0%
57001 TRESPASS	1	0	-100%
57002 INVASION OF PRIVACY -OTHER	0	0	0%
58000 SMUGGLING	0	0	0%
59000 ELECTION LAWS	0	1	0%
61000 TAX/REVENUE	1	0	-100%
63000 VAGRANCY	0	0	0%
70000 JUVENILE RUNAWAY	12	5	-58.3%
73000 MISCELLANEOUS CRIMINAL OFFENSE	2	0	-100%
Group B Totals	75	73	-2.66%
2800 JUVENILE OFFENSES AND COMPLAINTS	36	37	2.777%
2900 TRAFFIC OFFENSES	25	25	0%
3000 WARRANTS	47	46	-2.12%
3100 TRAFFIC CRASHES	96	110	14.58%
3200 SICK / INJURY COMPLAINT	93	107	15.05%
3300 MISCELLANEOUS COMPLAINTS	560	606	8.214%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	3	3	0%
3500 NON-CRIMINAL COMPLAINTS	955	1035	8.376%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	815	767	-5.88%
3800 ANIMAL COMPLAINTS	73	57	-21.9%
3900 ALARMS	168	156	-7.14%
Group C Totals	2871	2949	2.716%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	2	0	-100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	0	-100%
4200 PARKING CITATIONS	5	1	-80%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	1	1	0%
4500 MISCELLANEOUS A THROUGH UUUU	12	2	-83.3%
Group D Totals	21	4	-80.9%
5000 FIRE CLASSIFICATIONS	0	0	0%
Group E Totals	0	0	0%
6000 MISCELLANEOUS ACTIVITIES (6000)	20	44	120%
6100 MISCELLANEOUS ACTIVITIES (6100)	72	80	11.11%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of February

Classification	Feb/2016	Feb/2017	%Change
6300 CANINE ACTIVITIES	8	8	0%
6500 CRIME PREVENTION ACTIVITIES	18	25	38.88%
6600 COURT / WARRANT ACTIVITIES	1	0	-100%
6700 INVESTIGATIVE ACTIVITIES	3	7	133.3%
Group F Totals	122	164	34.42%
City : Ypsilanti Twp Totals	3328	3417	2.674%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through February

Classification	2016	2017	%Change
Group F Totals	0	0	0%
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	0	-100%
10001 KIDNAPPING/ABDUCTION	0	1	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	4	9	125%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	2	100%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	2	0	-100%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	1	3	200%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	3	200%
12000 ROBBERY	7	12	71.42%
13001 NONAGGRAVATED ASSAULT	71	105	47.88%
13002 AGGRAVATED/FELONIOUS ASSAULT	34	26	-23.5%
13003 INTIMIDATION/STALKING	5	10	100%
20000 ARSON	4	1	-75%
22001 BURGLARY -FORCED ENTRY	37	27	-27.0%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	10	5	-50%
23001 LARCENY -POCKETPICKING	0	1	0%
23003 LARCENY -THEFT FROM BUILDING	27	29	7.407%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	0	-100%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	41	23	-43.9%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	2	7	250%
23007 LARCENY -OTHER	9	15	66.66%
24001 MOTOR VEHICLE THEFT	18	29	61.11%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	2	3	50%
25000 FORGERY/COUNTERFEITING	5	4	-20%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	17	11	-35.2%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	13	14	7.692%
26005 FRAUD -WIRE FRAUD	0	2	0%
26007 FRAUD - IDENTITY THEFT	17	17	0%
26008 FRAUD - HACKING/COMPUTER INVASION	1	0	-100%
27000 EMBEZZLEMENT	8	0	-100%
28000 STOLEN PROPERTY	2	5	150%
29000 DAMAGE TO PROPERTY	55	47	-14.5%
30001 RETAIL FRAUD -MISREPRESENTATION	0	1	0%
30002 RETAIL FRAUD -THEFT	19	21	10.52%
30003 RETAIL FRAUD -REFUND/EXCHANGE	1	1	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	32	36	12.5%
35002 NARCOTIC EQUIPMENT VIOLATIONS	11	16	45.45%
37000 OBSCENITY	1	0	-100%
40001 COMMERCIALIZED SEX -PROSTITUTION	1	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	6	4	-33.3%
52003 WEAPONS OFFENSE -OTHER	0	1	0%
Group A Totals	468	491	4.914%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	3	2	-33.3%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through February

Classification	2016	2017	%Change
26006 FRAUD -BAD CHECKS	1	4	300%
36004 SEX OFFENSE -OTHER	2	0	-100%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	6	10	66.66%
38003 FAMILY -OTHER	0	1	0%
41002 LIQUOR VIOLATIONS -OTHER	6	4	-33.3%
48000 OBSTRUCTING POLICE	15	20	33.33%
49000 ESCAPE/FLIGHT	0	2	0%
50000 OBSTRUCTING JUSTICE	25	33	32%
53001 DISORDERLY CONDUCT	4	10	150%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	7	7	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	45	31	-31.1%
55000 HEALTH AND SAFETY	3	4	33.33%
57001 TRESPASS	1	0	-100%
57002 INVASION OF PRIVACY -OTHER	0	1	0%
58000 SMUGGLING	1	0	-100%
59000 ELECTION LAWS	0	1	0%
61000 TAX/REVENUE	1	0	-100%
63000 VAGRANCY	2	1	-50%
70000 JUVENILE RUNAWAY	21	12	-42.8%
73000 MISCELLANEOUS CRIMINAL OFFENSE	2	2	0%
Group B Totals	145	145	0%
2800 JUVENILE OFFENSES AND COMPLAINTS	66	54	-18.1%
2900 TRAFFIC OFFENSES	42	49	16.66%
3000 WARRANTS	96	96	0%
3100 TRAFFIC CRASHES	207	236	14.00%
3200 SICK / INJURY COMPLAINT	179	219	22.34%
3300 MISCELLANEOUS COMPLAINTS	1228	1210	-1.46%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	3	3	0%
3500 NON-CRIMINAL COMPLAINTS	1914	2054	7.314%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	1667	1635	-1.91%
3800 ANIMAL COMPLAINTS	114	106	-7.01%
3900 ALARMS	326	317	-2.76%
Group C Totals	5842	5979	2.345%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	5	1	-80%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	3	0	-100%
4200 PARKING CITATIONS	9	2	-77.7%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	1	3	200%
4500 MISCELLANEOUS A THROUGH UUUU	20	6	-70%
Group D Totals	38	12	-68.4%
5000 FIRE CLASSIFICATIONS	1	1	0%
Group E Totals	1	1	0%
6000 MISCELLANEOUS ACTIVITIES (6000)	51	64	25.49%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through February

Classification	2016	2017	%Change
6100 MISCELLANEOUS ACTIVITIES (6100)	144	181	25.69%
6300 CANINE ACTIVITIES	15	15	0%
6500 CRIME PREVENTION ACTIVITIES	42	52	23.80%
6600 COURT / WARRANT ACTIVITIES	4	3	-25%
6700 INVESTIGATIVE ACTIVITIES	13	17	30.76%
Group F Totals	269	332	23.42%
City : Ypsilanti Twp Totals	6763	6960	2.912%

14-B District Court

Revenue Report for February 2017

General Account

Account Number
Due to Washtenaw County
(101-000-000-214.222) **\$4,455.35**

Due to State Treasurer

Civil Filing Fee Fund (MCL 600.171): \$13,811.00
State Court Fund (MCL 600.8371): \$1,240.00
Justice System Fund (MCL 600.181): \$32,722.31
Juror Compensation Reimbursement Fund:
 Civil Jury Demand Fee (MCL 600.8371): \$30.00
 Drivers License Clearance Fees (MCL 257.321a): \$2,595.00
Crime Victims Rights Fund (MCL 780.905): \$9,419.00
Judgment Fee (Dept. of Natural Resources): \$0.00
E-File Fee (228.56): \$4,500.00
Due to Secretary of State
(101-000-000-206.136) \$2,592.00

Total: **\$66,909.31**

Due to Ypsilanti Township

Court Costs (101-000-000-602.136): \$57,958.39
Civil Fees (101-000-000-603.136): \$13,679.00
Probation Fees (101-000-000-604.000): \$11,214.87
Ordinance Fines (101-000-000-605.001): \$73,149.00
Bond Forfeitures (101-000-000-605.003): \$600.00
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): (\$931.70)

Total: **\$155,669.56**

Total to General Account - (101.000.000.004.136): \$227,034.22

Escrow Account

(101-000-000-205.136)

Court Ordered Escrow: \$2,027.00
Garnishment Proceeds: \$0.00
Bonds: \$14,478.00
Restitution: \$5,722.40

Total to Escrow Account - (101.000.000.205.136): \$22,227.40

		Year to Date	
	Prior Year Comparison		
Month	Revenue	Revenue	
	2016	2017	
January	\$121,678.02	\$ 120,611.62	
February	\$175,343.69	\$ 155,669.56	
March	\$154,916.76		
April	\$133,933.35		
May	\$136,097.41		
June	\$138,669.47		
July	\$131,882.07		
August	\$156,356.14		
September	\$155,340.95		
October	\$148,098.94		
November	\$134,130.41		
December	\$106,942.52		
Grant:	\$ 82,500.00	\$ 117,000.00	
Standardization			
Payment:	\$ 45,724.00	\$ 45,724.00	
Year-to Date			
Totals:	\$ 1,821,613.73	\$ 439,005.18	
Expenditure			
Budget:	\$ 1,443,321.00	\$ 1,486,200.32	
Difference:	\$ 378,292.73	\$ (1,047,195.14)	

14-B District Court

Monthly Disbursements

February 2017

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.

February 2017 Disbursements:

Washtenaw County:	\$ 4,455.35
State of Michigan:	\$ 66,909.31
Ypsilanti Township Treasurer:	\$155,669.56

TOTAL: \$227,034.22

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Trustees
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MONICA ROSS-WILLIAMS
JIMMIE WILSON, JR.



Charter Township of Ypsilanti
Residential Services Division

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484.0073
Fax: (734)544.3501

www.ytown.org

MEMORANDUM

TO: Ypsilanti Township Board of Trustees

FROM: Jeff Allen, Director – Residential Services Department

DATE: March 15, 2017

RE: 2017 RSD February-March Board report

I met with County reps and playground companies out at the site for the Bud & Blossom future playground site for a pre-bid meeting. These bids are due tomorrow and I would expect the County would award these in the next week. At this point, I do not know the planned schedule of work.

Larry Doe, OHM & I met at Green Oaks golf course for a discussion on scaling back the work needed on the golf course. We are rebidding this and bids are due next week. We are hoping to have a significant decrease in the pricing as we are both in a better bidding climate as well as removing a lot of asphalt work from the project.

Michael Saranen and I held a bid opening for a new back-up generator for the Hydro Station. The bids received were very good, and as you know, you awarded this at the last Board meeting.

I met with PM Technologies at the LEC building to look at their emergency generator. We discovered that this generator had many problems and we have given them the go ahead to do the repairs so that this generator will work properly, in the case the building loses power. It is imperative the police have power to keep them operational in these cases.

Larry Doe and I met over at the Student Union Center on EMU's campus to listen to the proposal on upgrading the rowing capabilities on Ford Lake. I had some major concerns with some things, including communication that they have regularly lacked in the past and in having a public meeting so that lake residents as well as frequent users of the lake could have input into the impact this may have upon them.

I completed and filed the Sara II, Title III reports to the MDEQ by the February 28 deadline. The point of these are to summarize the potential hazards on Township properties, and to aid in pointing out the areas the fire department needed to head towards. We have to supply the State

& local fire department with the average fuel amounts we have and the maximum amount we could ever have on the site.

Angie Verges, Karen Wallin and I met to discuss the extra work that Kelly (filled the newly posted custodian position) will be having, including her hours, duties and general assignment areas. The next week we met with Kelly to discuss these matters with her and we all seemed to come to an agreement on everything.

I attended the Middle Huron River meeting held a couple weeks ago. We discussed the future monitoring devices that will be placed this spring in the river. They again provided a lot of information for us. They continue to send out monthly newsletters as well that we can include in our news feeds and websites.

I attended the meeting for the emergency personnel on the US-12/ Wiard Rd project conducted by MDOT. This meeting was held here in the Township offices and attended by over 30 representative of various police and fire departments. This will definitely have a big impact on traffic flow in the area that will affect Waste Management and all our other route services.

Michael Saranen conducted the “Dam Owner Safety Plan” which is a regulated event that FERC requires to be done. It is required that we discuss everyone’s role in the plan, and how to proceed should there be an emergency.

The Washtenaw County Road Commission held a meeting at their Zeeb Rd offices that I attended with regard to the reconstruction of Harris Rd. This will include the section from Michigan Ave north to Holmes Rd. YCUA will redo the water mains, there will be sidewalks added, a turn lane, curb and gutter and a center left hand turn lane. The WCRC has hired OHM to engineer the project and this is planned to be let out in December of 2017 for 2018 construction.

Michael Saranen and I met to discuss the parameters of a school tour that was requested for a student group to go through the Hydro Station Dam. We have covered the insurance piece of it and that there can be no phones or photography in the building. It should be educational for them though.

I met with two architects so far in concerning making the Civic Center more access friendly. This includes lowering two counters and removing some seats in the boardroom for wheelchair and companion seating in the back of the room.

I called our card access and alarm company, Guardian, to come in and look at our systems back up batteries. They were all expired and they changed them all out to new ones to give us longer life in the chance of a power outage. We only suffered 4 minutes or so of an outage during that big windstorm.

We held a mandatory pre-bid meeting for the roof section replacement at the Community Center. You may recall this was over the senior’s area of the 200 wing. When construction starts, there will be some inconvenience for both the golf course and the residents entering the Community Center. There will be access to both; it will just be more limited than usual.

Brenda, Karen, Larry and I met to discuss the potential \$10,000 CTAP grant application process. We went over a number of possibilities and it was determined to work with the Yankee Airforce Museum and do a Rosie the Riveter promotion.

We have scheduled the annual inspection and update of our fire extinguishers. This is quite a project and there are hundreds of these in all of our various buildings.

Dan's Excavating continues to work on the Tyler Dam. They did run into a situation where they had to do some work that was not planned. YCUA notified us on this and the work has now been done. The lowering of the pond started this week and hopefully in a month or so if the weather holds out, we will have the pond down to looking more like a creek instead of a pond.

Ford Lake Dam

General Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventative maintenance. The operators had 6 after hour call-ins for Jan and Feb.

The average precipitation for the months of January and February is normally around 3.6", this year it was 4.61" and production for the months was well above average.

Regulatory:

For 2017-

- update DSSMP (started)
- EAP Training (training scheduled)
- Part 12- recommendation plan (started)
- Concrete maintenance (summer)
- Emergency Standby Generator Replacement (pending board approval)
- Substation maintenance (summer)
- WQ Report (equipment deployed in April)
- Nuisance Plant Plan Report (summer)
- Wildlife Plan Report (fall)
- Historical Activity Report (fall)
- Gate Certification (fall)
- Security Review (spring)
- Annual Safety inspection (summer)
- EAP annual update and test (fall)

Projects:

Transfer Trip Communication (almost complete)

The Township Board approved a construction agreement for new communication with the DTE substation. DTE Electric has provided a project cost of \$180,000. The installation was targeted for May 2015 and then October 2015. Finally, after a long wait, the new equipment went online in December 2016. With the new equipment, the old AT&T lines will no longer be needed saving over \$36K per year. We are now awaiting project close out by DTE, it is possible that the project will come in under budget and a refund will be issued.

After Hour Call In				
Water levels	44	43	32	31
Mechanical/Electrical	1	7	1	4
Other	0	15	1	2
Totals	45	67	34	37

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

** NOAA, (36" average precipitation annually)

Spilling Summary:

Releasing water from the sluice gates is primarily to maintain lake level when the flow exceeds the powerhouse capability. At certain times, we can use the gates to help keep the lake mixing to maintain the oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake. The water quality monitoring begins on June 1st and will end on September 30th; 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 improving the lake is not always possible.

Sluice Gate Usage Summary

	Current Year	Current Year	Current Year	Prior Year
2017	Days Spilled	Lost KWh*	Lost \$*	Lost \$*
January	17	0	0	0
February	10.8	0	0	0
March				0
April				0
May				2,734
June				8,586
July				0
August				0
September				0
October				0
November				0
December				0

Totals	27.8	0	\$ 0	\$ 11,320*

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

YPSILANTI TOWNSHIP FIRE DEPARTMENT
MONTHLY REPORT

JANUARY 2017

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	19 Fire Fighters
1 Clerk III/Staff Support	3 Shift Lieutenants	

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 420 requests for assistance. Of those requests, 288 were medical emergency service calls, with the remaining 132 incidents classified as non-medical and/or fire related.

Department activities for the month of January, 2017:

- 1) The Public Education Department participated in the following events:
 - a) Smoke Alarms: 3040 Prescott (2), 5771 Princeton (2), & 1740 S Grove #A105 (2)
 - b) Car Seat fittings for U of M Buckle Up program
- 2) Fire fighters attended 7 neighborhood watch meetings
- 3) Fire fighters received training in the following areas:
 - a) Washtenaw County Tech Rescue Team
 - b) Washtenaw County HazMat Team

The Fire Chief attended these meetings / events for the month of January, 2017:

- 1) WAMAA meeting
- 2) Hood Suppression test at Shell Station
- 3) Fire Investigation – Davis Street
- 4) EMT License renewal
- 5) Capital Improvement Plan presented to Township Board
- 6) HazMat Authority Board meeting
- 7) Officers meeting
- 8) SE Michigan Fire Chiefs meeting
- 9) Negotiation Prep meeting
- 10) MI Fire Inspectors Society Winter Conference in Lansing, MI
- 11) Negotiation meeting with Firefighter Union
- 12) Vendor meeting – MJ White
- 13) Township Negotiation Team Prep meeting
- 14) Huron Valley Ambulance meeting – defibrillator purchase
- 15) Quality Assurance meeting - HVA
- 16) Burn Permit meeting
- 17) Township Development Team meeting
- 18) EMPCO – Promotional Test meeting
- 19) Fire Withholding – Release of Funds
- 20) Site Plan Review – Next Generation
- 21) Liquor Inspections – 6 total

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

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

This month the total fire loss, including vehicle fires, is estimated at **\$262,200.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 01/01/2017	210 N Washington	\$ 0.00 (Mutual Aid – City of Ypsilanti)
2) 01/01/2017	1721 Emerson	\$ 0.00 (outside trash)
3) 01/02/2017	1550 E Clark	\$ 500.00 (fire / other)
4) 01/04/2017	1319 Davis	\$ 22,000.00 (building)
5) 01/07/2017	633 Bagley	\$ 1,200.00 (building)
6) 01/09/2017	51183 Sylvania	\$ 0.00 (Mutual Aid – Van Buren Township)
7) 01/10/2017	721 Green	\$ 0.00 (Mutual Aid – City of Ypsilanti)
8) 01/11/2017	9570 Falmouth Drive	\$ 0.00 (fire / other)
9) 01/12/2017	2840 Washtenaw	\$ 0.00 (fire / other)
10) 01/12/2017	506 N Miami	\$ 20,500.00 (building)
11) 01/16/2017	2286 Woodview #834	\$ 1,500.00 (building)
12) 01/21/2017	1286 Holmes #8	\$ 0.00 (cooking)
13) 01/21/2017	103 S Harris	\$ 1,500.00 (vehicle)
14) 01/29/2017	9825 Bemis	\$ 215,000.00 (building)
15) 01/29/2017	9825 Bemis – rekindle	\$ 0.00 (fire / other)

Respectfully submitted,

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

Attachment: Fire House Incident Type Report (Summary) 01/01/2017 – 01/31/2017

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {01/01/17} And {01/31/17}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
100 Fire, Other	4	0.95%	\$500	0.19%
111 Building fire	8	1.90%	\$260,200	99.23%
113 Cooking fire, confined to container	1	0.24%	\$0	0.00%
131 Passenger vehicle fire	2	0.48%	\$1,500	0.57%
150 Outside rubbish fire, Other	1	0.24%	\$0	0.00%
	16	3.81%	\$262,200	100.00%
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	38	9.05%	\$0	0.00%
311 Medical assist, assist EMS crew	27	6.43%	\$0	0.00%
320 Emergency medical service, other	5	1.19%	\$0	0.00%
321 EMS call, excluding vehicle accident with injuries	81	43.10%	\$0	0.00%
322 Motor vehicle accident with injuries	11	2.62%	\$0	0.00%
323 Motor vehicle/pedestrian accident (MV Ped)	3	0.71%	\$0	0.00%
324 Motor Vehicle Accident with no injuries	23	5.48%	\$0	0.00%
	288	68.57%	\$0	0.00%
4 Hazardous Condition (No Fire)				
424 Carbon monoxide incident	3	0.71%	\$0	0.00%
440 Electrical wiring/equipment problem, Other	1	0.24%	\$0	0.00%
442 Overheated motor	1	0.24%	\$0	0.00%
444 Power line down	3	0.71%	\$0	0.00%
445 Arcing, shorted electrical equipment	3	0.71%	\$0	0.00%
463 Vehicle accident, general cleanup	1	0.24%	\$0	0.00%
	12	2.86%	\$0	0.00%
5 Service Call				
500 Service Call, other	3	0.71%	\$0	0.00%
511 Lock-out	1	0.24%	\$0	0.00%
5111 Lock-in	1	0.24%	\$0	0.00%
522 Water or steam leak	1	0.24%	\$0	0.00%
531 Smoke or odor removal	1	0.24%	\$0	0.00%
550 Public service assistance, Other	1	0.24%	\$0	0.00%
5501 Neighborhood Watch	5	1.19%	\$0	0.00%
553 Public service	2	0.48%	\$0	0.00%
554 Assist invalid	3	0.71%	\$0	0.00%
	18	4.29%	\$0	0.00%

Ypsilanti Township Fire Department

Incident Type Report (Summary)

Alarm Date Between {01/01/17} And {01/31/17}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
6 Good Intent Call				
600 Good intent call, Other	1	0.24%	\$0	0.00%
611 Dispatched & cancelled en route	22	5.24%	\$0	0.00%
6111 Canceled on Arrival	35	8.33%	\$0	0.00%
622 No Incident found on arrival at dispatch address	4	0.95%	\$0	0.00%
671 HazMat release investigation w/no HazMat	1	0.24%	\$0	0.00%
	63	15.00%	\$0	0.00%
7 False Alarm & False Call				
700 False alarm or false call, Other	5	1.19%	\$0	0.00%
711 Municipal alarm system, malicious false alarm	1	0.24%	\$0	0.00%
733 Smoke detector activation due to malfunction	4	0.95%	\$0	0.00%
735 Alarm system sounded due to malfunction	1	0.24%	\$0	0.00%
736 CO detector activation due to malfunction	3	0.71%	\$0	0.00%
740 Unintentional transmission of alarm, Other	2	0.48%	\$0	0.00%
743 Smoke detector activation, no fire - unintentional	3	0.71%	\$0	0.00%
744 Detector activation, no fire - unintentional	1	0.24%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	2	0.48%	\$0	0.00%
746 Carbon monoxide detector activation, no CO	1	0.24%	\$0	0.00%
	23	5.48%	\$0	0.00%

Total Incident Count: 420

Total Est Loss:

\$262,200



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: STAN ELDRIDGE • HEATHER JARRELL ROE • MONICA ROSS WILLIAMS •
JIMMIE WILSON, JR.

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, MARCH 21, 2017

5:00PM

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

- 1. SEAVER FARM UPDATE.....RICHARD CARLISLE
- 2. AGENDA REVIEW..... SUPERVISOR STUMBO
- 3. OTHER DISCUSSION BOARD MEMBERS

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik, OCS Director
Re: **Work Session discussion about Master Developer RFQ proposal for Seaver Farm property**
Copy: Carlisle Wortman Associates
Date: February 1, 2017

This is a request for scheduled time during the February 7, 2017 Board of Trustees work session to discuss a proposal to issue a Request for Qualifications (RFQ) seeking a master developer for the Seaver Farm property owned by Ypsilanti Township.

The 38-acre property on Whittaker Rd has been listed for sale through a broker for a significant period of time. Although there has been some interest and at least one proposed offer to purchase a small portion of the site, no proposals have progressed toward completion.

In consultation with Carlisle Wortman Associates, it has been recommended that we consider a different course of action that has been successfully used by other municipalities under similar circumstances. The proposal seeks to identify and select a master developer who would be positioned to purchase all or some of the site and develop it in accordance with a mutually agreed upon conceptual site plan that aligns with the Township's vision for the future.

To further this idea, Carlisle Wortman Associates has developed a draft conceptual site plan for the property and has crafted an RFQ seeking qualifications for a master developer for the site. *It should be noted and highlighted that the conceptual site plan is only a draft-working document that serves as a starting point for developing the property; it is in no way a final site plan proposal and will undoubtedly evolve as additional input is received from the community and potential developers driven in part by market conditions.*

Richard Carlisle will be presenting this proposal in more detail with the Board of Trustees. This presentation is tentatively scheduled for the work session on February 7, 2017 from 5:30 p.m. to 6:00 p.m. subject to change. Thank you for your consideration.

Enclosed: Draft Conceptual Site Plan (2)
Draft Request for Qualifications for a Master Developer for Seaver Farm

Request for Qualifications
For the
Purchase and Development of
The Seaver Parcel - Phases I and II

Charter Township of Ypsilanti, Michigan

DRAFT

Release Date: _____

Response Date: _____

Description of Site

The Charter Township of Ypsilanti owns 37 acres known as Seaver Farms located on the west side of Huron Street between I-94 and Huron River Drive. The Township is seeking a Master Developer for Phase I of the site which is approximately 13 acres or, in the alternative, both Phase I and II which is a total of 37 acres (see Figure 1).

Utilities: The site is served by public water and sewer which has adequate capacity.

Access: The site is located on Huron Street, which has excellent access from a full interchange of I-94. Huron Street is a five-lane cross section. The property is bordered on the south by Brinker Drive and on the west by Seaver Way.

Zoning: The property is currently zoned IRO. However, the Township will consider rezoning the property in accordance with the Master Plan.

Site Development Goals

The site is located within the area designated as "Town Center" by the Township Master Plan. As such, the Seaver Farms property offers an excellent opportunity for mixed use hotel, restaurant and retail development. It is strategically located in a central part of the Township where there is existing hotel, retail, restaurant, residential, governmental and industrial research office development.

The Township has prepared a Concept Development Plan for the property (see Figure 2). While the Master Developer may propose deviations from the Concept Development Plan, the Township is seeking the following:

- Commercial development in Phase I that will serve as a catalyst for mixed use development of Phase 2 of the Seaver Farms property.
- Mixed use residential/commercial/office in Phase 2.
- An internal street network that creates identifiable development blocks.
- A walkable design with community open space.
- The use of quality building materials and finishes.
- Buildings which predominantly relate to the street frontages.

Responsibilities of the Master Developer

The Master Developer would be responsible for the marketing and development of the site. This would include, but is not limited to, site planning, site preparation, engineering, the identification of users, and the potential building of product for tenants.

The Master Developer should be able to demonstrate:

- The ability to undertake planning studies to address infrastructure, environmental, and land development issues not fully-developed and/or addressed in the Seaver Farm Concept Plan.
- The ability to finance or obtain financing to begin and sustain the development process.
- Relationships with other professional firms to build the necessary team.
- Relationships with potential end users and tenants for the development.
- Extensive experience in all phases of the development process and experience in multi-product/mixed-use development including residential, retail, office, commercial and industrial.

RFQ Submission Requirements

Interested master developers (or teams) should submit the following information:

- Development Concept – As indicated, a Concept Development Plan for the entire Seaver Parcel has been prepared. It is the Township's intent to have the site developed in accordance with the plans. Developers may submit alternate plans provided such plans are consistent with the Township's intent.
- Development Entity – Identify the entity which would contract or otherwise enter into formal relationship with the Charter Township of Ypsilanti including all joint venture/limited partners, indicating respective percentage interests. Including a complete list of names, addresses, phone numbers, and e-mail addresses for all parties.
 - State intended role of each development partner in the implementation of the development and the responsible entity in the organization structure for the ongoing management.
 - Name principal in charge.
 - Include resumes of key individuals who would implement this project.
- Financial Capability – Submit any publicly available financial documentation such as annual reports, which describe the company's financial capability. Any information that is intended to be confidential shall be submitted separately and clearly labeled Confidential Financial Information. Other information that may be requested:
 - Composition of real estate portfolio by project and land use in such project.
 - Comparable recent experience (last 2-3 years) in securing financing

detailing type of project, financing sources, level of funding and closing dates.

- List of projects currently under planning and development including status, development schedule, and financial commitments required of developer.
- Relevant Experience and Background – Describe relevant project experience, particularly with mixed use developments, including a summary of the experience of the Master Developer in managing projects that required interaction with a broad range of interested parties from both the private and public sectors.

General Instructions

- Prior to submitting a qualifications statement, a mandatory pre-proposal meeting will be held on _____ at 10:00 a.m. in the Township Civic Center, Room 104.
- The qualification package and 5 copies (6 total) should be submitted in a sealed envelope, clearly marked "Seaver Parcel Qualifications" on its face to:

Karen Lovejoy Roe, Township Clerk
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

- Qualifications must be received at the above address no later than 11:00 a.m. on _____ to be considered.
- Qualifications should be limited to 10 pages, excluding resumes of assigned personnel and firm experience, and should contain at least the following items:
 - Summary of the qualifications of all key personnel assigned to this project.
 - Summary of your understanding of the project and your approach to it.
- Qualifications received prior to the time of opening will be secured unopened. The person opening the qualifications will do so on or after the specified time. Qualifications received after the schedule receipt time will not be accepted and will be marked "LATE".
- Questions concerning the required submittals and procedures should be addressed to: klovejoyroe@ytown.org . A response will be distributed to all parties.
- The Charter Township of Ypsilanti reserves the right to reject any and/or all

Qualifications/Proposals, in whole or in part. The successful Master Developer will have thirty (30) days from the date of award of the project to execute a contract with the Township.

SELECTION PROCESS

Qualifications will be evaluated by the Charter Township of Ypsilanti. Firms (or teams of firms) with the top submittals may be asked to make formal presentations to the selection committee.

All submittals will be acknowledged in writing. Firms selected for personal appearances will be notified by telephone regarding the time and date of their interviews. The Master Developer will be selected based on these evaluations/interviews.

The following criteria will be used to evaluate qualifications:

- Qualifications of Development Entity/Team – with emphasis on lead/contact person
- Financial Capability of the Master Developer/Team
- Nature and quality of relevant experience and background
- Understanding of the project and the Master Developer's roles, relationships and responsibilities

Upon completion of the evaluation of the Qualification Statements and interviews of selected teams, the Township will select 1-2 teams to enter into specific negotiations which will include, but not be limited to:

- Acquisition price
- Development concept
- Development schedule

Equal opportunity: The Charter Township of Ypsilanti is an equal opportunity employer and will select a Master Developer without regard to age, handicap, religion, creed or belief, political affiliation, race, color, sex, or national origin.



- Commercial
- Mixed-use Commercial & Residential
- Mixed-use Commercial & Office
- Residential - Townhomes

SEAVER WAY PUD
PROPOSED HOTEL SITING
CONCEPT PLAN 1
 Ypsilanti Township
 Washtenaw County, Michigan



0 100 200 400
 SCALE: 1" = 200'



- Commercial
- Mixed-use Commercial & Residential
- Mixed-use Commercial & Office
- Residential - Townhomes

**SEAVER WAY PUD
PROPOSED HOTEL SITING
CONCEPT PLAN 2**
Ypsilanti Township
Washtenaw County, Michigan



0 100 200 400
SCALE: 1" = 200'

Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan
December 2016



REVIEW AGENDA

- A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

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



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK KAREN LOVEJOY ROE • TREASURER LARRY DOE
TRUSTEES: STAN ELDRIDGE • HEATHER JARRELL ROE • MONICA ROSS WILLIAMS •
JIMMIE WILSON, JR.

REGULAR MEETING AGENDA

TUESDAY, MARCH 21, 2017

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC HEARING
 - A. 7:00PM – RESOLUTION 2017-06, CREATION OF SPECIAL ASSESSMENT DISTRICT #68 FOR PUBLIC SECURITY CAMERAS FOR THE HURON HEIGHTS AND HURON RIDGE APARTMENTS
(PUBLIC HEARING SET AT THE FEBRUARY 21, 2017 REGULAR MEETING)
4. PUBLIC COMMENTS
5. CONSENT AGENDA
 - A. MINUTES OF THE MARCH 21, 2017 WORK SESSION AND REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR MARCH 21, 2017 IN THE AMOUNT OF \$1,839,137.91
 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR FEBRUARY 2017 IN THE AMOUNT OF \$44,861.45
 3. CHOICE HEALTH CARE ADMIN FEE FOR JANUARY 2017 IN THE AMOUNT OF \$1,460.00
 - C. FEBRUARY 2017 TREASURER'S REPORT
6. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2nd READING OF RESOLUTION 2017-04, PROPOSED ORDINANCE 2017-472, AN ORDINANCE TO AMEND THE TOWNSHIP ZONING CODE, SECTION 2109 SIGNS
(1ST READING HELD AT THE MARCH 7, 2017 REGULAR MEETING)
2. 2nd READING OF RESOLUTION 2017-05, PROPOSED ORDINANCE 2017-473, AMENDING THE TOWNSHIP ZONING CODE, SECTION 401 TO PERMIT RAISING UP TO FOUR (4) HENS ON RESIDENTIAL PARCELS WITH ONE ACRE OR MORE AND REQUESTS THE PLANNING COMMISSION TO REVISIT THIS ORDINANCE AT THE BEGINNING OF 2018 TO REVIEW THE LANGUAGE AND HOST PUBLIC HEARINGS FOR SMALLER LOTS AND ALSO REQUESTS THE PLANNING CONSULTANTS TO RESEARCH OTHER MUNICIPALITIES' ORDINANCES ON THIS SUBJECT AND PROBLEMS THEY HAVE EXPERIENCED
(1ST READING HELD AT THE MARCH 7, 2017 REGULAR MEETING)

NEW BUSINESS

1. BUDGET AMENDMENT #4
2. REQUEST OF YANKEE AIR FORCE, INC. (YAM) AND MICHIGAN AEROSPACE FOUNDATION (MAF) FOR A ONE YEAR EXTENSION TO THE PD #21-2015 STAGE 1 SITE PLAN AND REZONING APPROVAL GRANTED BY YPSILANTI TOWNSHIP ON MAY 19, 2015 PER RESOLUTION NO. 2015-09 ORDINANCE NO. 2015-444
3. REQUEST OF MICHAEL RADZIK, OCS DIRECTOR TO APPROVE ISSUANCE OF FIVE (5) FOUNDATION ONLY BUILDING PERMITS FOR NEW HOME CONSTRUCTION FOR THE MANORS AT CREEKSIDE VILLAGE
4. REQUEST AUTHORIZATION OF CONTRACT WITH REIMAGINE WASHTENAW IN THE AMOUNT OF \$5,000.00 BUDGETED IN LINE ITEM #101-956-000-801.000
5. RESOLUTION 2017-07, OPPOSING ELIMINATION AND REDUCTION OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROGRAMS WHICH ARE VITAL TO THE CHARTER TOWNSHIP OF YPSILANTI RESIDENTS AND ALL WASHTENAW COUNTY RESIDENTS
6. REQUEST OF MICHAEL SARANEN, HYDRO STATION MANAGER FOR APPROVAL OF THE RENEWABLE ENERGY CREDITS (RECS) PURCHASE AND SALE AGREEMENT
7. REQUEST OF ERIC COPELAND, FIRE CHIEF TO APPROVE THE 2017/2018 FIRE DISPATCHING SERVICE CONTRACT WITH EMERGENT HEALTH PARTNERS, INC. FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2018 IN THE AMOUNT OF \$153,221.01 TO BE BUDGETED OVER TWO YEARS IN LINE ITEM #206-206-000-857-001
8. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 130 S. HARRIS RD. AND 2074 MCGREGOR IN THE AMOUNT OF \$20,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023

OTHER BUSINESS

RESOLUTION 2017-06

**Resolution on Huron Heights/Huron Ridge Apartments
Special Assessment District for
Public Security Cameras**

WHEREAS, the Township Board of the Charter Township of Ypsilanti proposes to install security cameras at the public entrances to the Huron Heights and Huron Ridge Apartments; and

WHEREAS, the Township Board proposes to pay for the purchase and installation of the security cameras; and

WHEREAS, the Township Board proposes the creation of a special assessment district consisting of 2 parcels consisting of the Huron Heights and Huron Ridge Apartments which will be benefited to defray the operation and maintenance cost of the security camera; and

WHEREAS, the Township Board has solicited *Requests for Proposals* for the proposed project describing the security camera improvements, the proposed location of said improvements and estimated costs; and

WHEREAS, Conti Corporation, a video security company, licensed by the State of Michigan, prepared and submitted proposed plans to install, operate and maintain security cameras in public areas located within the boundaries of Leforge Rd., the Huron River and Clark Rd. which consists of 2 parcels with the following estimated costs:

- Township Costs for purchase and installation of 2 security cameras: \$10,000.00
- Total Annual Residents' Cost for maintenance and operation of security cameras: (First three years) \$13,100.00
- Annual cost per parcel \$ 2,183.34
- Monthly cost per parcel \$ 181.94

WHEREAS, the plans, estimates of cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the public hearing upon the same was published

and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk; and

WHEREAS, in accordance with the aforesaid notices, a hearing was held on the **21st** day of **March, 2017** commencing at **7:00pm** and all persons given the opportunity to be heard in the matter; and

WHEREAS, as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby approve the plans for public security cameras as prepared and presented by the Township's licensed security system contractor and its annual estimate of costs for the operation and maintenance thereof.
2. That this Township Board creates a special assessment district located within the boundaries of Leforge Rd., the Huron River and Clark Rd. to be known as Huron Heights/Huron Ridge Neighborhood Camera Special Assessment District No. 68 within which the costs of the operation and maintenance of the security cameras shall be assessed according to benefits.
3. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total

benefit to all the parcels of land in the special assessment district. When the same has been completed, the Supervisor or Assessing Officer shall affix thereto her certificate stating that it was made pursuant to this resolution and that in making such assessment roll, she has, according to her best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.

4. When the special assessment roll has been prepared and filed in the office of the Township Clerk, before said assessment roll has been confirmed, the Township Board shall appoint a time and place when it will meet, review and hear any objections to the assessment roll.
5. If the special assessment roll is confirmed, the Township Board intends to hold a public hearing once each year in future years, on or before October 31st, to reassess property in the special assessment district for the costs in the next year, and will provide notice of such hearing in such a manner as prescribed by law.
6. That all resolutions and parts of resolutions insofar as they conflict with the provisions of the within resolution be and the same are hereby rescinded.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
STAN ELDRIDGE
HEATHER JARRELL ROE
MONICA ROSS WILLIAMS
JIMMIE WILSON, JR



Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

February 27, 2017

Van Rooy Properties, Inc.
Huron Heights Apartments
1030 N. College Ave.
Indianapolis, IN 46202

Dear Property Owner:

Based on the request the property owners, the Charter Township of Ypsilanti Board of Trustees has set a public hearing to consider the creation of a Special Assessment District for the maintenance costs of public security cameras in the Huron Heights and Huron Ridge apartments.

The total cost per property for this yearly assessment would be \$2,183.34 per year.

This will include your property located at: K-11-04-200-020

Comcast and Conti Corporation have fixed the annual charges for the first three years, per agreement to total \$13,100.00. This total cost is divided among the two (2) parcels and prorated over three years equaling \$2,183.34 per parcel, per year or \$181.95 per month. If approved, this amount will be added to your winter tax bill. After the third year, the costs will reflect the current rates set by Comcast and Conti Corporation. The rates will be reviewed and another public hearing scheduled, if necessary.

The total cost of the cameras and installation is \$10,000.00 and will be paid for with dollars from the Township's General Fund budget. The cost of operation and maintenance will be paid by the special assessment of all property owners.

The public hearing will be held on Tuesday, March 21, 2017 at approximately 7:00 p.m. at the Ypsilanti Township Civic Center, located at 7200 S. Huron River Drive, Ypsilanti, MI 48197 to consider creation of the special assessment district.


For your information, the camera location and the boundaries of the assessment district are on the back of this letter.

To Legally Protest the Camera Special Assessment:

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

If you have any questions or comments and are unable to attend the public hearing, please contact our office at (734) 484-4700 or by email at the addresses listed below. Your comments by phone, letter or email will be shared at the public hearing and read into the formal record.

Sincerely,


Karen Lovejoy Roe
Clerk
kllovejoyroe@ytown.org


Lisa Garrett
Deputy Clerk
lgarrett@ytown.org



Huron Ridge camera
to be located at main
entrance at W. Clark
and Concord
(see red dot)

Huron Heights Camera to be
located at main entrance at
Leforge and Woburn
(see red dot)

K-5-NE

Huron
River

Huron River Dr

Leforge St

Green St

Woburn St

W. Clark Rd

Villa Dr

K-5-NE

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
STAN ELDRIDGE
HEATHER JARRELL ROE
MONICA ROSS WILLIAMS
JIMMIE WILSON, JR



Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

February 27, 2017

Van Rooy Properties, Inc.
Huron Ridge Apartments
1030 N. College Ave.
Indianapolis, IN 46202

Dear Property Owner:

Based on the request the property owners, the Charter Township of Ypsilanti Board of Trustees has set a public hearing to consider the creation of a Special Assessment District for the maintenance costs of public security cameras in the Huron Heights and Huron Ridge apartments.

The total cost per property for this yearly assessment would be \$2,183.34 per year.

This will include your property located at: K-11-04-200-024

Comcast and Conti Corporation have fixed the annual charges for the first three years, per agreement to total \$13,100.00. This total cost is divided among the two (2) parcels and prorated over three years equaling \$2,183.34 per parcel, per year or \$181.95 per month. If approved, this amount will be added to your winter tax bill. After the third year, the costs will reflect the current rates set by Comcast and Conti Corporation. The rates will be reviewed and another public hearing scheduled, if necessary.

The total cost of the cameras and installation is \$10,000.00 and will be paid for with dollars from the Township's General Fund budget. The cost of operation and maintenance will be paid by the special assessment of all property owners.

The public hearing will be held on Tuesday, March 21, 2017 at approximately 7:00 p.m. at the Ypsilanti Township Civic Center, located at 7200 S. Huron River Drive, Ypsilanti, MI 48197 to consider creation of the special assessment district.

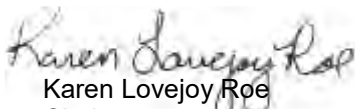
For your information, the camera location and the boundaries of the assessment district are on the back of this letter.

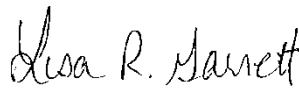
To Legally Protest the Camera Special Assessment:

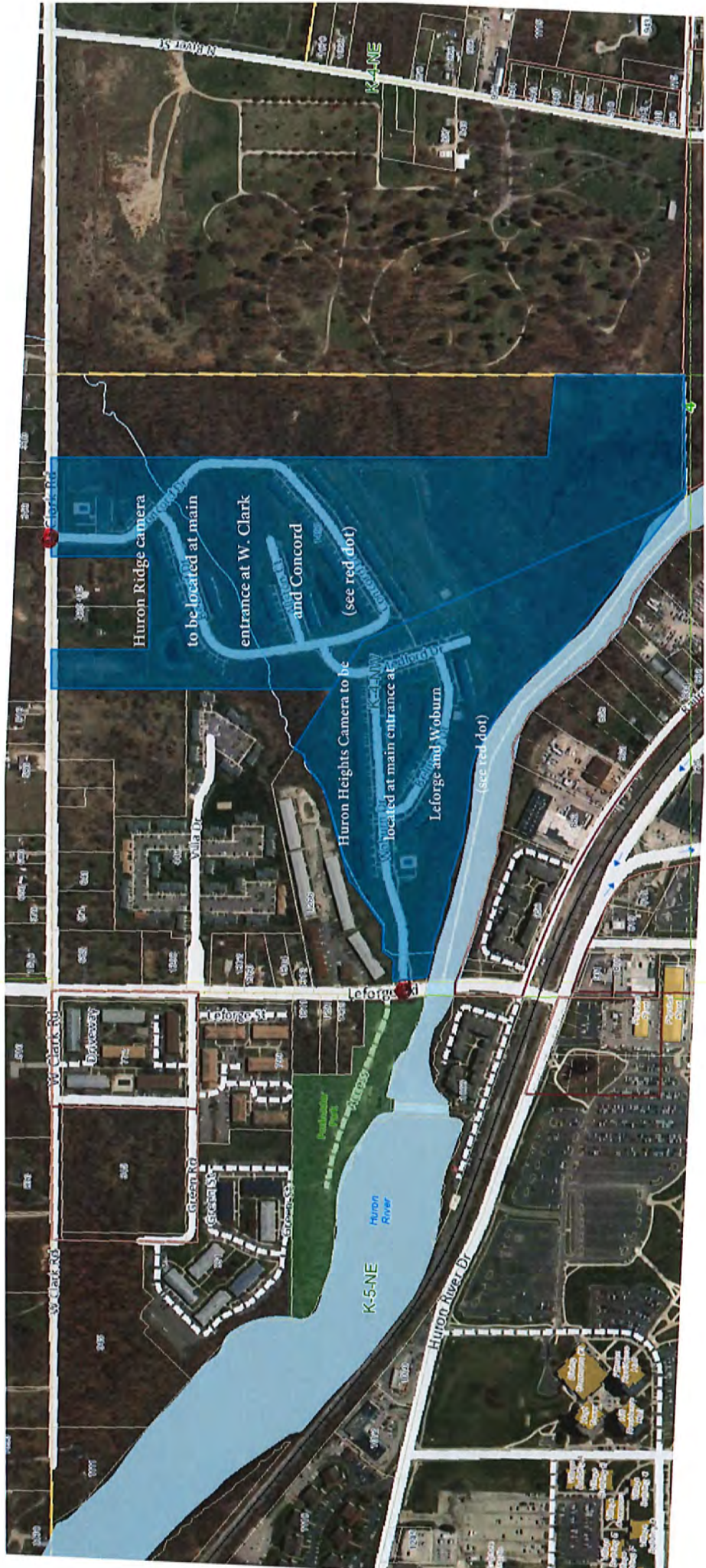
An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment in person, or may file his or her appearance and protest by letter before the hearing, and in that event, personal appearance shall not be required. The owner or any person having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

If you have any questions or comments and are unable to attend the public hearing, please contact our office at (734) 484-4700 or by email at the addresses listed below. Your comments by phone, letter or email will be shared at the public hearing and read into the formal record.

Sincerely,


Karen Lovejoy Roe
Clerk
kllovejoyroe@ytown.org


Lisa Garrett
Deputy Clerk
lgarrett@ytown.org



YpsiTwp- Huron Heights

AFFIDAVIT OF PUBLICATION

PUBLIC NOTICE Public Act of 2002 Proceedings - Notice of special assessment hearing - Township of Ypsilanti, Washtenaw County, Michigan TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN AND ANY OTHER INTERESTED PERSONS PLEASE TAKE NOTICE that the Township Board of the Charter Township of Ypsilanti proposes to install security cameras at the Huron Heights and Huron Ridge Apartment entrance area and to create a special assessment for the recovery of the cost thereof by special assessment against the properties benefited therein. PLEASE TAKE FURTHER NOTICE that the district within which the forgoing improvements are proposed to be constructed and within which the cost thereof is proposed to be assessed is more particularly described as follows: COMMONLY KNOWN HURON HEIGHTS AND HURON RIDGE APARTMENTS PLEASE TAKE FURTHER NOTICE that said plans and special assessment district map may be examined at the office of the Township Clerk from the date of this notice until and including the date of the public hearing hereon and may further be examined at such public hearing. PLEASE TAKE FURTHER NOTICE that a public hearing upon such proposed special assessment district, location and estimated costs will be held at the Charter Township of Ypsilanti Civic Center, 7200 S. Huron River Drive, Ypsilanti Township, MI commencing at approximately 7:00pm on Tuesday, March 21, 2017. An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment in person, or may file his or her appearance and protest by letter before the hearing, and in that event, personal appearance shall not be required. The owner or any person having an interest the real property who protests in writing at or before the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed. If the special assessment roll is confirmed, the Township Board intends to hold a public hearing once each year in future years to reassess property in the special assessment district for the costs in the next year, and will provide notice of such hearing by publication in the newspaper only, unless the amount to be specially assessed increases by more than 10 percent in any one year, then mailed notice of the public hearing will be provided to owners of property to be specially assessed. The Ypsilanti Township Board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting or public hearing, to individuals with disabilities upon a 10 day notice to the Ypsilanti Township Board by writing or calling KAREN LOVEJOY ROE, CLERK, 7200 S. HURON RIVER DRIVE, YPSILANTI, MI 48197 (734)484-4700. KAREN LOVEJOY ROE, CLERK CHARTER TOWNSHIP OF YPSILANTI
Publish: Monday, March 6, 2017
03/06

(Affidavit of Publisher)

STATE OF MICHIGAN,
ss.
COUNTY OF WASHTENAW

The undersigned, an employee of the publisher of Washtenaw County Legal News, having knowledge of the facts, being duly sworn deposes and says that a notice, a true copy of which is annexed hereto, was published in Washtenaw County Legal News a newspaper circulated in Washtenaw County on March 6, 2017 A.D.



Sheila Pursglove

Subscribed and sworn before me on this 6th day of March 2017 A.D.



Vicky Blanshard

Notary Public Washtenaw County, Michigan. My commission expires: August 9, 2020 Acting in Washtenaw County, Michigan.

Attorney: Ypsilanti Twp. - Ypsilanti Twp.
AttorneyFile#:
Notice#: 1307392

Supervisor
 BRENDA L. STUMBO
Clerk
 KAREN LOVEJOY ROE
Treasurer
 LARRY J. DOE
Trustees
 STAN ELDRIDGE
 HEATHER ROE
 MONICA WILLIAMS
 JIMMIE WILSON JR.



Charter Township of Ypsilanti

Assessor's Office

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

Cost To Install Cameras in Huron Heights/ Huron Ridge Area

ESTIMATE

Area: Huron Heights/ Huron Ridge Area, a total of 2 parcels

Township Cost:

Installation of two (2) cameras:

2 cameras @ \$5000/each \$ 10,000.00

Township Cost \$ 10,000.00

Residents' Cost:

Service for two (2) cameras

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Comcast	\$3,500.00	\$3,500.00	\$3,500.00
Conti	520.00	520.00	520.00
Annual Maintenance	<u>Warranty</u>	<u>520.00</u>	<u>520.00</u>
Total Resident Cost	\$4,020.00	\$4,540.00	\$4,540.00

3 year cost is \$13,100.00, which would be divided by the number of parcels.

\$13,100.00/2 parcels = \$6550.00 for 3 years

\$6,550.00/3 years = \$2183.34 per year

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 7, 2017 WORK SESSION MEETING

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

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees: Heather Jarrell Roe, Jimmie Wilson Jr., Monica Ross-Williams

Members Absent: Trustee Stan Eldridge

Legal Counsel: Wm. Douglas Winters

AGENDA REVIEW

- A. MINUTES OF THE FEBRUARY 21, 2017 WORK SESSION AND REGULAR MEETING**
- B. STATEMENTS AND CHECKS**
 - 1. STATEMENTS AND CHECKS FOR MARCH 7, 2017 IN THE AMOUNT OF \$960,645.50**

ATTORNEY REPORT

- A. GENERAL LEGAL UPDATE**

NEW BUSINESS

Supervisor Stumbo requested to delete item #1 under New Business and item #3 under Authorizations and Bids. She stated that after several conversations with staff and Treasurer Doe and OHM it was determined the project had changed substantially from the bids received last year and the project needed to go back out for bid. She stated the bids would come back to the board.

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 2

- 1. BUDGET AMENDMENT #4 (agreed to delete from agenda)**
- 2. REQUEST FOR LOCAL GOVERNMENT APPROVAL OF A MICRO BREWER LICENSE FOR MELISSA ZEMPER OF THREE RING BREWERY AND MAKERSPACE TO BE LOCATED AT 2839 E. MICHIGAN AVENUE**

Michael Radzik, Director of Office of Community Standards shared that everything was in proper form to approve this request. He said it would be located next to Los Amigos in the prior Am Vets building and would be a good addition to the area. He said the Micro Brewer License is a manufacturing and wholesaler license that allows beer sales of the on premise manufactured beer only, to licensed wholesalers and to consumers for on premises or take out consumption. He said the township currently had one other active Micro Brewer License and that was being used by Unity Vibration Living Kombucha Tea, LLC at 93 Ecorse Rd. Mr. Radzik also reported that the Micro Brewer License does not count against the Township's allotted quota of on premise retail licenses. He also said the applicant would be attending the meeting.

- 3. REQUEST OF FRIENDS IN DEED FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE**

Supervisor Stumbo indicated this organization had come before the board for a few years and they raised funds to help low-income individuals. Clerk Lovejoy Roe explained the resolution and how the State of Michigan Gaming Control Board required it.

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 3

**4. 1st READING OF RESOLUTION 2017-04 PROPOSED ORDINANCE 2017-472,
AN ORDINANCE TO AMEND THE TOWNSHIP ZONING CODE, SECTION 2109
SIGNS**

Richard Carlisle, Township Planning Consultant gave an overview of the proposed changes to the sign ordinance. He referenced the need for the changes due to a recent Supreme Court Gilbert v. Reed decision. He said the changes included: a stated intent of the ordinance, definition for bench sign, consolidation of all temporary sign regulations into one section of the ordinance and the removal of the prohibition on advertising tobacco and alcohol from the ordinance due to the recent Supreme Court Case. Trustee Monica Ross-Williams asked for clarification regarding the court decision and signs for alcohol and tobacco. Carlisle shared that the court case involved content regulation and tobacco and alcohol content could not be regulated as in the past. Attorney Winters shared information about the Lamar Lawsuit and how the township adopted a sign ordinance to protect the neighborhoods but he said new regulations require an update of the sign ordinance.

**MICRO BREWER LICENSE FOR THREE RING BREWERY AND MAKERSPACE
(continued discussion)**

Melissa Zemper the applicant for the Micro Brewer License arrived at the work session meeting and Supervisor Stumbo asked her to make a presentation. Ms. Zemper explained the micro brewer licensing process and that the township approval was required before she moved on to state and federal requirements. She explained she was in the process of purchasing the building at 2839 E. Michigan Ave and in response to a

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MARCH 7, 2017 WORK SESSION
PAGE 4**

question from Supervisor Stumbo indicated the building was a stand alone building on a separate parcel. She explained in response to Trustee Ross-Williams question about education programs for youth that the camps or programs would be about the science of fermentation and where the process was used in foods such as making of cheeses. She said the children would not learn the process of making beer. She did say that the business plan included having classes for adults that were interested in learning the beer brewing process. She said the space was small about 1,400 square feet and 500 square feet would be used for brewing and the other space would be for seating. Supervisor Stumbo asked if she was working with Spark East and Ms. Zemper said she was. She shared she was a finalist in the Pitch Ypsi competition to receive a grant for her start up business and that would occur at Eastern Michigan Business School tomorrow. She shared how beer brewing was a tourism initiative and that Michigan is considered one of the top brewing states. She said she was working in collaboration with other brewers in the City of Ypsilanti. She said she was very excited about helping with the redevelopment of the East Michigan Avenue corridor and said it was a perfect location for her start up business and she hoped to grow at this location.

**5. 1st READING OF RESOLUTION 2017-05, PROPOSED ORDINANCE 2017-473,
AN ORDINANCE TO AMEND THE TOWNSHIP ZONING CODE, SECTION 401
TO PERMIT RAISING UP TO FOUR (4) HENS ON RESIDENTIAL PARCELS
WITH ONE ACRE OR MORE**

Richard Carlisle, Township Planning Consultant reviewed the proposed ordinance change. He said the change as proposed would allow up to four backyard hens in R-1 through R-4 residential zoning districts for parcels of land owned outside of the boundaries of either a proprietary, supervisor's plat or site condominium and

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 5

having an area of land not less than one acre. He said there were specific regulations on the care of chickens. He reviewed the Planning Commission public hearing and meetings when discussion and a vote for recommendation to the township board occurred.

Trustee Jarrell Roe stated she supported sustainable community initiatives but she said she questions the reasonableness of only allowing chickens on one acre or more of land. She said with 22,000 households as listed in the census that less than 3% of township households could have backyard chickens under the proposed ordinance. She said the ordinance would further widen the divide between socio economic groups in Ypsilanti Township and create different cultures between sections of the township. She shared that she researched the lowest cost of a home currently listed on Zillow located in Ypsilanti Township that was on one acre and the home listed for \$210,000 for a 2,000 square foot home. She said that the cost to purchase a home on one acre would not allow for a sustainable existence for most township residents. She said she did not support the one-acre limitation. Trustee Jarrell Roe asked why only allow chickens on one acre or more, she asked what was the rationale behind one acre only.

Richard Carlisle responded that the acreage amount is based on the structure of the zoning districts. He said he speculated the planning commission believed it was difficult on smaller lots and perhaps also because of the deed restrictions in these areas.

Trustee Jarrell Roe followed up by stating her position was to serve the entire community and that includes those who wish to raise backyard chickens regardless of the size of their lot size.

Trustee Wilson asked the planning consultant what were the neighboring communities doing in regards to lot size.

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 6

Richard Carlisle responded that Pittsfield Township required 2.5 acres. He said Pittsfield Township had different zoning districts of 5, 2.5 and 1 acres and then smaller lots.

Supervisor Stumbo shared that moving to one acre was a step towards allowing more township residents to have chickens than the current ordinance with a five-acre requirement allowed. She explained the background of moving to the one-acre ordinance by the planning commission. She indicated there was not support by the commissioners for smaller lot chickens and that when residents with one acre parcels requested a change in the ordinance to one acre the former Planning Director brought the issue to the Planning Commission.

Trustee Ross-Williams asked if it was because cities were landlocked that they allowed chickens on smaller lots.

Richard Carlisle stated he was not sure but in Ann Arbor, residents were required to get permission from their neighbors to have chickens. He also said that allowing chickens on smaller lots could increase conflict with zoning issues and with chicken owners that did not fulfill their moral responsibility of taking care of their animals. He said the current ordinance was extremely restrictive with the 5-acre requirement and he cautioned sending the ordinance back to the planning commission, and that he did not think the change to one acre was unreasonable.

Trustee Ross-Williams asked if there were costs associated with permits for chickens and enforcement.

Richard Carlisle responded that you must enforce all your ordinances but he did not think this new change would be a burden on the ordinance department.

Treasurer Doe said he thought the smaller lots would cause a lot of complaints and issues between neighbors.

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 7

Clerk Lovejoy Roe shared that she had attended all the public meetings of the planning commission when the chicken ordinance was discussed. She said the planning commission held a public hearing on the text amendment that was before the board tonight. She said the Planning Commission voted 3 in favor and 2 against the proposed ordinance and that one of the Commissioners that voted against did so because she supported the smaller lots for chickens. She also stated that both the City of Ann Arbor and Ypsilanti had backyard chicken ordinances for years and there were no complaints registered. She gave a history of the movement towards backyard chickens that she said began in Ypsilanti Township in 2012 with several township residents working with the township attorney to develop a small lot chicken ordinance that the Planning Commission did not take up. She shared that those in support of the backyard chickens were frustrated because they have been waiting since 2012 for movement on the backyard chicken issue. Clerk Lovejoy Roe said she supported the smaller lots for chickens. She said she had grown up with chickens on a small lot on the north side and she said she had chickens herself on a small lot in a subdivision at Oakland Estates and was not aware until a news article about a court case in Ypsilanti Township regarding chickens on small lots that township ordinance did not allow chickens. She said that chickens were a great source of protein and she supported local food initiatives.

Trustee Ross Williams shared that she had done a survey on Next Door, a social media site, where most residents responded in favor of backyard chickens but there were also residents that were concerned with odor. She said she did not know if residents were aware of the issue and said she wanted more public input on the issue. She also asked Richard Carlisle if he was aware of the number of complaints filed regarding chickens in the City of Ypsilanti or Ann Arbor. He responded he did not.

Ms. Kaiser, resident, said she was not in favor of chickens on lots of less than one acre. She indicated that residents would not respond to a survey because they do not even vote.

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2017 WORK SESSION

PAGE 8

Angela Barbash, resident, said she lived in West Willow and supported smaller lots for backyard chickens as a food source and for sustainability. She questioned the reasoning behind a one-acre requirement and she said most residents cannot afford the larger lots to raise chickens on.

6. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR AUTHORIZATION OF THE DECLARATION AND NOTICE AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES TO RESTRICT THE DEED TO FORD LAKE PARK TO COMPLETE THE GRANT FOR THE RENOVATION OF THE FORD LAKE PARK TENNIS COURTS

Jeff Allen explained the need for this authorization and said it was the final item needed to complete the grant requirements.

7. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR AUTHORIZATION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION RESOLUTION FOR RIGHT OF WAY ACCESS

Jeff Allen explained this was a new requirement of MDOT.

8. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION TO ABATE PUBLIC NUISANCE DRUG HOUSES BY PADLOCKING LOCATED AT 2368 PINERIDGE COURT AND 139 WIARD RD. IN THE AMOUNT OF \$10,000 BUDGETED IN LINE ITEM #101.950.000.801.203

9. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR TO ENTER INTO NEGOTIATIONS FOR THE SALE OF TOWNSHIP OWNED PROPERTY LOCATED AT 110 JOHNSON STREET PARCEL #K-11-10-211-004

CHARTER TOWNSHIP OF YPSILANTI

MINUTES OF THE MARCH 7, 2016 WORK SESSION

PAGE 9

OTHER BUSINESS

AUTHORIZATIONS AND BIDS

- 1. REQUEST OF MIKE SARANEN, HYDRO OPERATIONS TO AWARD THE LOW BID FOR THE PURCHASE AND COMMISSION OF ONE(1) NEW DUAL FUEL GAS GENERATOR WITH SELECTED OPTIONS IN THE AMOUNT OF \$21,207.00 BUDGETED IN LINE ITEM #232-252-000-977-000**

- 2. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO AWARD THE LOW QUOTE FOR THE PURCHASE OF A TORO BAT WING MOWER TO SPARTAN DISTRIBUTORS IN AN AMOUNT NOT TO EXCEED \$62,000.00 BUDGETED IN LINE ITEM #101-774-000-977-000**

- 3. REQUEST TO WAIVE THE FINANCIAL POLICY AND AUTHORIZE THE THREE FULL TIME OFFICIALS TO AWARD THE LOW QUOTE FOR THE GREEN OAKS GOLF COURSE PATH IMPROVEMENTS IN AMOUNT NOT TO EXCEED \$250,000.00 BUDGETED IN LINE ITEM #584-584-000-971-000**

Board agreed to remove this item from the agenda.

Trustee Ross-Williams read from a statement regarding lack of coverage of the Township Board meetings and township issues that are important to township residents by MLIVE Ann Arbor.com. She shared her concerns with the lack of coverage with the board members.

Work Session Adjourned at 6:52 P.M.

Respectfully Submitted,

Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES FOR TUESDAY, MARCH 7, 2017 REGULAR MEETING**

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

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees: Heather Jarrell Roe, Jimmie Wilson Jr., Monica Ross-Williams

Member Absent: Trustee Stan Eldridge

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

Myla Harris, Vice President AFSCME Local 3451 thanked the Board for restoring the custodial position at the Recreation Center to full time.

Arloa Kaiser, Township Resident, encouraged residents to go on line and voice their objections to FERC regarding the Nexus pipeline.

JoAnn McCollum, Township Resident stated that Ypsilanti Township needs an updated Recreation Center.

Kayla Stersick, Township Resident encouraged the board to allow chickens on all properties.

Lisa Dolinger, Township Resident for 29 years encouraged the board to make chickens available to all residents.

Dale Dolinger, Township Resident stated having chickens would provide freedom and self-sufficiency for residents to be able to produce food for their families.

Marsha Burton, Township Resident would like the board to reconsider the mandatory one acre of land to have chickens.

Tina Eldridge, Township Resident is against having chickens in the subdivisions.

Angela Barbash, Township Resident voiced her support for the Three Ring Brewery and Makerspace.

Julia Tanquay, Township Resident stated she supported having chickens in residential neighborhoods without the 1 acre limitation.

**CHARTER TOWNSHIP OF YPSILANTI
MARCH 7, 2017 REGULAR MEETING MINUTES
PAGE 2**

CONSENT AGENDA

A. MINUTES OF THE FEBRUARY 21, 2017 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. STATEMENTS AND CHECKS FOR MARCH 7, 2017 IN THE AMOUNT OF \$960,645.50

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

Motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters updated the board on several issues in the Township. He said the lowering of the Tyler Pond was an important project and would help ACM and the Township by bringing in \$300,000.00 in Township revenue once completed. He shared information on the Payment in Lieu of Taxes (PILOT) from Clark East Towers and other funding for police and fire services they would pay to the township. He discussed the restart of Creekside Manors Development and the upcoming development of Redwood Apartments.

NEW BUSINESS

1. BUDGET AMENDMENT #4 - Removed from the Agenda by the Board

2. REQUEST FOR LOCAL GOVERNMENT APPROVAL OF A MICRO BREWER LICENSE FOR MELISSA ZEMPER OF THREE RING BREWERY AND MAKERSPACE TO BE LOCATED AT 2839 E. MICHIGAN AVENUE

A Motion was made by Lovejoy Roe, supported by Treasurer Doe to Approve Request for Local Government approval of a Micro Brewer License for Melissa Zemper for Three ring Brewery and Makerspace to be Located at 2839 E. Michigan Avenue.

The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
MARCH 7, 2017 REGULAR MEETING MINUTES
PAGE 3**

3. REQUEST OF FRIENDS IN DEED FOR LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve Request of Friends in Deed for Local Governing Body Resolution for Charitable Gaming License.

The motion carried unanimously.

4. 1st READING OF RESOLUTION 2017-04, PROPOSED ORDINANCE 2017-472, AN ORDINANCE OF AMEND THE TOWNSHIP ZONING CODE, SECTION 2109 SIGNS

A motion was made by Clerk Lovejoy Roe, supported by Trustee Wilson to Approve 1st Reading of Resolution 2017-04, Proposed Ordinance 2017-472, an Ordinance of Amend the Township Zoning Code, Section 2109 Signs (see attached).

Jarrell Roe:	Yes	Ross-Williams:	Yes	Lovejoy Roe:	Yes
Stumbo:	Yes	Doe:	Yes	Wilson:	Yes

The motion carried unanimously.

5. 1st READING OF RESOLUTION 2017-05, PROPOSED ORDINANCE 2017-473, AMENDING THE TOWNSHIP ZONING CODE, SECTION 401 TO PERMIT RAISING UP TO FOUR (4) HENS ON RESIDENTIAL PARCELS WITH ONE ACRE OR MORE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Approve 1st Reading of the Resolution 2017-05, Proposed Ordinance 2017-473, Amending the Township Zoning Code, Section 401 to Permit Raising up to Four (4) Hens on Residential Parcels with one Acre or More (see attached).

Trustee Jarrell Roe stated she was concerned that many residents who would like to have hens do not live on one acre or more and this ordinance would exclude them from having hens. Trustee Ross-Williams said an accurate count of residents for or against having hens has not been established and she would like to look into this further. Trustee Wilson stated he feels moving the Ordinance from requiring five acres to one acre is an appropriate compromise. He said he would like the board to revisit this Ordinance in the near future and he hoped we could have additional input from our residents.

Clerk Lovejoy Roe read an email from Trustee Eldridge on the Ordinance (see attached).

Clerk Lovejoy Roe read other emails and comments from residents on the Ordinance (see attached). Clerk Lovejoy Roe stated she had chickens on a smaller lot and she knew there was no odor. She said she thought that sometimes as a

**CHARTER TOWNSHIP OF YPSILANTI
MARCH 7, 2017 REGULAR MEETING MINUTES
PAGE 4**

board member we should support issues that residents request that would do no harm to others. She said nothing compares to fresh eggs and there is no comparison to the flavor and if you try and buy fresh eggs you would pay about \$6.00 a dozen.

Clerk Lovejoy Roe made an amendment that the Planning Commission revisit this ordinance at the beginning of 2018 to look at reviewing the language and host public hearings on an ordinance for smaller lots and also requests our planning consultants to research other municipalities' ordinances on this subject and problems they have experienced, if any.

Arloa Kaiser said she was opposed to having chickens on less than one-acre lots. She also stated that in her deed for her home it states she cannot have farm animals and she feels chickens are farm animals.

A motion was made by Clerk Lovejoy Roe to restate and clarify with the friendly amendment, supported by Trustee Ross-Williams to Approve 1st Reading of the Resolution 2017-05, Proposed Ordinance 2017-473, Amending the Township Zoning Code, Section 401 to Permit Raising up to Four (4) Hens on Residential Parcels with one Acre or More with the amendment that the Planning Commission revisit this ordinance at the beginning of 2018 to look at reviewing the language and host public hearings on an ordinance for smaller lots and also requests our planning consultants to research other municipalities' ordinances on this subject and problems they have experience, if any (see attached).

Jarrell Roe:	No	Ross-Williams:	Yes	Lovejoy Roe:	Yes
Stumbo:	Yes	Doe:	Yes	Wilson:	Yes

The motion carried.

6. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR AUTHORIZATION OF THE DECLARATION AND NOTICE AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES TO RESTRICT THE DEED TO FORD LAKE PARK TO COMPLETE THE GRANT FOR THE RENOVATION OF THE FORD LAKE PARK TENNIS COURTS

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Request of Jeff Allen, Residential Services Director for Authorization of the Declaration and Notice as Required by the Department of Natural Resources to Restrict the Deed to Ford Lake Park to Complete the Grant for the Renovation of the Ford Lake Park Tennis Courts (see attached).

The motion carried unanimously.

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**7. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR
AUTHORIZATION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION
RESOLUTION FOR RIGHT OF WAY ACCESS**

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to
Approve Request of Jeff Allen, Residential Services Director for Authorization of
the Michigan Department of Transportation Resolution for Right of Way Access
(see attached)**

The motion carried unanimously.

**8. REQUEST TO MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK
LEGAL ACTION TO ABATE PUBLIC NUISANCE DRUG HOUSES BY
PADLOCKING LOCATED AT 2368 PINERIDGE COURT AND 139 WIARD ROAD
IN THE AMOUNT OF \$10,000.00 BUDGETED IN LINE ITEM #101-950-000-
801-023**

**A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to
Approve Request To Mike Radzik, OCS Director for Authorization to Seek Legal
Action to Abate Public Nuisance Drug Houses by Padlocking Located at 2368
Pineridge Court and 139 Wiard Road in the Amount of \$10,000.00 Budgeted in
Line Item #101-950-000-801-023**

The motion carried unanimously.

**9. REQUEST OF BRIAN MCCLEERY, ASSISTANT ASSESSOR TO ENTER INTO
NEGOTIATIONS FOR THE SALE OF TOWNSHIP OWNED PROPERTY LOCATED
AT 110 JOHNSON STREET PARCEL #K-11-10-211-004**

**A motion was made by Trustee Jarrell Roe, supported by Treasurer Doe to
Approve Request of Brian McCleery, Assistant Assessor to Enter into Negotiations
for the Sale of Township Owned Property Located at 110 Johnson Street Parcel
#K-11-10-211-004**

The motion carried unanimously.

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OTHER BUSINESS

AUTHORIZATION AND BIDS

- 1. REQUEST OF MIKE SARANEN, HYDRO OPERATIONS TO AWARD THE LOW BID FOR THE PURCHASE AND COMMISSION OF ONE (1) NEW DUEL FUEL GAS GENERATOR WITH SELECTED OPTIONS IN THE AMOUNT OF \$21,207.00 BUDGETED IN LINE ITEM #252-252-000-977-000**

A motion was made by Treasurer Doe, supported by Clerk Lovejoy Roe to Approve Request of Mike Saranen, Hydro Operations to Award the Low Bid for the Purchase and Commission of One (1) New Duel Fuel Gas Generator with Selected Options in the Amount of \$21,207.00 Budgeted in Line Item #252-252-000-977-000

The motion carried unanimously.

- 2. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO AWARD THE LOW QUOTE FOR THE PURCHASE OF A TORO BAT WING MOWER TO SPARTAN DISTRIBUTORS IN AN AMOUNT NOT TO EXCEED \$62,000.00 BUDGETED IN LINE ITEM #101-774-000-977-000**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Approve Request of Jeff Allen, Residential Services Director to Award the Low Quote for the Purchase of a Toro Bat Wing Mower to Spartan Distributors in an Amount not to Exceed \$62,000.00 budgeted in Line Item # 101-774-000-977-000

The motion carried unanimously.

- 3. REQUEST TO WAIVE THE FINANCIAL POLICY AND AUTHORIZE THE THREE FULL TIME OFFICIALS TO AWARD THE LOW QUOTE FOR THE GREEN OAKS COURSE PATH IMPROVEMENTS IN AMOUNT NOT TO EXCEED \$250,000.00 BUDGETED IN LIEN ITEM #584-584-000-971-000 – Removed from the Agenda by the Board**

A motion was made by Trustee Wilson, supported by Treasurer Doe to Adjourn.

The motion carried unanimously.

The meeting was adjourned at approximately 8:06p.m.

Respectfully Submitted,

**Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti**

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

RESOLUTION 2017-04
(In Reference to Ordinance 2017-472)

**A Resolution Amending the Sign Ordinance of the
Charter Township of Ypsilanti**

Whereas, the Township Planning Consultants have recommended certain changes to the Charter Township of Ypsilanti's (Township) Planning Commission (Commission), involving the Sign Ordinance as contained in the Township's Zoning Code specifically Article XXI entitled "**General Provisions**," and specifically, Section 2109 of that Article entitled "**Signs**;" and

Whereas, at its at its regularly scheduled meeting held **February 28, 2017**, the Commission recommended approval of the Planning Consultant's proposed changes to Section 2109 to the Township Board which changes can be summarized as follows:

1. While most sections of the Zoning Ordinance have a stated intent, Section 2109 did not. Sign ordinances having a stated intent and purpose is useful in legal proceedings interpreting their meaning.
2. Definitions: A definition of "**bench sign**" has been added due to current issues involving these types of signs.
3. Permitted Accessory Signs: Temporary signs (i.e. construction, real estate, etc.) are addressed in two sections in the existing ordinance. Ordinance No. 2017-472 consolidates all temporary sign regulations in a single section, Section 2109.3e entitled "**Temporary Signs**."
4. Non-Accessory Signs: The prohibition on advertising tobacco and alcohol has been removed because it is content based as prohibited by United States Supreme Court.
5. Insurance: Township legal counsel has requested that the Ordinance specify an amount of insurance to be carried by businesses "**engaged or continuing in the business of erecting, servicing, repairing or dismantling of signs**" in the amount of one million dollars. This provision only applies to commercial signs.

6. Removal of Abandoned Signs: The existing language has been replaced with a more specific procedure in the proposed Ordinance; and

Whereas, proposed Ordinance No. 2017- 472 has revised the current existing Ordinance in such a fashion as to incorporate the above changes recommended; and

Whereas, the Charter Township of Ypsilanti Board of Trustees (Board) agrees with the request of the Planning Commission;

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve **Ordinance No. 2017-472** as attached, by deleting in its entirety, current existing Article XXI, Section 2109 of the Township's Zoning Code in its entirety, replacing it with proposed **Ordinance No. 2017-472**, which ordinance reflects the suggestions and input of the Township's Planning Consultant as recommended by the Commission.

PROPOSED ORDINANCE 2017-472

**An Ordinance Amending the Sign Ordinance of the
Charter Township of Ypsilanti**

The Charter Township of Ypsilanti hereby ordains that the Sign Ordinance Section 2109, the **Ypsilanti Township Zoning Code**, adopted May 18, 1994, shall be amended as follows:

- I. **Delete in its entirety subsection 2109 – Signs.**

- II. **Add the following new Section 2109 Signs to read as follows:**

Sec. 2109. - Signs:

1. Purpose, Intent and Definitions.

a. These regulations establish rules and standards for the construction, location, maintenance and removal of all signs except those exempted from regulation by this ordinance. Directional, emergency, or traffic-related signs owned by the township, county, state or federal government agencies are not regulated by this section. The execution of these regulations recognizes that the purpose of this chapter is to protect the interest of public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification and communication. In order that such purposes can be achieved, the following objectives shall be applied for this ordinance and any future additions, deletions and amendments:

- (1) General. Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
- (2) Public Safety. Protect public safety by prohibiting signs that:
 - i. are structurally unsafe or poorly maintained;
 - ii. cause unsafe traffic conditions because they unreasonably distract motorists, have similarities to official traffic signs or hinder vision; and
 - iii. impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
- (3) Protect Aesthetic Quality of Districts and Neighborhoods. Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. Prevent proliferation of signs in residential areas and eliminate abandoned signs and sign structures on unused properties. Avoid glare and light trespass through selection of proper fixture type(s) and location, lighting technology, and control of light levels.
- (4) Free Speech. Ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication.
- (5) Reduce Conflict. Reduce conflict among signs and light and between public and private information systems.
- (6) Business Identification. Allow for adequate signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
- (7) Foster Economic Development. Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather

promotes identification and communication necessary for sustaining and expanding economic development in the city.

b. Sign definitions: The following definitions are related to signs:

- (1) 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.

For purposes of this Ordinance, the following additional definitions shall apply:

- (a) Abandoned sign: A sign that is accessory to or associated with a legal use that has been discontinued or terminated.
- (b) Bench sign: A bench or chair or an attachment to a building which provides a bench, chair or seating device which has been painted, or in any other way has attached to it, a sign.
- (c) 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.
- (d) 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.
- (e) Canopy sign: A sign which is painted on or attached to an awning or canopy.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) Erect: To build, construct, attach, hang, place, suspend, affix or paint.
- (j) 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.
- (k) 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.
- (l) 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.
- (m) 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.

- (n) 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.
- (o) 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.
- (p) 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.
- (q) Off-premises directional sign: A sign which provides direction to a location within the township.
- (r) 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.
- (s) Roof sign: A display sign which is erected, constructed and maintained on or above the roof of the building.
- (t) 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.
- (u) Sign, accessory: A sign which pertains to the principal use of the premises.
- (v) 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.
- (w) Sign, nonaccessory: A sign which does not pertain to the principal use of the premises.
- (x) 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.
 - i. 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.
 - ii. Garage sale: Garage sale signs may be used to advertise a garage sale and shall be promptly removed upon completion of the garage sale.
 - iii. Real estate: Signs advertising the rental, sale or lease of the property upon which they are located.
 - iv. 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.

- v. 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.
 - vi. 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.
- (y) 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.
- (z) 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.
- (aa) 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.

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 wolmanized or equal treatment. A lightning grounding device shall be provided where required. All letters, figures, characters or representation in cutout or irregular form, shall be safely and securely built or attached to the sign structure. All signs of a greater area than 24 square feet shall have a surface or facing of noncombustible material. All signs shall be attached by means of metal anchors, bolts or expansion screws. In no case shall any sign be secured with wire, strips of wood or nails.
- b. Accessory to principal use: All signs which direct attention to a business, entertainment, service or commodity must be accessory to the business, entertainment, service or commodity offered, conducted or sold on the premises on which the sign is located, except real estate signs, off-premises directional signs and non-accessory signs specifically allowed in specified districts.
- c. Wind pressure and dead load requirements: Ground, projecting, wall and marquee signs shall be designed and constructed to withstand wind pressure and shall be constructed to receive dead loads as required in the township building code or other ordinances of the township.
- d. Illumination: Internally and externally lighted, reflectorized, glowing and other forms of illumination shall be permitted on all signs. All illumination shall be concentrated on the area of the sign to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices. All illuminated signs must be in compliance with section 2110 and shall not be of a flashing or intermittent flashing type.
- e. Signs not to constitute a traffic hazard: No sign shall be erected in such a manner as to obstruct free and clear vision or constitute a traffic hazard. No sign shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No sign shall make use of the words "stop," "look," "danger" or other word, phrase or symbol in a manner that is confusing or misleading. At street intersections, no signs other than municipal traffic control signs shall be located within eight feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending

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

- f. Face of sign shall be smooth: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.
- g. Obscene matter prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter.
- h. Public right-of-way: No sign shall be erected or placed within the public right-of-way. The owner of any sign which has been removed by the township from the right-of-way due it is in violation of this provision, shall pay to the township the sum of \$25.00 before recovering the sign. If any sign is not claimed within 14 days, said sign shall be disposed of.
- i. Sign setbacks: All permitted ground and-temporary signs shall be set back not less than 15 feet from all property lines and existing street right-of-way lines unless otherwise specified herein.
- j. Glass in signs: Glass sheets used in any sign for which a permit is required, and in which wire mesh is not imbedded, shall not be less than three-sixteenth 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:

Sign Type/ Purpose	Ground Entrance	Wall Name Plate							
Sign permit required	Yes	No							
Maximum number of signs	Footnote 1	1							
Maximum sign face area (sq. ft.)	24	2							
Maximum number of sign faces per sign	1	1							
Maximum sign height	6	—							
Setback from property line/right- of-way (feet)	10	—							

Setback from structures (feet)	50	—							
May be illuminated ? (sec. 2110)	No	No							
Maximum length of time for display (days)	—	—							

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.

b. Non-residential building-mounted signs:

Sign Type	Wall	Canopy	Marquee	Window
Sign permit required	Yes	Yes	Yes	No
Maximum sign face area (sq. ft.)	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 2109.3.b.

(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:

Maximum height (feet)	Minimum setback required (feet)	Maximum sign face area (sq. ft.) footnotes (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 2109.3.c. 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 2109.3.c., 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. Temporary signs:

Sign Type/ Purpose	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	No	No	No	No	No
Maximum number of signs	Footnote 1	Footnote 2	Footnote 2	1	1	Footnote 5	---
Maximum sign face area (sq. ft.)	24	4	Footnote 4	4	16	3	16
Maximum number of sign faces per sign	2	2	2	2	2	2	2
Maximum sign height	6	---	---	6	6	3	---
Setback from property line/right- of-way (feet)	10	5	5	5	5	5	---
Setback from structures (feet)	50	---	---	---	---	25	---
May be illuminate	No	No	No	No	No	No	No

d? (sec. 2110)							
Maximum length of time for display (days)	Footnote 3, 6	14 days/year Footnote 3, 6	30 days/year Footnote 3, 6	Footnote 3, 6	120 days/year Footnote 3, 6	Footnote 3, 6	—

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, if located on a building, shall not extend higher than the height of the front face of the building.
- (6) Temporary 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) 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.
- (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.

b. Adjacent to Interstate 94 (I-94).

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than 672 square-feet per sign face or of greater overall

height above ground than 50 feet or the bottom surface of which extends to within less than three feet above the ground surface.

- (2) Location: Billboards may be erected only in I-1, I-2, I-3 or I-C zoning districts. No billboard may be erected within 500 feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library or church and shall have a minimum setback of 25-feet from all property lines or shall meet the setback requirements of the district for which it is located, whichever is greater. Billboards shall be located no closer to one another than 1,000-feet on the same side of the given thoroughfare.
- (3) Material required: All billboards shall have a surface of facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.
- (4) Limitations: No billboard shall be approved at any time when there are 20 or more billboard sign faces in the township except for that a new billboard structure may be granted approval only in exchange for the removal of four nonconforming billboard faces.

5. Electronic changeable message signs and billboards:

- a. Such signs shall contain static messages only and shall not have movement or flashing on any part of the sign structure, design or pictorial segments of the sign, nor shall such sign have varying light intensity during display of any single message.
- b. Each display on an electronic changeable sign shall remain fixed for a minimum of ten 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 benches, whether located on public or private property.
 - 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, 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.
- 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 2109.3.
 - (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 2109.3.a—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 a complete 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 within thirty (30) days.
 - 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 in an amount of no less than one (1) million dollars in a form 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: Non-conforming signs are those signs lawfully erected prior to the adoption of this Ordinance. 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:
 - (1) Any sign located on property in the Township that has been vacant for more than one hundred and twenty (120) days, and any sign that pertains to a use or activity that no longer exists on property in the Township, shall be presumed to have been abandoned
 - (2) At such time as the Building Official shall become aware of the sign that is presumed to have been abandoned under subsection (1) of this section, a notice of sign abandonment declaring that the sign is deemed abandoned, and directing the removal of the sign, shall be sent to the owner of the property.
 - (3) If the owner of the property to whom such a notice has been sent claims that the sign has not been abandoned, such owner shall, within sixty (60) days from the date of the notice, file a written response to the Building Official stating facts which rebut the presumption of abandonment and demonstrate the intent not to abandon the sign.

- (4) At the end of such sixty (60) day period, if a written response stating facts to rebut the presumption of abandonment has not been submitted to the Building Official, the sign shall be deemed abandoned, and a notice to such effect shall be sent to the owner.
- (5) If a written response stating facts to rebut the presumption of abandonment has been submitted to the Building Official, and if the response demonstrates in the discretion of the Building Official that the sign has not been abandoned, the sign shall be permitted to remain until further evidence of abandonment appears, or some other basis for removal arises. If the Building Official determines that the response fails to demonstrate that the sign has not been abandoned, the notice of sign abandonment, and the response from the owner, shall be placed upon the agenda of a meeting of the Zoning Board of Appeals, and notice of the time, place and date of the meeting shall be sent to the owner. After a review of the notice and response, and after affording an opportunity to be heard by the owner and the director, together with any and all other information and argument deemed appropriate by the Zoning Board of Appeals, the Zoning Board of Appeals shall make a final determination with respect to whether the sign has been abandoned.
- (6) Any sign deemed abandoned under subsection (4), or found by the Zoning Board of Appeals to be abandoned under subsection (5) shall be removed within ten (10) days of such determination, and a failure to do so shall constitute a violation of this section.

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 ten 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.

Severability

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

Publication

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

Effective Date

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

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2017-472 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on March 7, 2017. The second reading is scheduled to be heard on March 21, 2017.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

RESOLUTION NO. 2017-05
(In Reference to Ordinance 2017-473)

Amending the Township Zoning Code, Section 401 to permit raising up to four (4) hens on residential parcels with one acre or more.

Whereas, the Township has seen an increased interest in raising chickens in residential backyards for the benefit of consuming fresh home grown eggs;

Whereas, the Ypsilanti Township Zoning Code Section 401 currently allows chickens to be raised on parcels of at least five (5) acres;

Whereas, the Township Board desires to allow up to four (4) hens to be raised on parcels with a minimum of one acre provided certain standards regarding the construction and location of enclosures; the disposal of waste material associated with raising chickens; and

Whereas, Ordinance 2017-473 sets standards for the location, size, construction and maintenance of up to four (4) hens;

Whereas, allowing a maximum of four (4) hens to be raised on parcels with one acre or more will improve the health and quality of life of Township residents;

Now, Therefore,

Be it resolved, that Ordinance No. 2017-473 is hereby adopted by reference.

PROPOSED ORDINANCE NO. 2017-473

An Ordinance amending the Charter Township of Ypsilanti Code Ordinance No. 74, Section 401, describing principal uses permitted in R-1 through R-4 One Family residential districts:

The Charter Township of Ypsilanti hereby ordains that Section 401, of the Ypsilanti Township Zoning Code, adopted May 18, 1994, shall be amended as follows:

I. Delete in its entirety Section 401 entitled Principal Uses

II. Add the following new section 401 entitled Principal Uses Permitted

Sec. 401. - Principal uses permitted:

In a one-family residential district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. One-family detached dwellings.
2. Farms on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the Township of Ypsilanti and provided further that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption by persons residing on the premises.
3. Publicly owned and operated libraries, parks, parkways and recreational facilities.
4. Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
5. Family day care homes for up to six children, to be registered by the state department of social services.
6. Home occupation subject to the following:
 - a. No home occupation shall be permitted that:
 - (1) Changes the outside appearance of the dwelling or is visible from the street.
 - (2) Generates traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
 - (3) Creates noise, vibration, glare, fumes, odors or results in electrical interference, or becomes a nuisance.
 - (4) Results in outside storage or display of anything including a sign.
 - (5) Requires the employment of anyone in the home other than one dwelling occupant.
 - (6) Requires exterior building alterations to accommodate the occupation.
 - (7) Occupies more than 20 percent of the ground floor area of the dwelling, or 50 percent of a detached garage.
 - (8) Requires parking for customers or visits for business purposes that cannot be accommodated on the site and/or not exceeding one parking space at curb side on the street.

- (9) Requires the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.
 - (10) Would generate 20 or more customers or visits for business purposes by persons per week.
- b. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:
 - (1) Dressmaking, sewing and tailoring.
 - (2) Painting, sculpturing or writing.
 - (3) Telephone answering.
 - (4) Home crafts, such as model making, rug weaving and lapidary work.
 - (5) Tutoring, limited to four students at a time.
 - (6) Computer application not including sale of computers.
 - (7) Salesperson's office or home office of a professional person.
 - (8) Laundering and ironing.
 - (9) Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors or result in electrical interference.
 - (10) Barbershops and beauty parlors; limited to one operator.
 - (11) Dance studios; limited to four students at a time.
 - c. The following are prohibited as home occupations:
 - (1) Private clubs.
 - (2) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.
 - (3) Restaurants.
 - (4) Stables or kennels.
 - (5) Tourist homes.
 - (6) Automobile repair or paint shops.
 - (7) Medical marijuana dispensaries.
 - (8) Medical marijuana nurseries.
 - d. Any proposed home occupation that is neither specifically permitted by paragraph b. nor specifically prohibited by paragraph c. shall be considered a special use and be granted or denied upon consideration of those standards contained in paragraph a. above and under the procedures specified in sec. 402.
 - e. Home occupation permits shall be limited to the applicant who legally resides in the residence.
 - f. Home occupation shall be based on a permit for such home occupation.
- 7. The keeping of up to 4 hens on those parcels of land separately owned outside the boundaries of either a proprietary, supervisor's plat or site condominium and having an area of not less than one acre; subject to the health and sanitation provisions of the Township of Ypsilanti subject to the following:
 - a. The principle use of the property where the hens are to be kept is as a single-family dwelling as defined by the Township Zoning Ordinance
 - b. Hens may only be kept by a person permanently residing at the subject residence.
 - c. The keeping of roosters shall be prohibited

- d. Chickens shall be provided with a secure, well-ventilated, roofed, and lockable structure (heretofore referred to as a “hen house”) which shall not exceed 25 square feet in area.
 - e. A covered enclosure or fenced enclosure, constructed in a workmanlike manner, shall be erected around the hen house to prevent the hens from leaving the enclosed area.
 - f. No enclosure shall be located closer than twenty (20) feet from a property line nor shall it be located closer than forty (40) feet to any adjacent residential structure.
 - g. Both the hen house and the fenced pen, run, or enclosure must be located in the rear yard
 - h. All enclosures for the keeping of chickens shall be constructed or repaired to prevent rats, mice or other rodents from being harbored underneath, within, or within the walls of the enclosure.
 - i. All food shall be stored indoor and within a rodent-proof container.
 - j. The slaughtering of hens shall be prohibited.
 - k. Waste materials (feed, manure and litter) should be disposed of in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. It is not acceptable to pile waste materials on the property.
8. Accessory buildings and uses customarily incident to any of the above permitted uses.

Severability Clause

The various parts, sentences, paragraphs, and clauses of this ordinance are severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected.

Publication

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

Effective Date

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

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2017-473 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on March 7, 2017. The second reading is scheduled to be heard on April 4, 2017.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Zimbra

klovejoyroe@ytown.org

Fwd: Board Meeting

From : kroe1975 <kroe1975@comcast.net Tue, Mar 07, 2017 01:46 PM >

Subject : Fwd: Board Meeting

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

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Stan Eldridge <mipanthers@aol.com>

Date: 3/7/17 8:28 AM (GMT-05:00)

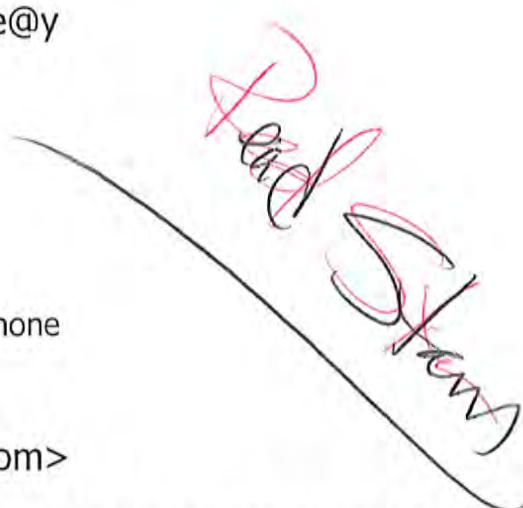
To: bstumbo@ytown.org, ldoe@ytown.org, klovejoyroe@ytown.org, jwilson@ytown.org, hjarrellroe@ytown.org, mrosswilliams@ytown.org, mcwinlaw@gmail.com, heather.roe7@gmail.com, monica@monicarosswilliams.com, jimmiewilsonjr@gmail.com

Subject: Board Meeting

Board Members,

As I have reviewed the upcoming Board agenda for Tuesday, March 7th, I wanted to take a moment to share my thoughts on an item. I would ask that Clerk Lovejoy-Roe include this email in the minutes of the meeting, as I cannot be present this evening.

In regards to the 1st reading of the resolution to allow four (4) hens on residential parcels with one acre or more, while I know that there may be differing opinions and thoughts on this issue, I would strongly encourage that you vote solely on the resolution as it is being presented to you, in its current format.



Being the Board representative to the Planning Commission, this issue has been discussed at length and this resolution is what the commission has forwarded to the Board for your consideration. I believe that the process was thorough in arriving at the 1 acre parcel size. In fact, there was much discussion that the reduction from the current 5 acres should only be reduced to 2.5 acres. This was the belief and recommendation of our former Planning Director, as well as our current contractual Planners. However, after additional discussion and consideration the reduction to 1 acre was approved with the belief that this would be a fair compromise between the varying requests of multiple parties.

Should changes be desired, it would be my recommendation that no action be taken this evening. Rather, I would suggest, and propose, that we engage our residents, Neighborhood Watch Groups and Neighborhood Associations in further dialogue so that we are inclusive of all voices in the process.

Again, I would encourage my fellow Board members to vote on the resolution before you this evening, as it is currently written and being proposed, as I believe it is a fair compromise for all. If the decision is made to refrain from voting this evening, I will look forward to the future discussion on this issue.

Thank you and best wishes,

Stan Eldridge
Ypsilanti Township Trustee

I am a 29 year resident of Ypsilanti twp. First of all I d like to state something may not have been considered. If the ordinance were changed to allow all residents to raise a few hens, not everyone is going to rush out and get hens, inherently they do take commitment and work. It's not for everyone.

As people grow more concerned about food safety, our environment, emergency preparedness, and animal welfare, they are returning to the basic skills their grandparents understood well: vegetable gardening, canning food, and raising hens. In response to citizens' requests, many municipalities across the country have adopted ordinances allowing residents to keep a limited number of egg-laying hens as pets. (in 2008 Newsweek reported "65 percent of major cities allow chicken keeping" <http://www.newsweek.com/craze-urban-chicken-farming-85359>) the trend has expanded to cities where raising hens was already legal, including Los Angeles, San Francisco, and Chicago. "Chicken has become the symbol, a mascot even, of the local food movement," said Owen Taylor of New York City, who knows of at least 30 community gardens that raise poultry, mostly for their eggs.

The Township of Ypsilanti unjustly prohibits owners of properties less than five acres (possibly one) from keeping hens. This policy is out of touch with modern urban residents, and discriminates against township residents unable to afford a move or acreage. Ypsilanti Township is backwards as opposed to the progressive culture of neighboring municipalities that have embraced the concept of self-sufficiency, allowing residents to raise a few hens for non-commercial, backyard hobby purposes. such as Ypsilanti City, Ann Arbor City, Milan, Chelsea, and Belleville, Auburn hills Dearborn Lansing Farmington hills Grand rapids the list goes on along with the 65% of major cities in the U.S, have honored the rights of their citizens to raise hens for things such as: backyard egg production, fertilizing of grass and gardens, reducing residential waste, animal welfare, small-scale hobby and perhaps, just as importantly, preserving the rich cultural significance backyard chickens have played in the history of the United States.

Major objections cited for resistance are unfounded.

Odor: The fear of odor problems caused by backyard chickens is unwarranted. Chickens themselves do not smell. It's only their feces that have the **potential** to stink, which is more true of feces from dogs, cats, or any other animal that leaves waste in the yard. But unlike dogs and cats, who may leave waste on the lawns of their neighbors or in public places, chicken waste would be confined to the area/coop in the yard of the owner, because we stipulate that the hens must be enclosed at all times. We have ordinances to address that type of problem just as with problem pooches.

It's also important to realize that the maximum number of chickens allowed will be small. Six hens weigh less than 30 pounds collectively, which, according to Krista a volunteer at the Huron Valley Humane Society, is less than the average weight of one medium size dog. Hens will typically generate less waste than one average dog, Furthermore, chicken manure is a highly valued fertilizer that can be used in the garden and on lawns, whereas waste from dogs and cats cannot as it can harbor parasites and human diseases.

According to Dr. Hermes, an extension poultry specialist at Oregon State University , "once [chicken waste is] added to the compost or tilled into the soil, the odor causing compounds are no longer able to cause objectionable odors." The reason people fear an odor problem is because often their only experience with chickens is a farm or commercial poultry operation. In these situations, chickens are viewed as a commodity, and are raised with the intention of profit from meat or egg production. Under those circumstances, hundreds, if not thousands, of chickens are kept in crowded conditions with poor ventilation or go without regular cleaning. As a result, ammonia can build up and these facilities will smell. Comparatively, a small number of chickens in close proximity to the owner's home are extremely unlikely to create an odor problem for neighbors.

Noise:

Only roosters crow loudly, not hens. Hens never crow, and are generally quiet animals. Although they may announce the arrival of a freshly laid egg with some clucking. This sound is short-lived, lasting a few minutes at most, and takes place once every 24 to 36 hours; it never occurs at night. Some hens are more vocal than others, depending on the breed, but there is no comparison to the sound of a clucking hen to a barking dog that may bark for hours at a time. Short lived clucking heard from hens are significantly quieter than other common noises frequently heard in neighborhoods such as power tools, lawn mowers, garbage trucks, motorcycles, , kids playing, car alarms, sirens, or airplanes.

Pest and Rodents:

Chickens do not attract insects. They eat them! They love to eat all types of bugs, including those that can carry human diseases like mosquitoes and ticks. Rather than attract flies, they eat fly larvae before they can grow up to become adult flies. In Dr. Hermes letter, he supported our claim that if chickens have access to fly larvae, flies will never become a problem. They also eat slugs that would otherwise harm garden crops, especially here in the Midwest.

Dr. Hermes also stated that chickens do not attract rodents. A chicken pen is not likely to attract rodents or wildlife.

Hens are world-class recyclers. Within 24 hours, they turn garden and kitchen scraps, bugs, and weeds into one of two things we can use, eggs and fertilizer.

A handwritten signature in cursive script, appearing to read "Lisa Dolinger". The signature is written in dark ink on a white background.

Zimbra

klovejoyroe@ytown.org

Fwd: SAVE THE DATE: Chicken Ordinance Tuesday, March 7th 7:00 PM Board Meeting

From : Karen Lovejoy Roe <klovejoyroe@ytown.org> Tue, Mar 07, 2017 02:52 PM

Subject : Fwd: SAVE THE DATE: Chicken Ordinance Tuesday, March 7th 7:00 PM Board Meeting

To : Heather Roe <hjarrellroe@ytown.org>, Monica Ross-Williams <mrosswilliams@ytown.org>, Jimmie Wilson Jr. <jwilson@ytown.org>, Stan Eldridge <seldridge@ytown.org>, Larry Doe <lroe@ytown.org>, Brenda Stumbo <bstumbo@ytown.org>, Karen Lovejoy Roe <klovejoyroe@ytown.org>



Hi Karen, I don't know if I'll be able to make it to the meeting so just in case I'd like to submit this for the record:

"To place a 1 acre limitation on the ownership of chickens is to deny lower income residents the right to produce a healthy food product for themselves and their family. The point of this conversation has always been to participate in the resurgence of urban chickens. Nothing about 1 acre of land says "urban".

Every primary argument - noise, odor, pests - against small lot neighborhood chicken ownership is already covered by existing nuisance ordinances, so why the 1 acre limitation? This not only disenfranchises lower income residents, it also makes Ypsilanti Township look disconnected from the voice of the people and irrelevant in the face of cultural, economic, and residential attraction trends.

This is embarrassing after so many people have voiced support for small lot neighborhood chickens, as evidenced by surveys, Next Door conversation threads, and community meetings."

Angela Barbash,

Founder | Chief Consultant

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215 W. Michigan Ave.

Ypsilanti, MI 48197

(734) 260-3095 cell

(734) 527-9172 fax

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Zimbra**klovejoyroe@ytown.org**

Chicken Ordinance

From : Jennifer Whaley <whaleyje@yah oo.com> Wed, Dec 14, 2016 09:09 PM

Subject : Chicken Ordinance

To : klovejoyroe@ytown.org

Reply To : whaleyje@yahoo.com

Good evening,

I understand that Township leadership is evaluating the chicken ordinance and is considering allowing chickens on 1 acre or more. As an Ypsi Township resident/homeowner, I ask that you please consider adopting an ordinance similar to the cities of Ypsilanti and Ann Arbor. When I lived in the city of Ypsilanti I kept four laying hens blocks from downtown. I was overwhelmed by the positive response of neighbors, and their curiosity about my project. I was able to educate them on where food comes from, and shared the bounty of delicious fresh eggs. There was not a single complaint about noise nor odor. Disallowing backyard chickens is an obsolete concept in this age of sustainability. Can we try an "innocent until proven guilty" approach instead of letting unfounded fears drive our policy?

I almost didn't buy a house in the township when I discovered that chickens weren't permitted, but did so with the hope that we would see progress one day. Please feel free to contact me if you would like additional feedback or discussion. Thank you for your time.

Regards,
Jennifer Whaley
616-745-1141

Zimbra**klovejoyroe@ytown.org**

chicken ordinance

From : Julie Bray <jlmg.bray@gmail.com> Sat, Dec 17, 2016 12:08 PM
Subject : chicken ordinance
To : klovejoyroe@ytown.org

Hi,

I'm writing in support of removing the 1 acre lot limit in the proposed chicken ordinance.

Personally our family lives at less than 150% of the poverty level. We depend on our large garden for food and would be grateful to add chickens to increase our independence and well being. We strive for a healthy source of food and grocery store eggs are reaching \$6 a dozen for humanely raised chickens. Backyard chickens are not big agriculture. Raising 4 hens for pleasure and food is a common part of gardening all over the country, even in urban areas with very small lots. Please consider adopting a policy more similar to our progressive thinking neighbors in Ypsilanti and Ann Arbor.

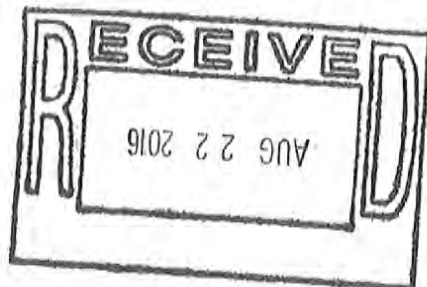
Thank you,
Julie Bray

Dear Karen Lovejoy-Roe,

I/we are really hoping you will consider adopting Ypsilanti City's chicken ordinance so "All" of us in the township will have a choice in the matter - not just those who are lucky enough to have two acres of land. The people involved in the Ypsilanti city's chicken ordinance have reported that they have actually removed some of restrictions due to the fact that residents having chickens have not been a problem and it has become a non-issue. I have had chickens before and they are amusing. They are not loud nor do they smell if taken care of properly (as with any animal). They eat mosquitoes, ticks and so on :) They also eat weeds. From what I have researched once an ordinance is passed it becomes a non-issue due to the fact chickens do not cause problems...they are easy and no one knows they are around - that's how problematic they are !!!
Again, please consider Ypsi city's ordinance ! Help us do this in a constructive way, but do not keep this from us.

*** A BIG shout out to the board for passing a Resolution against the Nexus Pipeline !!!!!!!!!!!!!!!
Thanks for your time,
Marcia Burton

Hoping to get this on the agenda.



Zimbra**klovejoyroe@ytown.org**

backyard chickens

From : Web Message from YTown.org <we Sat, Feb 04, 2017 05:48 PM
bmaster@ytown.org>

Subject : backyard chickens

To : klovejoyroe@ytown.org

You have a new submission.

Subject: backyard chickens

Message: Hello,

It has recently come to my attention that the Township is considering lowering the restrictions for backyard chickens to one acre. While I am encouraged by the potential loosening of the regulations, I feel that requiring a full acre is still very unreasonable and unnecessary, and won't make a difference for most residents who want to raise chickens. I personally have a third of an acre with an extra lot, and having had experience raising chickens in the past, this is more than enough space to do it responsibly, without causing any disturbance to our neighbors. I would highly encourage the Board to consider the policies in the Cities of Ypsilanti and Ann Arbor that seem to be working very well for both communities.
1956 Outer Ln Dr

Name: Janelle Palmer

Phone Number:

Email: j.a.p.two@gmail.com

IP Address: 162.158.75.77

Zimbra**klovejoyroe@ytown.org**

RE: Support chickens

From : Brenda Stumbo <bstumbo@ytown.org> Tue, Jan 03, 2017 07:48 PM

Subject : RE: Support chickens

To : Julie Tanguay <jtanguay55@gmail.com>

Cc : Karen Lovejoy Roe <klovejoyroe@ytown.org>, Lisa Garrett <lgarrett@ytown.org>

External images are not displayed. [Display images below](#)

Ok. My understanding is that what will be before the board from the planning commission is changing from 5 acre minimum to 1 acre. I have forwarded your email to Clerk Roe for the record to be included with the board packet.

Happy New Year.

Sent from YTown Webmail mobile.

----- Original message -----

From: Julie Tanguay <jtanguay55@gmail.com>

Date: 12/29/16 10:02 AM (GMT-05:00)

To: Brenda Stumbo <bstumbo@ytown.org>

Subject: Re: Support chickens

No, I support **NO** acreage requirement

On Dec 29, 2016, at 8:10 AM, Brenda Stumbo <bstumbo@ytown.org> wrote:

Ok. You Don't Support t
Allowing people with one acre to ha e chickens?

Sent from YTown Webmail mobile.

----- Original message -----

From: Julie Tanguay <jtanguay55@gmail.com>
Date: 12/28/16 8:45 PM (GMT-05:00)
To: Brenda Stumbo <bstumbo@ytown.org>
Subject: Re: Support chickens

I support it without the 1 acre requirement.

On Dec 28, 2016, at 11:47 AM, Brenda Stumbo <bstumbo@ytown.org> wrote:

I will let the clerk know for the record. Thank you

Sent from YTown Webmail mobile.

Charter Township of Ypsilanti

Charter Township of Ypsilanti

Julie Tanguay
305 Hewitt
Ypsilanti, MI 48197

jtanguay55@gmail.com
734-223-2634

Zimbra**nwrybk@ytown.org**

Backyard Chickens

From : Nancy Wrybkowski
<nwrybk@ytown.org>

Tue, Dec 13, 2016 02:00 PM

Subject : Backyard Chickens

To : Nancy Wrybkowski
<nwrybk@ytown.org>

The OCS received the following - regarding the Backyard Chicken ordinance:

1. Received call from Linda Hahn expressing her opposition to backyard chickens in residential areas.
 2. Received call from Valerie Bilanski expressing her opposition to backyard chickens in residential areas.
 3. Phil Wrybkowski also expressed his opposition to allowing chickens in residential neighborhoods.
-

Zimbra**nwrybk@ytown.org**

Chicken ordinance comment

From : Jane Carr <jcarr@ytown.org>
Subject : Chicken ordinance comment
To : Nancy Wrybkowski
<nwrybk@ytown.org>

Tue, Dec 13, 2016 01:19 PM

Nancy,

During lunch today we received a voicemail from Sheila Widmayer (734.740.0174), a Township resident. She wishes to relay her opposition to the proposed chicken ordinance. She feels that we are no longer a farming community, and she does not want the risk of disease chickens could potentially bring into the area.

JC



Planning Commission Proposal

From : Arnold, Larry <larryer@med.umich.edu> Tue, Dec 13, 2016 01:55 PM
Subject : Planning Commission Proposal
To : 'Nancy Wrybkowski' <nwrybk@ytown.org>

Dear Members of the Ypsilanti Township Planning Commission,

As a resident of Ypsilanti Township and the Millpointe Subdivision, I am opposed to any plans that would allow residents to possess chickens as pets or for other commercial purposes. Thanks for your attention this matter.

Regards,
Larry Arnold
7274 Hogan Drive
Ypsilanti, MI 48197

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Zimbra**nwyrybk@ytown.org**

backyard chickens

From : Rhonda Butts <rbutts@emich.edu>

Tue, Dec 13, 2016 11:58 AM

Subject : backyard chickens**To :** nwyrybk@ytown.org

I am **NOT** in favor of backyard chickens. My opinion is that the chicken coups should ***not be allowed on property lines***. The waste of the chickens run off on others property which creates an odor and spread of disease. If people want chickens let them smell the poop and place the coups close to there house. Also, the planning committee's neighbors would most likely not have chickens.

Rhonda Butts
1815 Smith
Ypsilanti MI

Only



Zimbra**klovejoyroe@ytown.org**

Fwd: Backyard Chickens Opposition

From : Nancy Wrybkowski <nwrybk@ytown.org> Wed, Dec 14, 2016 02:24 PM

Subject : Fwd: Backyard Chickens Opposition

To : Karen Lovejoy Roe <klovejoyroe@ytown.org>, Lisa Garrett <lgarrett@ytown.org>

Cc : Brenda Stumbo <bstumbo@ytown.org>, Michael Radzik <mradzik@ytown.org>

Brenda came to the OCS Counter.

This comment regarding backyards chickens should be included in the board packet when this item is on the agenda. Thanks

Nancy Wrybkowski
Charter Township of Ypsilanti
Executive Coordinator
Office of Community Standards
734-485-3943

From: "Nancy Wrybkowski" <nwrybk@ytown.org>

To: "Chris Atkin" <catkin@cwaplan.com>

Sent: Tuesday, December 13, 2016 3:11:08 PM

Subject: Backyard Chickens Opposition

Chris,

I received from Brenda Brewington opposing backyard chickens in residential neighborhoods. Please have this read into the record at tonight's meeting.

Nancy Wrybkowski

Charter Township of Ypsilanti
Executive Coordinator
Office of Community Standards
734-485-3943

Zimbra**klovejoyroe@ytown.org**

Fwd: Chickens in residential neighborhoods

From : Nancy Wrybkowski <nwrybk@ytown.org> Wed, Dec 14, 2016 11:52 AM

Subject : Fwd: Chickens in residential neighborhoods

To : Karen Lovejoy Roe <klovejoyroe@ytown.org>, Lisa Garrett <lgarrett@ytown.org>

Cc : Brenda Stumbo <bstumbo@ytown.org>, Michael Radzik <mradzik@ytown.org>

To be read into the record when this item is on the Board agenda.

Nancy Wrybkowski
Charter Township of Ypsilanti
Executive Coordinator
Office of Community Standards
734-485-3943

From: "Ann Richards" <drichards@emich.edu>
To: "Nancy Wrybkowski" <nwrybk@ytown.org>
Sent: Wednesday, December 14, 2016 10:07:48 AM
Subject: Chickens in residential neighborhoods

Hi Nancy!

I heard this morning that a proposal to allow chickens to be raised in the township was on last night's planning mtg agenda, sorry I missed the meeting.

I am concerned about the possibility of chickens being kept in subdivisions. While homes on an acre or more may be able to accommodate raising chickens, I hope regulations will be created to ensure that his proposal does not create problems for people living close to these homes as well as to protect all township residents.

I am not sure what "other options" are being considered for keeping chickens, but I hope allowing them in

our neighborhoods - especially those with small lots - is not allowed. I have many concerns such as how waste from these birds is to be disposed of? What recourse will neighbors have to address issues of noise, cleanliness, disease, etc.

My dog has gotten worms from goose droppings (yes, he ate it) which was costly to treat and I would hate for this to be an added burden for residents.

I would be interested in the proposal language and additional information on this subject.

Thank you for reading my email.

Respectfully

Ann Richards

ann.richards@emich.edu

Declaration and Notice of Intent

This Declaration made this 8th day of March, 2017 by the Charter Township of Ypsilanti, a Michigan municipal corporation, 7200 S. Huron River Dr. Ypsilanti, MI 48197, (hereafter called Charter Township of Ypsilanti), being the owner of all the property described as:

BEG AT THE INTERSECTION OF E LINE OF SAID SECTION 22 AND THE CENTERLINE OF HURON RIVER DRIVE, TH N 02-24-16 W 1097.4 FT; TH N 70-08-10-W 102.69 FT; TH S 86-06-20 W 211.19 FT; TH S 86-36-49 W 138.03 FT; TH S 56-23-20 W 75.05 FT; TH S 02-24-16 E 978.56 FT; TH S 80-05-09 E (CALL TO CLOSE) 520.33 FT +/- TO POB. CONTAINING 12.50 ACRES. COMBINED ON 01/19/2006 WITH K -11-23-200-005, K -11-23-300-019, K -11-23-300-020 INTO K -11-23-200-006;

ALSO:

COM AT THE W 1/4 POST SECTION 23, TH S 89-35-10 E 800.01FT TO POB; TH S 29-08-00 W 217.18 FT; TH S 56-58-01 E 736.30 FT +/-; TH N 01-04-51 W 587.57 FT; TH N 89-35-10 W 500.48 FT TO POB.

CONTAINING 5.21 ACRES. COMBINED ON 01/19/2006 WITH K -11-23-200-005, K -11-23-300-019, K -11-23-300-020 INTO K -11-23-200-006;

ALSO:

COM AT THE W 1/4 POST SECTION 23, TH S 89-35-10 E 1300.49 FT IN E & W 1/4 LINE FOR PLACE OF BEG; TH S 89-35-10 E 1216.13 FT; TH S 60-00-40 E 73.56 FT; TH S 80-24-40 E 166.48 FT; TH S 15-31-00 E 211.06 FT; TH S 03-54-40 E 353.50 FT; TH S 24-50-40 W 227.80 FT; TH S 05-25-40 W 146.56 FT; TH S 70-40-45 W 628.85 FT; TH 67.71 FT IN ARC OF CURVE TO THE LEFT, RADIUS 800.00 FT, CHORD N 51-07-15 W, 67.69 FT; TH N 53-32-45 W 942.06 FT; TH N 01-05-00 W 587.89 FT TO PLACE OF BEGINNING.

CONTAINING 32.41 ACRES. COMBINED ON 01/19/2006 WITH K -11-23-200-005, K -11-23-300-019, K -11-23-300-020 INTO K -11-23-200-006;

ALSO:

ALL THAT PART OF THE NORTHWEST FRACTIONAL 1/4 SECTION 23 LYING SOUTHERLY OF THE 686 FOOT CONTOUR LINE (MEAN SEA LEVEL) OF THE SOUTHERLY LINE OF THE HURON RIVER, EXCEPT A PARCEL COMMENCING AT THE W 1/4 POST OF AID SECTION 23; TH N 00-54-20 W 251.0 FT ALONG THE WEST SECTION LIN OF SEC 23; TH S 56-51-20 E 60.35 FT; TH N 00-54-20 W 684.46 FT; TH S 42-14-20 E 145 FT; TH N 47-45-40 E 70 FT TO PL OF BEG OF THIS EXCEPTION; TH SOUTHEASTERLY 75.59 FT IN THE ARC OF A CURVE TO THE RIGHT, RADIUS 70 FT, CHORD S 11-18-19 E 71.98 FT; TH S 42-14-20 E 207.27 FT; TH SOUTHEASTERLY 33 FT IN THE ARC OF A CURVE TO THE LEFT, RADIUS 667.52 FT; TH N 40-00-00 E TO A POINT ON THE 686 FT COUNTOUR LINE OF THE HURON RIVER; TH N 63-01-00 W 41.30 FT; TH N 28-06-40 W 271.75 FT; TH N 43-01-00 W 1.67 FT; TH S 40-00-00 W TO PLACE OF BEGINNING. CONTAINING 40.82 ACRES +/- . COMBINED ON 01/19/2006 WITH K -11-23-200-005, K -11-23-300-019, K -11-23-300-020 INTO K -11-23-200-006. ACCORDING TO DEED FILED IN LIBER 2380, PAGE 467/468, WASHTENAW COUNTY DEEDS.

herein after referred to as the Property, attached hereto, located in Ypsilanti Township, Washtenaw County, Michigan, hereby makes the following declaration regarding uses to which the property may be put.

Witnesseth:

The declaration contained herein is based on the following factual recitals:

- A. Charter Township of Ypsilanti developed the property, in part, though the grant of money from the Land and Water Conservation Trust Fund.
- B. As a condition of the grant by the DNR, the Charter Township of Ypsilanti has agreed to impose certain restrictions on the property.

NOW, THEREFORE, the Charter Township of Ypsilanti hereby declares that the portion of the property identified as the project area is and shall be held, transferred, sold, conveyed, leased, occupied, and used subject to the obligation hereinafter set forth, all of which shall run with the land.

The lands included in this deed were developed by the Charter Township of Ypsilanti with funding assistance from the Land and Water Conservation Fund pursuant to project agreement 26-01725 between the Michigan Department of Natural Resources and the Charter Township of Ypsilanti, executed July 20, 2016. The project agreement describes certain requirements to ensure the long-term conservation of the property and its use for public outdoor recreation. The Charter Township of Ypsilanti is placing this notice on record as confirmation of its obligations as set forth in the project agreement, including the requirement that the consent of the Michigan Department of Natural Resources and the Land and Water

Conservation Fund Board of Trustees is required prior to the conveyance of any rights or interest in the property to another entity, or for the use of the property for purposes other than conservation or public outdoor recreation.

Charter Township of Ypsilanti

By: Brenda L. Stumbo

Brenda L. Stumbo, Supervisor

By: Karen Lovejoy Roe
Karen Lovejoy Roe, Clerk

STATE OF MICHIGAN

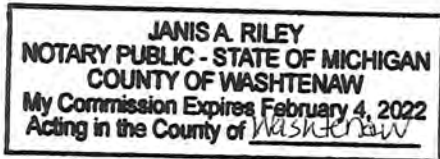
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 8th day of March, 2017, by

Brenda L. Stumbo and Karen Lovejoy Roe.

Brenda L. Stumbo

Karen Lovejoy Roe



Janis Riley

Notary, Washtenaw County,

My Commission Expires: 2-4-2022

PERFORMANCE RESOLUTION FOR GOVERNMENTAL AGENCIES

This Performance Resolution is required by the Michigan Department of Transportation for purposes of issuing to a municipal utility an "Individual Permit for Use of State Highway Right of Way", or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the Charter Township of Ypsilanti
(city, village, township, etc.)

hereinafter referred to as the "GOVERNMENTAL AGENCY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the GOVERNMENTAL AGENCY agrees that:

1. Each party to this Agreement shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this Agreement, as provided by law. This Agreement is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. If any of the work performed for the GOVERNMENTAL AGENCY is performed by a contractor, the GOVERNMENTAL AGENCY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the GOVERNMENTAL AGENCY. Failure of the GOVERNMENTAL AGENCY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.
3. Any work performed for the GOVERNMENTAL AGENCY by a contractor or subcontractor will be solely as a contractor for the GOVERNMENTAL AGENCY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the GOVERNMENTAL AGENCY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the GOVERNMENTAL AGENCY.
4. The GOVERNMENTAL AGENCY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.

- 5. The GOVERNMENTAL AGENCY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the GOVERNMENTAL AGENCY'S facilities according to a PERMIT issued by the DEPARTMENT.
- 6. With respect to any activities authorized by a PERMIT, when the GOVERNMENTAL AGENCY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.
- 7. The incorporation by the DEPARTMENT of this resolution as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.
- 8. This resolution shall continue in force from this date until cancelled by the GOVERNMENTAL AGENCY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the GOVERNMENTAL AGENCY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED, that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the GOVERNMENTAL AGENCY.

Title and/or Name:

Jeff Allen, Residential Services Director

Wayne Dudley, Public Services Superintendent

Nancy Hare-Dickerson, Administrative Clerk

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the Board of Trustees

(Name of Board, etc)

of the Charter Township of Upsilon of Washtenaw

(Name of GOVERNMENTAL AGENCY)

(County)

at a Regular meeting held on the 7th day

of March A.D. 2017

Signed

Brenda L. Stumbo
3-8-17
Karen Gorgay Roe
3-8-17

Title

Supervisor / Clerk

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
STAN ELDRIDGE
HEATHER ROE
MONICA ROSS-WILLIAMS
JIMMIE WILSON



ACCOUNTING DEPT

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

Charter Township of Ypsilanti

STATEMENTS AND CHECKS

MARCH 21, 2017 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	1,699,276.15
HAND CHECKS -	\$	133,878.73
CREDIT CARD PURCHASES-	\$	<u>5,983.03</u>
GRAND TOTAL -	\$	1,839,137.91

Choice Health Care Deductible – FEB. 2017

ACH EFT -	\$	44,861.45
ADMIN FEE -	\$	1,460.00 (JANUARY)

03/15/2017 10:57 AM
User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 16 - 17

Check Date	Check	Vendor Name	Description	Amount
Bank CARDS COMERICA COMMERCIAL CARD				
03/21/2017	16(E)	COMERICA BANK	SPECIAL ASSESMENT CAMERA - HOLMES RD NEI	4,398.30
			REFRIGERATOR	439.89
			ROBERT'S RULES OF ORDER BOOKS	163.80
			STORAGE BINS	169.69
			SURECALL WIDE BAND OMNI-DIRECTIONAL	58.00
			OFFICE SUPPLIES	39.78
			ROSIE THE RIVITER COASTERS	179.80
			HOT DOG MACHINE (7 ROLLER)	135.98
			MICROSOFT SURFACE BOOK	294.66
			COSTUME ORDER	23.02
			COSTUME FOR CUSTOMER WHO PAID LATE	36.81
			COSTUME FOR PARENT WHO PAID LATE	43.30
				<u>5,983.03</u>
CARDS TOTALS:				
Total of 1 Checks:				5,983.03
Less 0 Void Checks:				0.00
Total of 1 Disbursements:				<u>5,983.03</u>

Check Date	Check	Vendor Name	Amount
Bank AP AP			
03/01/2017	174630	CLEAR RATE COMMUNICATIONS, INC	685.44
03/01/2017	174631	COMCAST BUSINESS	825.00
03/01/2017	174632	COMCAST CABLE	1,954.80
03/01/2017	174633	COMCAST CABLE	104.85
03/01/2017	174634	COMCAST CABLE	144.85
03/01/2017	174635	DELTA DENTAL PLAN OF MICHIGAN	13,822.42
03/01/2017	174636	PAETEC	331.58
03/01/2017	174637	STANDARD INSURANCE COMPANY	4,506.25
03/01/2017	174638	VISION SERVICE PLAN	2,666.04
03/08/2017	174639	DTE ENERGY	23,150.93
03/07/2017	174640	MLIVE MEDIA GROUP	263.50
03/09/2017	174641	COMCAST CABLE	2,274.50
03/09/2017	174642	COMCAST CABLE	104.85
03/09/2017	174643	COMCAST CABLE	214.90
03/09/2017	174644	DTE ENERGY**	77,432.53
03/09/2017	174645	POSTMASTER	324.06
03/09/2017	174646	VERIZON WIRELESS	622.22
03/09/2017	174647	VERIZON WIRELESS	2,381.96
03/09/2017	174648	YPSILANTI COMMUNITY	2,068.05

AP TOTALS:

Total of 19 Checks:	133,878.73
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	133,878.73

Hand Checks

User: mharris

CHECK NUMBERS 174649 - 174737

DB: Ypsilanti-Twp

Check Date	Check	Vendor Name	Amount
Bank AP AP			
03/21/2017	174649	A & R TOTAL CONSTRUCTION, INC.	334.46
03/21/2017	174650	A.F. SMITH ELECTRIC	936.97
03/21/2017	174651	ACCUSHRED LLC	160.00
03/21/2017	174652	ADAMO GROUP	1,000.00
03/21/2017	174653	AL WALTERS HEATING AND COOLING	1,000.00
03/21/2017	174654	ALLEGRA PRINTING AND IMAGING	20,509.35
03/21/2017	174655	ALLGRAPHICS CORPORATION	146.70
03/21/2017	174656	ANNEY WENG	100.00
03/21/2017	174657	APPLIED IMAGING	1,790.69
03/21/2017	174658	ARBOR INSPECTION SERVICES	395.00
03/21/2017	174659	ASAP DRUG SCREENS	38.00
03/21/2017	174660	AUTO VALUE YPSILANTI	577.48
03/21/2017	174661	BARR ENGINEERING COMPANY	1,136.00
03/21/2017	174662	BUTZEL LONG	3,331.30
03/21/2017	174663	CARLISLE/WORTMAN ASSOCIATES	12,245.00
03/21/2017	174664	CFS PRODUCTS, INC	384.90
03/21/2017	174665	CHARTER TOWNSHIP OF YPSILANTI	810,000.00
03/21/2017	174666	CITY OF YPSILANTI	200.29
03/21/2017	174667	CITY OF YPSILANTI	400.58
03/21/2017	174668	CLARENCE TAYLOR III	30.00
03/21/2017	174669	COMPLETE BATTERY SOURCE	109.95
03/21/2017	174670	CONGDON'S	24.57
03/21/2017	174671	COURT INNOVATIONS INC	135.00
03/21/2017	174672	DANIEL SCHANTZ	100.00
03/21/2017	174673	DAWN FARM	2,122.10
03/21/2017	174674	DAYLAN JACKSON	60.00
03/21/2017	174675	DES MOINES STAMP MFG. CO.	107.85
03/21/2017	174676	EDGAR RAINEY	30.00
03/21/2017	174677	ESRI	2,500.00
03/21/2017	174678	GARY STAFFORD	60.00
03/21/2017	174679	GORDON CRUMP	40.00
03/21/2017	174680	GORDON FOOD SERVICE INC.	24.75
03/21/2017	174681	GOVERNMENTAL CONSULTANT	2,850.00
03/21/2017	174682	GRAINGER	617.42
03/21/2017	174683	GREGORY CRUMP	30.00
03/21/2017	174684	HOME DEPOT	265.06
03/21/2017	174685	HOME OF NEW VISION	2,670.00
03/21/2017	174686	HP DIRECT	1,092.74
03/21/2017	174687	HURON VALLEY CABLING & CONSULTING	468.75
03/21/2017	174688	JTW PIPES LLC	350.00
03/21/2017	174689	KCI	1,438.71
03/21/2017	174690	LANGUAGE LINE SERVICES	52.88
03/21/2017	174691	LOWE'S	78.80
03/21/2017	174692	LOWER HURON SUPPLY	2,128.48
03/21/2017	174693	MARCUS DRUMMER	30.00
03/21/2017	174694	MARK HAMILTON	1,500.00
03/21/2017	174695	MCLAIN AND WINTERS	108,723.15
03/21/2017	174696	MICHIGAN ASSOC. OF TREATMENT	590.00
03/21/2017	174697	MICHIGAN LINEN SERVICE, INC.	584.10
03/21/2017	174698	MY MOTIVATION	2,040.00
03/21/2017	174699	NAPA AUTO PARTS	318.26
03/21/2017	174700	NEOPOST	3,224.00
03/21/2017	174701	O'BRYANS LOCK & KEY*	394.50
03/21/2017	174702	OFFICE EXPRESS	50.70
03/21/2017	174703	ORCHARD, HILTZ & MCCLIMENT INC	372.25
03/21/2017	174704	PARKER ALLEN	80.00
03/21/2017	174705	PARKWAY SERVICES, INC.	125.00
03/21/2017	174706	PLAY ENVIRONMENTS	6,750.00
03/21/2017	174707	REGINALD REEVES	60.00
03/21/2017	174708	RENT A WRECK	297.50
03/21/2017	174709	RICOH USA, INC.	204.95
03/21/2017	174710	ROCCO LEONE	80.00
03/21/2017	174711	RUBBER STAMPS UNLIMITED INC	58.45
03/21/2017	174712	SEMCOG	6,739.00
03/21/2017	174713	SHABEIKA CRAWFORD	100.00
03/21/2017	174714	SOUTHERN COMPUTER WAREHOUSE	980.32
03/21/2017	174715	SPEARS FIRE & SAFETY SERVICE	454.00
03/21/2017	174716	STANDARD PRINTING	270.00
03/21/2017	174717	STANTEC	8,053.32
03/21/2017	174718	STATE OF MICHIGAN	200.00
03/21/2017	174719	STATE OF MICHIGAN	3.00
03/21/2017	174720	THOMSON REUTERS - WEST PAYMENT CTR	1,737.55
03/21/2017	174721	TODD BARBER	2,025.00
03/21/2017	174722	TRANSUNION RISK & ALTERNATIVE	70.00
03/21/2017	174723	U.S. POSTAL SERVICE*	225.00
03/21/2017	174724	UNIMEASURE	210.58
03/21/2017	174725	UNIVERSITY TRANSLATORS	503.80
03/21/2017	174726	UPS STORE	194.40

03/15/2017 10:45 AM
User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 2/2
CHECK NUMBERS 174649 - 174737

Check Date	Check	Vendor Name	Amount
03/21/2017	174727	USA SKYPANELS, INC	194.83
03/21/2017	174728	VAN BUREN STEEL & FABRICATING	60.00
03/21/2017	174729	VICTORY LANE	91.13
03/21/2017	174730	WASHTENAW COUNTY LEGAL NEWS	545.00
03/21/2017	174731	WASHTENAW COUNTY SHERIFF'S OFFICE	1,215.00
03/21/2017	174732	WASHTENAW COUNTY TREASURER#	461,638.33
03/21/2017	174733	WASHTENAW COUNTY TREASURER#	169,331.03
03/21/2017	174734	WASHTENAW COUNTY TREASURER#	6,769.20
03/21/2017	174735	WASHTENAW URGENT CARE	365.00
03/21/2017	174736	WEX BANK	1,019.64
03/21/2017	174737	YPSILANTI COMMUNITY	38,724.38

AP TOTALS:

Total of 89 Checks:	1,699,276.15
Less 0 Void Checks:	0.00
Total of 89 Disbursements:	1,699,276.15

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
FEBRUARY 1, 2017 THROUGH FEBRUARY 28, 2017

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	2,237,807.93	1,538,905.03	595,116.13	3,181,596.83
101 - Payroll	111,412.87	740,913.51	727,161.06	125,165.32
101 - Willow Run Escrow	142,663.02	21.88	0.00	142,684.90
206 - Fire Department	719,059.08	47,544.75	354,814.91	411,788.92
208 - Parks Fund	29,925.09	8.36	359.60	29,573.85
212 - Roads/Bike Path/Rec/General Fund	153,467.96	100,017.04	39,133.98	214,351.02
225 - Environmental Clean-up	348,233.22	98.06	0.00	348,331.28
226 - Environmental Services	1,448,969.91	30,716.54	200,670.93	1,279,015.52
230 - Recreation	122,821.18	13,879.71	130,695.11	6,005.78
236 - 14-B District Court	597,911.71	144,616.80	576,309.95	166,218.56
244 - Economic Development	67,331.21	18.95	0.00	67,350.16
248 - Rental Inspections	183,352.20	12,848.77	20,588.99	175,611.98
249 - Building Department Fund	726,214.10	50,348.10	49,076.85	727,485.35
250 - LDFA Tax	92,392.53	26.01	0.00	92,418.54
252 - Hydro Station Fund	399,403.80	41,545.04	20,095.95	420,852.89
266 - Law Enforcement Fund	1,422,472.06	67,850.36	552,543.68	937,778.74
280 - State Grants	18,425.22	5.20	0.00	18,430.42
301 - General Obligation	5,178.26	1.46	0.00	5,179.72
397 - Series "B" Cap. Cost of Funds	368,617.78	103.71	478.13	368,243.36
398 - LDFA 2006 Bonds	6,861.20	1.93	0.00	6,863.13
498 - Capital Improvement 2006 Bond Fund	338,022.84	51.86	0.00	338,074.70
584 - Green Oaks Golf Course	195,512.05	19,173.34	26,596.73	188,088.66
590 - Compost Site	600,134.58	4,550.52	19,614.68	585,070.42
595 - Motor Pool	238,175.10	139.84	60,320.16	177,994.78
701 - General Tax Collection	24,138.05	3,340.86	0.00	27,478.91
703 - Current Tax Collections	11,849,317.79	6,458,172.61	1,448,956.08	16,858,534.32
707 - Bonds & Escrow/GreenTop	1,158,083.53	36,236.02	458.00	1,193,861.55
708 - Fire Withholding Bonds	135,728.96	12,283.11	12,000.00	136,012.07
893 - Nuisance Abatement Fund	62,760.63	227.82	670.56	62,317.89
ABN AMRO Series "B" Debt Red. Cap.Int.	6,926.02	0.00	0.00	6,926.02
GRAND TOTAL	23,811,319.88	9,323,647.19	4,835,661.48	28,299,305.59

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

RESOLUTION 2017-04
(In Reference to Ordinance 2017-472)

**A Resolution Amending the Sign Ordinance of the
Charter Township of Ypsilanti**

Whereas, the Township Planning Consultants have recommended certain changes to the Charter Township of Ypsilanti's (Township) Planning Commission (Commission), involving the Sign Ordinance as contained in the Township's Zoning Code specifically Article XXI entitled "**General Provisions**," and specifically, Section 2109 of that Article entitled "**Signs**;" and

Whereas, at its at its regularly scheduled meeting held **February 28, 2017**, the Commission recommended approval of the Planning Consultant's proposed changes to Section 2109 to the Township Board which changes can be summarized as follows:

1. While most sections of the Zoning Ordinance have a stated intent, Section 2109 did not. Sign ordinances having a stated intent and purpose is useful in legal proceedings interpreting their meaning.
2. Definitions: A definition of "**bench sign**" has been added due to current issues involving these types of signs.
3. Permitted Accessory Signs: Temporary signs (i.e. construction, real estate, etc.) are addressed in two sections in the existing ordinance. Ordinance No. 2017-472 consolidates all temporary sign regulations in a single section, Section 2109.3e entitled "**Temporary Signs**."
4. Non-Accessory Signs: The prohibition on advertising tobacco and alcohol has been removed because it is content based as prohibited by United States Supreme Court.
5. Insurance: Township legal counsel has requested that the Ordinance specify an amount of insurance to be carried by businesses "**engaged or continuing in the business of erecting, servicing, repairing or dismantling of signs**" in the amount of one million dollars. This provision only applies to commercial signs.

6. Removal of Abandoned Signs: The existing language has been replaced with a more specific procedure in the proposed Ordinance; and

Whereas, proposed Ordinance No. 2017- 472 has revised the current existing Ordinance in such a fashion as to incorporate the above changes recommended; and

Whereas, the Charter Township of Ypsilanti Board of Trustees (Board) agrees with the request of the Planning Commission;

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve **Ordinance No. 2017-472** as attached, by deleting in its entirety, current existing Article XXI, Section 2109 of the Township's Zoning Code in its entirety, replacing it with proposed **Ordinance No. 2017-472**, which ordinance reflects the suggestions and input of the Township's Planning Consultant as recommended by the Commission.

PROPOSED ORDINANCE 2017-472

**An Ordinance Amending the Sign Ordinance of the
Charter Township of Ypsilanti**

The Charter Township of Ypsilanti hereby ordains that the Sign Ordinance Section 2109, the **Ypsilanti Township Zoning Code**, adopted May 18, 1994, shall be amended as follows:

- I. **Delete in its entirety subsection 2109 – Signs.**

- II. **Add the following new Section 2109 Signs to read as follows:**

Sec. 2109. - Signs:

1. Purpose, Intent and Definitions.

a. These regulations establish rules and standards for the construction, location, maintenance and removal of all signs except those exempted from regulation by this ordinance. Directional, emergency, or traffic-related signs owned by the township, county, state or federal government agencies are not regulated by this section. The execution of these regulations recognizes that the purpose of this chapter is to protect the interest of public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification and communication. In order that such purposes can be achieved, the following objectives shall be applied for this ordinance and any future additions, deletions and amendments:

- (1) General. Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
- (2) Public Safety. Protect public safety by prohibiting signs that:
 - i. are structurally unsafe or poorly maintained;
 - ii. cause unsafe traffic conditions because they unreasonably distract motorists, have similarities to official traffic signs or hinder vision; and
 - iii. impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
- (3) Protect Aesthetic Quality of Districts and Neighborhoods. Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. Prevent proliferation of signs in residential areas and eliminate abandoned signs and sign structures on unused properties. Avoid glare and light trespass through selection of proper fixture type(s) and location, lighting technology, and control of light levels.
- (4) Free Speech. Ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication.
- (5) Reduce Conflict. Reduce conflict among signs and light and between public and private information systems.
- (6) Business Identification. Allow for adequate signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
- (7) Foster Economic Development. Ensure that signs are located in a manner that does not cause visual clutter, blight, and distraction, but rather

promotes identification and communication necessary for sustaining and expanding economic development in the city.

b. Sign definitions: The following definitions are related to signs:

- (1) 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.

For purposes of this Ordinance, the following additional definitions shall apply:

- (a) Abandoned sign: A sign that is accessory to or associated with a legal use that has been discontinued or terminated.
- (b) Bench sign: A bench or chair or an attachment to a building which provides a bench, chair or seating device which has been painted, or in any other way has attached to it, a sign.
- (c) 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.
- (d) 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.
- (e) Canopy sign: A sign which is painted on or attached to an awning or canopy.
- (f) 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.
- (g) 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.
- (h) 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.
- (i) Erect: To build, construct, attach, hang, place, suspend, affix or paint.
- (j) 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.
- (k) 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.
- (l) 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.
- (m) 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.

- (n) 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.
- (o) 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.
- (p) 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.
- (q) Off-premises directional sign: A sign which provides direction to a location within the township.
- (r) 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.
- (s) Roof sign: A display sign which is erected, constructed and maintained on or above the roof of the building.
- (t) 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.
- (u) Sign, accessory: A sign which pertains to the principal use of the premises.
- (v) 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.
- (w) Sign, nonaccessory: A sign which does not pertain to the principal use of the premises.
- (x) 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.
 - i. 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.
 - ii. Garage sale: Garage sale signs may be used to advertise a garage sale and shall be promptly removed upon completion of the garage sale.
 - iii. Real estate: Signs advertising the rental, sale or lease of the property upon which they are located.
 - iv. 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.

- v. 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.
 - vi. 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.
- (y) 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.
- (z) 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.
- (aa) 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.

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 wolmanized or equal treatment. A lightning grounding device shall be provided where required. All letters, figures, characters or representation in cutout or irregular form, shall be safely and securely built or attached to the sign structure. All signs of a greater area than 24 square feet shall have a surface or facing of noncombustible material. All signs shall be attached by means of metal anchors, bolts or expansion screws. In no case shall any sign be secured with wire, strips of wood or nails.
- b. Accessory to principal use: All signs which direct attention to a business, entertainment, service or commodity must be accessory to the business, entertainment, service or commodity offered, conducted or sold on the premises on which the sign is located, except real estate signs, off-premises directional signs and non-accessory signs specifically allowed in specified districts.
- c. Wind pressure and dead load requirements: Ground, projecting, wall and marquee signs shall be designed and constructed to withstand wind pressure and shall be constructed to receive dead loads as required in the township building code or other ordinances of the township.
- d. Illumination: Internally and externally lighted, reflectorized, glowing and other forms of illumination shall be permitted on all signs. All illumination shall be concentrated on the area of the sign to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices. All illuminated signs must be in compliance with section 2110 and shall not be of a flashing or intermittent flashing type.
- e. Signs not to constitute a traffic hazard: No sign shall be erected in such a manner as to obstruct free and clear vision or constitute a traffic hazard. No sign shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No sign shall make use of the words "stop," "look," "danger" or other word, phrase or symbol in a manner that is confusing or misleading. At street intersections, no signs other than municipal traffic control signs shall be located within eight feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending

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

- f. Face of sign shall be smooth: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.
- g. Obscene matter prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter.
- h. Public right-of-way: No sign shall be erected or placed within the public right-of-way. The owner of any sign which has been removed by the township from the right-of-way due it is in violation of this provision, shall pay to the township the sum of \$25.00 before recovering the sign. If any sign is not claimed within 14 days, said sign shall be disposed of.
- i. Sign setbacks: All permitted ground and-temporary signs shall be set back not less than 15 feet from all property lines and existing street right-of-way lines unless otherwise specified herein.
- j. Glass in signs: Glass sheets used in any sign for which a permit is required, and in which wire mesh is not imbedded, shall not be less than three-sixteenth 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:

Sign Type/ Purpose	Ground Entrance	Wall Name Plate							
Sign permit required	Yes	No							
Maximum number of signs	Footnote 1	1							
Maximum sign face area (sq. ft.)	24	2							
Maximum number of sign faces per sign	1	1							
Maximum sign height	6	—							
Setback from property line/right- of-way (feet)	10	—							

Setback from structures (feet)	50	—							
May be illuminated ? (sec. 2110)	No	No							
Maximum length of time for display (days)	—	—							

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.

b. Non-residential building-mounted signs:

Sign Type	Wall	Canopy	Marquee	Window
Sign permit required	Yes	Yes	Yes	No
Maximum sign face area (sq. ft.)	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 2109.3.b.

(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:

Maximum height (feet)	Minimum setback required (feet)	Maximum sign face area (sq. ft.) footnotes (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 2109.3.c. 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 2109.3.c., 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. Temporary signs:

Sign Type/ Purpose	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	No	No	No	No	No
Maximum number of signs	Footnote 1	Footnote 2	Footnote 2	1	1	Footnote 5	---
Maximum sign face area (sq. ft.)	24	4	Footnote 4	4	16	3	16
Maximum number of sign faces per sign	2	2	2	2	2	2	2
Maximum sign height	6	---	---	6	6	3	---
Setback from property line/right- of-way (feet)	10	5	5	5	5	5	---
Setback from structures (feet)	50	---	---	---	---	25	---
May be illuminate	No	No	No	No	No	No	No

d? (sec. 2110)							
Maximum length of time for display (days)	Footnote 3, 6	14 days/year Footnote 3, 6	30 days/year Footnote 3, 6	Footnote 3, 6	120 days/year Footnote 3, 6	Footnote 3, 6	—

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, if located on a building, shall not extend higher than the height of the front face of the building.
- (6) Temporary 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) 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.
- (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.

b. Adjacent to Interstate 94 (I-94).

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than 672 square-feet per sign face or of greater overall

height above ground than 50 feet or the bottom surface of which extends to within less than three feet above the ground surface.

- (2) Location: Billboards may be erected only in I-1, I-2, I-3 or I-C zoning districts. No billboard may be erected within 500 feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library or church and shall have a minimum setback of 25-feet from all property lines or shall meet the setback requirements of the district for which it is located, whichever is greater. Billboards shall be located no closer to one another than 1,000-feet on the same side of the given thoroughfare.
- (3) Material required: All billboards shall have a surface of facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.
- (4) Limitations: No billboard shall be approved at any time when there are 20 or more billboard sign faces in the township except for that a new billboard structure may be granted approval only in exchange for the removal of four nonconforming billboard faces.

5. Electronic changeable message signs and billboards:

- a. Such signs shall contain static messages only and shall not have movement or flashing on any part of the sign structure, design or pictorial segments of the sign, nor shall such sign have varying light intensity during display of any single message.
- b. Each display on an electronic changeable sign shall remain fixed for a minimum of ten 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 benches, whether located on public or private property.
 - 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, 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.
- 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 2109.3.
 - (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 2109.3.a—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 a complete 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 within thirty (30) days.
- 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 in an amount of no less than one (1) million dollars in a form 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: Non-conforming signs are those signs lawfully erected prior to the adoption of this Ordinance. 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:
 - (1) Any sign located on property in the Township that has been vacant for more than one hundred and twenty (120) days, and any sign that pertains to a use or activity that no longer exists on property in the Township, shall be presumed to have been abandoned
 - (2) At such time as the Building Official shall become aware of the sign that is presumed to have been abandoned under subsection (1) of this section, a notice of sign abandonment declaring that the sign is deemed abandoned, and directing the removal of the sign, shall be sent to the owner of the property.
 - (3) If the owner of the property to whom such a notice has been sent claims that the sign has not been abandoned, such owner shall, within sixty (60) days from the date of the notice, file a written response to the Building Official stating facts which rebut the presumption of abandonment and demonstrate the intent not to abandon the sign.

- (4) At the end of such sixty (60) day period, if a written response stating facts to rebut the presumption of abandonment has not been submitted to the Building Official, the sign shall be deemed abandoned, and a notice to such effect shall be sent to the owner.
- (5) If a written response stating facts to rebut the presumption of abandonment has been submitted to the Building Official, and if the response demonstrates in the discretion of the Building Official that the sign has not been abandoned, the sign shall be permitted to remain until further evidence of abandonment appears, or some other basis for removal arises. If the Building Official determines that the response fails to demonstrate that the sign has not been abandoned, the notice of sign abandonment, and the response from the owner, shall be placed upon the agenda of a meeting of the Zoning Board of Appeals, and notice of the time, place and date of the meeting shall be sent to the owner. After a review of the notice and response, and after affording an opportunity to be heard by the owner and the director, together with any and all other information and argument deemed appropriate by the Zoning Board of Appeals, the Zoning Board of Appeals shall make a final determination with respect to whether the sign has been abandoned.
- (6) Any sign deemed abandoned under subsection (4), or found by the Zoning Board of Appeals to be abandoned under subsection (5) shall be removed within ten (10) days of such determination, and a failure to do so shall constitute a violation of this section.

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 ten 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.

Severability

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

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

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Memorandum

To: Board of Trustees
From: Chris Atkin, Township Planner
Date: March 1, 2017
Re: First Reading: Ordinance 2017-472 in order to amend the Township Zoning Ordinance, Section 2109 – Signs.

On February 28, 2017, the Township Planning Commission held a public hearing to consider a zoning ordinance text amendment to Section 2109 – Signs.

During the public hearing there were no public comments received by the Commission in relation to the proposed ordinance amendment. The Commission filed the following motion recommending approval of the proposed amendment to the Board of Trustees:

A motion was made by Commissioner Krieg, supported by Commissioner Eldridge to approve the ordinance text amendment, amending the Township Sign Ordinance, Section 2109 of the Zoning Code and forward the recommendation to the Charter Township of Ypsilanti Board of Trustees for consideration.

The motion carried unanimously.

A copy of the staff report to the Planning Commission summarizing the proposed text changes is enclosed for reference.

Staff respectfully requests the Board approve the first reading of ordinance 2017-472 amending Zoning Ordinance Section 2109 – Signs.

Should anyone have any questions, concerns or comments relating to the proposed amendment, please feel free to contact me.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Ypsilanti Township Planning Commission
FROM: Richard K. Carlisle, AICP
DATE: February 17, 2017
RE: Sign Ordinance revisions

As I reported at the Planning Commission meeting last month, we were requested to address several issues which have stemmed from enforcement of the sign regulations. We anticipate more changes will be needed in the future as a result of the recent Supreme Court Gilbert v. Reed decision.

At the previous Commission meeting, the only question was regarding the \$1,000,000 public liability insurance policy. Township Attorney McLain and I conferred, and agree that this provision only pertains to those who are "engaging or continuing in the business of erecting, servicing, repairing or dismantling of signs". In other words, this provision only applies to commercial sign installers.

The following summarize the proposed revisions:

- 1) Purpose/Intent – Most sections of the Ordinance have a stated intent, except Sec. 2109. Signs having a stated intent and purpose is useful in explaining and defending any type of regulation.
- 2) Definitions – We have added a definition of "bench sign" which is currently an issue in the Township.
- 3) Permitted Accessory Signs – Temporary signs (i.e., construction, real estate, etc.) are addressed in two different sections of the Ordinance. I have consolidated all temporary sign regulation in a single section, Sec. 2109.3.d – Temporary Signs.
- 4) Non-accessory Signs – The prohibition on advertising tobacco and alcohol has been removed. Besides being content based, the provision is difficult to enforce.

- 5) Insurance – Township legal counsel has requested the Ordinance specify an amount of insurance at \$1,000,000. As indicated, this provision only applies to sign installers.
- 6) Removal of abandoned signs – We are recommending replacing current language with a more specific procedure.

There are also several areas where language has been cleaned up and clarified. The Commission will hold a public hearing on February 28th on the proposed revisions.

Yours Truly,



CARLISLE/WORTMAN ASSOC., INC.

Richard K. Carlisle, PCP, AICP

President

RESOLUTION NO. 2017-05
(In Reference to Ordinance 2017-473)

Amending the Township Zoning Code, Section 401 to permit raising up to four (4) hens on residential parcels with one acre or more.

Whereas, the Township has seen an increased interest in raising chickens in residential backyards for the benefit of consuming fresh home grown eggs;

Whereas, the Ypsilanti Township Zoning Code Section 401 currently allows chickens to be raised on parcels of at least five (5) acres;

Whereas, the Township Board desires to allow up to four (4) hens to be raised on parcels with a minimum of one acre provided certain standards regarding the construction and location of enclosures; the disposal of waste material associated with raising chickens; and

Whereas, Ordinance 2017-473 sets standards for the location, size, construction and maintenance of up to four (4) hens;

Whereas, allowing a maximum of four (4) hens to be raised on parcels with one acre or more will improve the health and quality of life of Township residents;

Now, Therefore,

Be it resolved, that Ordinance No. 2017-473 is hereby adopted by reference.

PROPOSED ORDINANCE NO. 2017-473

An Ordinance amending the Charter Township of Ypsilanti Code Ordinance No. 74, Section 401, describing principal uses permitted in R-1 through R-4 One Family residential districts:

The Charter Township of Ypsilanti hereby ordains that Section 401, of the Ypsilanti Township Zoning Code, adopted May 18, 1994, shall be amended as follows:

I. Delete in its entirety Section 401 entitled Principal Uses

II. Add the following new section 401 entitled Principal Uses Permitted

Sec. 401. - Principal uses permitted:

In a one-family residential district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. One-family detached dwellings.
2. Farms on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the Township of Ypsilanti and provided further that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption by persons residing on the premises.
3. Publicly owned and operated libraries, parks, parkways and recreational facilities.
4. Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
5. Family day care homes for up to six children, to be registered by the state department of social services.
6. Home occupation subject to the following:
 - a. No home occupation shall be permitted that:
 - (1) Changes the outside appearance of the dwelling or is visible from the street.
 - (2) Generates traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
 - (3) Creates noise, vibration, glare, fumes, odors or results in electrical interference, or becomes a nuisance.
 - (4) Results in outside storage or display of anything including a sign.
 - (5) Requires the employment of anyone in the home other than one dwelling occupant.
 - (6) Requires exterior building alterations to accommodate the occupation.
 - (7) Occupies more than 20 percent of the ground floor area of the dwelling, or 50 percent of a detached garage.
 - (8) Requires parking for customers or visits for business purposes that cannot be accommodated on the site and/or not exceeding one parking space at curb side on the street.

- (9) Requires the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.
 - (10) Would generate 20 or more customers or visits for business purposes by persons per week.
- b. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:
 - (1) Dressmaking, sewing and tailoring.
 - (2) Painting, sculpturing or writing.
 - (3) Telephone answering.
 - (4) Home crafts, such as model making, rug weaving and lapidary work.
 - (5) Tutoring, limited to four students at a time.
 - (6) Computer application not including sale of computers.
 - (7) Salesperson's office or home office of a professional person.
 - (8) Laundering and ironing.
 - (9) Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors or result in electrical interference.
 - (10) Barbershops and beauty parlors; limited to one operator.
 - (11) Dance studios; limited to four students at a time.
 - c. The following are prohibited as home occupations:
 - (1) Private clubs.
 - (2) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.
 - (3) Restaurants.
 - (4) Stables or kennels.
 - (5) Tourist homes.
 - (6) Automobile repair or paint shops.
 - (7) Medical marijuana dispensaries.
 - (8) Medical marijuana nurseries.
 - d. Any proposed home occupation that is neither specifically permitted by paragraph b. nor specifically prohibited by paragraph c. shall be considered a special use and be granted or denied upon consideration of those standards contained in paragraph a. above and under the procedures specified in sec. 402.
 - e. Home occupation permits shall be limited to the applicant who legally resides in the residence.
 - f. Home occupation shall be based on a permit for such home occupation.
- 7. The keeping of up to 4 hens on those parcels of land separately owned outside the boundaries of either a proprietary, supervisor's plat or site condominium and having an area of not less than one acre; subject to the health and sanitation provisions of the Township of Ypsilanti subject to the following:
 - a. The principle use of the property where the hens are to be kept is as a single-family dwelling as defined by the Township Zoning Ordinance
 - b. Hens may only be kept by a person permanently residing at the subject residence.
 - c. The keeping of roosters shall be prohibited

- d. Chickens shall be provided with a secure, well-ventilated, roofed, and lockable structure (heretofore referred to as a “hen house”) which shall not exceed 25 square feet in area.
 - e. A covered enclosure or fenced enclosure, constructed in a workmanlike manner, shall be erected around the hen house to prevent the hens from leaving the enclosed area.
 - f. No enclosure shall be located closer than twenty (20) feet from a property line nor shall it be located closer than forty (40) feet to any adjacent residential structure.
 - g. Both the hen house and the fenced pen, run, or enclosure must be located in the rear yard
 - h. All enclosures for the keeping of chickens shall be constructed or repaired to prevent rats, mice or other rodents from being harbored underneath, within, or within the walls of the enclosure.
 - i. All food shall be stored indoor and within a rodent-proof container.
 - j. The slaughtering of hens shall be prohibited.
 - k. Waste materials (feed, manure and litter) should be disposed of in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. It is not acceptable to pile waste materials on the property.
8. Accessory buildings and uses customarily incident to any of the above permitted uses.

Severability Clause

The various parts, sentences, paragraphs, and clauses of this ordinance are severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected.

Publication

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

Effective Date

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

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk

From: Benjamin R. Carlisle, AICP, Township Planner

Re: 1st READING OF RESOLUTION 2017-05, PROPOSED ORDINANCE 2017-473, AMENDING THE TOWNSHIP ZONING CODE SECTION 401 TO ADD BACKYARD HENS AS A PRINCIPLE USE PERMITTED IN THE R-1 THROUGH R-4 ONE-FAMILY RESIDENTIAL DISTRICTS

Copy: Mike Radzik, OCS Director

Date: February 28, 2017

BOARD ACTION REQUESTED:

To consider the recommendation of the Planning Commission and hold a first reading of ordinance 2017-473 to amend Section 401 to add the keeping of backyard hens as a principle use permitted in the R-1 through R-4 One-Family Residential District.

BACKGROUND:

On December 13, 2016, the Township Planning Commission held a public hearing to consider a zoning ordinance text amendment to section 401 to allow up to four (4) backyard hens as a permitted use in the R-1 through R-4 One-Family Residential Districts for parcels of land separately owned outside the boundaries of either a proprietary, supervisor's plat or site condominium and having an area of not less than one acre. The amendment includes eleven (11) specific conditions that must be met including enclosure requirements, disposition of waste, and care of chickens. These conditions are included to protect public health, safety, and welfare, but also to protect adjacent properties from impacts of noise, odor, waste, rodents, etc.

After Planning Commission deliberation, the following motion was made:

A motion was made by Commissioner Krieg, Seconded by Commissioner Eldridge, to recommend to the Township Board of Trustees the second revised draft of Sec. 401 for their consideration.

Motion passed three to two. Commissioners Krieg, Reiser and Eldridge voted yea. Commissioners Richie and Sinkule voted nay.

Attached is draft ordinance language and a November 16, 2016 memorandum addressed to the Planning Commission.

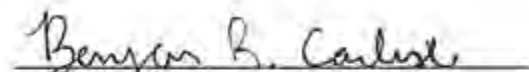
Ordinance 2017-XXX

February 28, 2017

Also attached are two maps. One map depicts the number of 5-acre residential parcels that are currently eligible to keep hens, while the other shows the number of 1-acre parcels that would be eligible if this text amendment is adopted. The number of eligible parcels would increase 466% from 154 to 873, an increase of 719 parcels.

We look forward to addressing this matter at the upcoming Board meeting.

Sincerely,


CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Joe Lawson
Michael Radzik

FROM: Richard K. Carlisle, AICP
Ben Carlisle, AICP

DATE: November 16, 2016

RE: Backyard Chickens

Today, with growing interest in the local food movement, raising chickens is gaining in popularity. Currently, chickens are regulated under the farming provisions in Section 4.01.2, and require a minimum of 5 acres. Proponents of backyard chickens have noted that the requirements in Section 4.01.2 are overly restrictive. On the other hand, allowing the raising of chickens on smaller residential properties should not be done without careful consideration and restriction.

While the raising of chickens can be beneficial to the resident, it may also be disturbing to neighbors. Therefore, regulations passed by communities generally deal with the number of chickens, setbacks, nuisances, etc. The common themes of regulation chickens are:

- The number of chickens allowed: Local rules often place a limit on the number of chickens that may be kept per household, either by specifying a flat number of birds allowed (3 to 4 is common) or using lot size as the determining factor.
- Prohibiting roosters: Many communities do not allow roosters. Such rules won't impact those who wish to raise chickens for eggs – it's a common misconception that a hen needs a rooster to lay eggs.
- Fees and permits: Many municipalities require a permit to keep chickens and/or the payment of a one-time or annual fee.
- Containment requirements: Some communities require chickens to be confined at all times in a coop or outdoor run, meaning free-ranging is not allowed. There may be specific requirements regarding the size and design of the coop or the materials that may be used. Building permits or preapproval of coop plans may be required before construction.
- Setback requirements: The rules may require chicken coops and outdoor runs to be located a certain minimum distance from neighboring homes or property lines.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*

R. Donald Wortman, *Principal* John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal*
Laura K. Kreps, *Associate*


- Restrictions regarding the slaughtering of chickens: Some communities do not allow the slaughter of chickens in residential areas. A no-kill rule would impact those who wish to raise chickens for meat or intend to cull hens that no longer lay eggs.
- Nuisance clauses: Some communities may regulate chicken-keeping by prohibiting nuisances that result from the improper care and maintenance of backyard chickens. Nuisance clauses may address things like noise, odor, disposal of manure, conditions that attract rodents and other pests, and other public health concerns.

In order to provide for backyard chickens in the Township outside of a traditional 5 acre farm, the Township is considering a draft backyard chicken ordinance. The proposed ordinance includes standards regulating a maximum of chickens on a property, minimum lot area, and storage and care of chickens. These standards are both necessary to protect public health, safety, and welfare, but also to protect adjacent properties from impacts of noise, odor, waste, rodents, etc. A lack of any standards or permission of an unlimited number of chickens may have severe consequences on public health and adjacent property owners.

We have been asked to review the proposed backyard chicken zoning ordinance amendment and have provided several suggestions to Mr. Lawson. The only thing we would add is a requirement to maintain the chickens in enclosed structures at night. Other than that, we find that the proposed ordinance establishes the necessary regulations to protect public health, safety, and welfare and to ensure protection for adjacent property owners.

Please let us know if there are additional questions.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.

Richard K. Carlisle, PCP, AICP

President

Sec. 401. - Principal uses permitted:

In a one-family residential district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. One-family detached dwellings.
2. Farms on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the Township of Ypsilanti and provided further that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption by persons residing on the premises.
3. Publicly owned and operated libraries, parks, parkways and recreational facilities.
4. Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
5. Family day care homes for up to six children, to be registered by the state department of social services.
6. Home occupation subject to the following:
 - a. No home occupation shall be permitted that:
 - (1) Changes the outside appearance of the dwelling or is visible from the street.
 - (2) Generates traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.
 - (3) Creates noise, vibration, glare, fumes, odors or results in electrical interference, or becomes a nuisance.
 - (4) Results in outside storage or display of anything including a sign.
 - (5) Requires the employment of anyone in the home other than one dwelling occupant.
 - (6) Requires exterior building alterations to accommodate the occupation.
 - (7) Occupies more than 20 percent of the ground floor area of the dwelling, or 50 percent of a detached garage.
 - (8) Requires parking for customers or visits for business purposes that cannot be accommodated on the site and/or not exceeding one parking space at curb side on the street.
 - (9) Requires the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.
 - (10) Would generate 20 or more customers or visits for business purposes by persons per week.
 - b. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:
 - (1) Dressmaking, sewing and tailoring.
 - (2) Painting, sculpturing or writing.
 - (3) Telephone answering.
 - (4) Home crafts, such as model making, rug weaving and lapidary work.
 - (5) Tutoring, limited to four students at a time.

- (6) Computer application not including sale of computers.
 - (7) Salesperson's office or home office of a professional person.
 - (8) Laundering and ironing.
 - (9) Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors or result in electrical interference.
 - (10) Barbershops and beauty parlors; limited to one operator.
 - (11) Dance studios; limited to four students at a time.
- c. The following are prohibited as home occupations:
- (1) Private clubs.
 - (2) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.
 - (3) Restaurants.
 - (4) Stables or kennels.
 - (5) Tourist homes.
 - (6) Automobile repair or paint shops.
 - (7) Medical marihuana dispensaries.
 - (8) Medical marihuana nurseries.
- d. Any proposed home occupation that is neither specifically permitted by paragraph b. nor specifically prohibited by paragraph c. shall be considered a special use and be granted or denied upon consideration of those standards contained in paragraph a. above and under the procedures specified in sec. 402.
- e. Home occupation permits shall be limited to the applicant who legally resides in the residence.
- f. Home occupation shall be based on a permit for such home occupation.
7. The keeping of up to 4 hens on those parcels of land separately owned outside the boundaries of either a proprietary, supervisor's plat or site condominium and having an area of not less than one acre; subject to the health and sanitation provisions of the Township of Ypsilanti subject to the following:
- a. The principle use of the property where the hens are to be kept is as a single-family dwelling as defined by the Township Zoning Ordinance
 - b. Hens may only be kept by a person permanently residing at the subject residence.
 - c. The keeping of roosters shall be prohibited
 - d. Chickens shall be provided with a secure, well-ventilated, roofed, and lockable structure (heretofore referred to as a "hen house") which shall not exceed 25 square feet in area.
 - e. A covered enclosure or fenced enclosure, constructed in a workmanlike manor, shall be erected around the hen house to prevent the hens from leaving the enclosed area.
 - f. No enclosure shall be located closer than twenty (20) feet from a property line nor shall it be located closer than fourth (40) feet to any adjacent residential structure.
 - g. Both the hen house and the fenced pen, run, or enclosure must be located in the rear yard

- h. All enclosures for the keeping of chickens shall be constructed or repaired to prevent rats, mice or other rodents from being harbored underneath, within, or within the walls of the enclosure.
 - i. All food shall be stored indoor and within a rodent-proof container.
 - j. The slaughtering of hens shall be prohibited.
 - k. Waste materials (feed, manure and litter) should be disposed of in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. It is not acceptable to pile waste materials on the property.
8. Accessory buildings and uses customarily incident to any of the above permitted uses.

Draft Version #1 = Red

Draft Version #2 = Green

**YPSILANTI TOWNSHIP: RESIDENTIAL IMPROVED PARCELS
5 ACRES OR LARGER: 154 PARCELS**



**YPSILANTI TOWNSHIP: RESIDENTIAL IMPROVED PARCELS
1 ACRES OR LARGER: 873 PARCELS**



Mr. Radzik responded that they would look into that. He added that the staff and elected leadership met several months ago, in addition to talking to state legislators about legislative changes in the law that would be required to give the township some standing on this issue, they met with the licensing agency at the state level. These are the people that issue the licenses and enforce the regulations for how these facilities are operated. They made it clear that these licensed facilities are exempt from local zoning regulations, period. Unless the laws are changed, the rules will remain the same. He noted a recent experience with a licensed facility in a densely populated neighborhood near Ecorse and Harris with much smaller lots. It came to our attention after repeated calls to law enforcement and the fire department about behavioral issues, noise, and so forth. They do genuinely recognize the issues and they are doing what they can within the confines of the state law to improve the situation.

Commissioner Reiser encouraged the residents to seek legal advice.

6. Old Business

- a. **CONTINUATION – ZONING ORDINANCE TEXT AMENDMENT – BACK YARD HENS** – to consider a recommendation to the Board of Trustees a zoning ordinance text amendment to reduce the minimum lot size to less than 5 acres for the keeping and maintaining of a specified number of hens within a residential zoning district.

Commissioner Reiser noted the zoning, maps, ordinance, and emails received in the packets. He asked if there were any members of the public who wished to speak. None came forward.

Commissioner Krieg expressed his frustration that they have apparently arbitrary guidelines that have been pulled out of the air– noting that neighbors in different municipalities have a wide variety of acreage requirements. He has not seen anything that would indicate why they should vote one way or the other.

Commissioner Reiser reviewed the pro & con accounts from last meeting.

Commissioner Krieg commented that was a great summary of the last meeting but he was not sure how to apply the pros & cons to reach a decision that is based on some type of established fact. He feels they are pulling it out of the air.

Commissioner Reiser stated that the planning department asked Angie King to research this topic and talk to other municipalities to find out what some of the general concerns, and that these were incorporated into the suggested changes. He added that it is not like this will be set in stone, it can be adjusted. He added that no matter what they do, it would ultimately be decided by the Board of Trustees. He stated that he would be okay with taking cautious steps. He noted that it was going to be arbitrary no matter what, but based on what is reasonable based on some research and changeable if they learn that what they decide does not work.

Commissioner Eldridge asked commissioner Krieg if he was proposing waiting for more information.

Commissioner Krieg noted that he was just expressing frustration at the arbitrary nature of the decision, but noted Commissioner Reiser's comment that it is also something that can be changed.

Discussion followed regarding arbitrariness.

Commissioner Eldridge noted they would be trying to do the best to consider everyone's concerns on the issue. He noted they have heard from many people on both sides.

Commissioner Sinkule noted that he had requested at the last meeting to have Carlisle/Wortman come and speak to the issue. He asked if Mr. Atkin could speak on the issue.

Mr. Atkin noted that he was aware of the different acres and has not seen definitive evidence of what is or is not the right lot size. In his opinion it does not matter what the lot size is, there are too many variables that can happen.

Commissioner Eldridge noted that Commissioner Sinkule had been referring to the information that Pittsfield had changed their size from five to two and a half, after consultation with Carlisle/Wortman, and was wondering why that size was chosen.

Mr. Atkin said he did not know but would look into it.

Commissioner Reiser noted that there may not be a 'right size', that the 'right size' may be up to the people in the community.

A motion was made by Commissioner Krieg, Seconded by Commissioner Eldridge, to recommend to the Township Board of Trustees the second revised draft of Sec. 401 for their consideration.

Motion passes three to two. Commissioners Krieg, Reiser and Eldridge voted yea. Commissioners Richie and Slnkule voted nay.

7. New Business

a. **None**

8. Open Discussion for Issues Not On the Agenda

- a. Correspondence Received – none
- b. Planning Commission Members - none
- c. Members of the Audience - none

9. Township Board Representative Report

Commissioner Eldridge introduced Monica Ross, new Trustee, who was present in the audience.

10. Zoning Board of Appeals Representative Report

There was no Zoning Board of Appeals Report

11. Township Attorney Report

There was no Attorney Report.

12. Planning Department Report

- a. December 2016 Planning Department Report – No Planning Report Was Provided

13. Any Other Business That May Come Before the Commission.

A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to adjourn the meeting. The motion carried unanimously.

NEW BUSINESS

**CHARTER TOWNSHIP OF YPSILANTI
2017 BUDGET AMENDMENT #4**

March 21, 2017

101 - GENERAL OPERATIONS FUND

Total Increase \$10,000.00

Request to increase budget to purchase and install cameras for a proposed special assessment district for Huron Heights and Huron Ridge Apartments. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$10,000.00
		Net Revenues	<u>\$10,000.00</u>

Expenditures:	Capitol Outlay-Neighborhood Cameras	101-970-000-972.000	\$10,000.00
		Net Expenditures	<u>\$10,000.00</u>

397 - DEBT FUND SERIES B BOND (SEAVER PROPERTY BONDS)

Total Increase \$332,951.00

Request to increase the debt repayment line in order to make an additional pay down of the series B bond . The Board discussed and gave direction to use the \$332,951 (net proceeds) from the perpetual easement agreement with SBA Network Service, LLC for the cell tower located at 1865 Cadillac to pay down bond debt at the September 20, 2016 Board meeting . The funds were deposited into the Debt Fund Series B Bond Fund on December 16, 2016. The funds are currently part of the fund balance for 2017. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	397-000-000-699.000	\$332,951.00
		Net Revenues	<u>\$332,951.00</u>

Expenditures:	Debt Repayment - Bonds -Seaver	397-991-000-020.000	\$332,951.00
		Net Expenditures	<u>\$332,951.00</u>

Motion to Amend the 2017 Budget (#5):

Move to increase the General Fund Budget by \$10,000 to \$8,570,635 and approve the department line item changes as outlined.

Move to increase the Debt Fund Series B Bond budget by \$332,951 to \$839,951 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

MEMORANDUM

To: Ypsilanti Township Board of Trustees

From: OCS Planning

Date: March 13, 2017

Subject: Request Of Yankee Air Force, Inc. (YAM) And Michigan Aerospace Foundation (MAF) for a one-year extension to the PD Stage 1 Preliminary Site Plan and Rezoning approval granted by the Township on May 19, 2015

The Yankee Air Force, Inc. (YAM) and the Michigan Aerospace Foundation (MAF) has requested a one-year extension of the Yankee Air Museum PD Stage 1 Preliminary Site Plan and Rezoning approved by the Township Board on May 19, 2015.

Ypsilanti Township Code of Ordinance, Section 1918 – Effect of PD Stage 1 Preliminary Site Plan and Rezoning Approval states: Approval of the PD Stage I Preliminary State Plan and Rezoning by the Township Board is effective for a period of two years. The two-year period for PD State I Preliminary Site and Rezoning approval may be extended for one (1) year if applied for by the petitioner prior to expiration and granted by the Township Board, based upon a recommendation by the Planning Commission.

The Planning Commission considered the request at their February 28, 2017 regular meeting and approved recommending approval to Township Board.

Please place this request on the March 21, 2017 board meeting agenda for consideration by the Board.

We Can Do It Again!



PRESERVING AND RESTORING THE WILLOW RUN BOMBER PLANT

FUTURE HOME of the YANKEE AIR MUSEUM

SAVETheBOMBERPLANT.ORG

Leadership Council:

Bob Lutz
General Motors Executive (ret.)

Ambassador Ronald H. Welsor (ret.)

Anthony P. Hurst
Ypsilanti Foundation

Jack Roush
Roush Industries

Jack Lousma
NASA Astronaut (ret.)

Maj. Gen. Amy S. Courler, CAP, USAF
National President, Women In Defense

James S. Jackson, Ph.D.
Distinguished Professor, Co-Director of Social Research, University of Michigan; Member, NSF National Science Board



The Michigan Aerospace Foundation is a 501c.3 non-profit corporation.



MICHIGAN AEROSPACE FOUNDATION

SAVETheBOMBERPLANT.ORG

807 Willow Run Airport
Ypsilanti, MI 48198

Ypsilanti Township
CED Department
Received
By
JAN 20 2017

January 20, 2017

Ypsilanti Township
7200 Huron River Drive
Ypsilanti MI 48197

The Yankee Air Force Inc. (YAM) and the Michigan Aerospace Foundation (MAF) wish to request an extension of our PD Stage 1 for the restoration of the Roll Out Hangar of the historic Willow Run Bomber Plant.

Progress on the restoration has been substantial since the building was purchased from the RACER Trust, saving it from demolition. However, we have been delayed in our infrastructure development plans (all utilities and access planning) due to the sale of the balance of the property to the American Center for Mobility (ACM). During discussions with ACM and RACER representatives in February, 2016, it became apparent that a development collaboration between YAM, ACM, RACER and Willow Run Airport offered far better end results for the property as a whole. We are now collaborating on Storm Drainage, Land Use, Main Entrance and Electrical and may collaborate on water and gas services.

The Storm system was the big one, taking all year to develop a system that would be acceptable to Washtenaw County Water Resources Commission (WCWRC). The proposal was submitted last week by ACM with YAM as a part of the overall plan.

Please let me know what needs to be accomplished in order to obtain an extension of our PD1 so we can accomplish this prior to the expiration later this year.

I will be giving an update to the Ypsilanti Township Trustees on Tuesday February 7 and am available to give updates to the Planning Commission if that is desired.

Thank you for your continuing support of this historic preservation project.

Dennis Norton

Founder Yankee Air Museum
President Michigan Aerospace Foundation

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik, OCS Director
Re: **Request to approve issuance of five (5) foundation-only building permits for new home construction for Manors at Creekside Village**
Copy: McLain & Winters
Date: March 15, 2017

On April 19, 2011, the Board of Trustees approved the request of S.E. Michigan Land Holding, LLC (Lombardo) for a fourth amendment associated with the Creekside Village South Master Deed and By-Laws. This was related to splitting off Manors at Creekside Village (Manors) from Creekside Village South (South). A condition of the approval was that no building permits would be issued for any of the 86 units within Manors until a development agreement was approved. In addition, developer's representative Greg Windingland agreed that South would be completed prior to construction of homes in Manors.

Staff and legal counsel have been working with Lombardo to draft a development agreement consistent with the agreement crafted for the nearby Majestic Lakes/Nautica Pointe development. A draft proposal has been substantially agreed upon and will be presented to the Board of Trustees at its regular meeting on April 4, 2017.

Concurrently, the Homeowner's Association for South has informed me that it is satisfied that the commitment made by Lombardo to complete South has been met. Only one lot remains unsold and a speculative house is under construction on it. For reference, Lombardo has constructed homes on 38 of 93 lots in South (40%); the original developer, Pulte, constructed the other 55 homes (60%) in South.

In accordance with consumer demand, Lombardo has pre-sold a number of lots within Manors and has submitted eight (8) building permit applications, all of which are being held pending approval of a development agreement. In the interim as we finalize the development agreement, Lombardo has requested consideration to receive five (5) foundation-only building permits that would allow it to begin construction of new homes that have been sold to future residents of Manors.

The following information is presented in support of this request:

CHARTER TOWNSHIP OF YPSILANTI

- A draft development agreement is undergoing final editing and will be presented to the Board of Trustees for consideration on April 4, 2017.
- The president of South Homeowner Association, Rick Baker, recently informed me in writing that the HOA is satisfied that Lombardo has fulfilled its commitment to complete South and it has no objection to construction of homes in Manors.
- A standby letter of credit (LOC) for \$100,000 was deposited with the Treasurer's Office by Lombardo in 2014 to replace a letter of credit previously deposited by Pulte. The amount of the LOC to ensure completion of mass grading, water, sewer, paving, landscaping and sidewalks for Manors was agreed upon at that time; our engineering, planning and building staff agree that it remains adequate for uncompleted items. The validity of the LOC, which auto-renews each year, was recently confirmed in writing by JPMorgan Chase Bank with an expiration date of March 10, 2018.
- YCUA is holding approximately \$72,000 in inspection funds deposited by Lombardo. Those funds are adequate to cover anticipated inspection fees to complete Manors.
- Mass grading has been completed.
- The public streets within Manors have been completed and certified by the Washtenaw County Road Commission.
- YCUA engineering manager Scott Westover advises that the water and sewer system for Manors is installed and has been actively operating for several years. The system will be accepted by YCUA after 90% build out. The same conditions also currently apply to South.
- The developer sidewalks have been installed in Manors. So-called "developer sidewalks" are those sidewalks in common areas not associated with individual lots. Sidewalks in front of individual lots are installed during home construction in order to properly align 6" thick portions with driveways and to prevent widespread damage caused by heavy machinery during construction. The Building Department ensures they are properly installed during final inspection for occupancy certificates.
- Some landscape features along Merritt Road are yet to be installed and are covered by the LOC currently on deposit.
- 172 street trees in front of 86 individual lots are specified to be installed in Manors according to the original landscaping plan approved for South (including what is now known as Manors). Lombardo has deposited a cash bond in the amount of \$60,200 (\$350/tree) to ensure tree installation.

To help facilitate construction of new homes at Manors, supported by data described here, I respectfully request consideration to approve the issuance of five (5) foundation-only permits by Chief Building Official Alex Mamo upon payment of applicable fees by Lombardo.

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



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

415 W. Michigan Ave, Suite 2200
P.O. Box 915
Ypsilanti, MI 48197
Phone|734.544.6748 Fax|734.544.6749
Website|www.ewashtenaw.org/oced

March 14, 2017

Ypsilanti Charter Township
Board of Trustees
7200 Huron River Drive
Ypsilanti, MI 48197

RE: 2017 ReImagine Washtenaw Project Management Support

Honorable Trustees,

Please find attached the 2015-2016 ReImagine Washtenaw Status Report, with cover memo provided to the Board of Commissioners in December. The ReImagine Washtenaw coalition has achieved much over the last several years, and the Washtenaw County Office of Community and Economic Development is seeking partners' continued financial support for 2017. The financial support being requested supports 50% of the project management costs. At this time, all four local unit partners have provided or committed \$5,000 of funding, as the Ann Arbor Area Transportation Authority has contributed \$15,000 in funding.

Ypsilanti Charter Township has been an important contributor to ReImagine Washtenaw, and OCED is prepared to continue to assist the Township with implementation of ReImagine goals. This includes sidewalk infill, pedestrian facilities, Super Stops, and land use form and function, among other goals.

At your invitation, I'd be glad to provide a project update to the Board at any time.

Sincerely,

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development

Cc: File

REVENUE CONTRACT
Charter Township of Ypsilanti

AGREEMENT is made this _____ day of _____, 2017, by the CHARTER TOWNSHIP OF YPSILANTI located at 7200 Huron River Drive, Ypsilanti, MI 48197 and the COUNTY OF WASHTENAW, a municipal corporation, with offices located in the County Administration Building, 220 North Main Street, Ann Arbor, Michigan 48107("County").

In consideration of the promises below, the parties mutually agree as follows:

ARTICLE I - SCOPE OF SERVICES

The COUNTY will allocate and fully support a dedicated, half-time professional project manager to lead the ReImagine Washtenaw regional planning effort, and, in addition, provide space for meetings of the Joint Technical Committee (JTC), coordinate monthly JTC meetings, coordinate submittal of grant applications, coordinate special projects, conduct research, and other tasks, as determined necessary and appropriate by the JTC.

ARTICLE II - COMPENSATION

The Charter Township of Ypsilanti will pay the COUNTY an amount not to exceed five thousand dollars, paid in advance.

ARTICLE III - TERM

This contract begins on January 1, 2017 and ends on December 31, 2017.

ARTICLE IV - EQUAL EMPLOYMENT OPPORTUNITY

The County will not discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of the business).

The County will take affirmative action to eliminate discrimination based on sex, race, or a handicap in the hiring of applicant and the treatment of employees. Affirmative action will include, but not be limited to: Employment; upgrading, demotion or transfer; recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; selection for training, including apprenticeship.

The County agrees to post notices containing this policy against discrimination in conspicuous places available to applicants for employment and employees. All solicitations or advertisements for employees, placed by or on the behalf of the County, will state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, sexual orientation, national origin, physical handicap, age, height, weight, marital status, veteran status, religion and political belief.

ARTICLE V - EQUAL ACCESS

The County shall provide the services set forth in Article I without discrimination on the basis of race, color, religion, national origin, sex, sexual orientation, marital status, physical handicap, or age.

ARTICLE VI - ASSIGNS AND SUCCESSORS

This contract is binding on the Charter Township of Ypsilanti and the County, their successors and assigns. Neither the County nor the Charter Township of Ypsilanti will assign or transfer its interest in this contract without the written consent of the other.

ARTICLE VII - TERMINATION OF CONTRACT

Section 1 - Termination without cause. Either party may terminate the contract by giving one hundred eighty (180) days written notice to the other party.

ARTICLE VIII - CHANGES IN SCOPE OR SCHEDULE OF SERVICES

Changes mutually agreed upon by the Charter Township of Ypsilanti and the County, will be incorporated into this contract by written amendments signed by both parties.

ARTICLE IX - CHOICE OF LAW AND FORUM

This contract is to be interpreted by the laws of Michigan. The parties agree that the proper forum for litigation arising out of this contract is in Washtenaw County, Michigan.

ARTICLE X - EXTENT OF CONTRACT

This contract represents the entire agreement between the parties and supersedes all prior representations, negotiations or agreements whether written or oral.

ARTICLE XI – ELECTRONIC SIGNATURES

All parties to this contract agree that either electronic or handwritten signatures are acceptable to execute this agreement.

ATTESTED TO:

WASHTENAW COUNTY

By: _____
Lawrence Kestenbaum (DATE)
County Clerk/Register

By: _____
Gregory Dill (DATE)
County Administrator

APPROVED AS TO CONTENT:

YPSILANTI CHARTER TOWNSHIP

By: _____
Department/Division Head (DATE)

By: _____
Brenda Stumbo (DATE)
Charter Township of Ypsilanti Supervisor

APPROVED AS TO FORM BY

BY: _____
Curtis N. Hedger (DATE)
Office of Corporation Counsel

By: _____
Karen Lovejoy Roe (DATE)
Charter Township of Ypsilanti Clerk



TO: Felicia Brabec, Chair
Board of Commissioners

THROUGH: Gregory Dill
County Administrator

FROM: Andrea Plevak, Director
Office of Community and Economic Development

DATE: December 7, 2016

RE: “Relmagine Washtenaw” Status Report

Please find attached a status report for “**Relmagine Washtenaw**” – the transportation, planning and economic development regional initiative focused on the Washtenaw Avenue corridor. **The Office of Community and Economic Development (OCED) has managed this multi-jurisdictional effort since 2009, providing staff and leveraging financial resources to ensure its continued success.**

The Relmagine Washtenaw project strives to achieve several goals, namely:

- Creating a “Complete Street,” where safe access is provided for all modes of transportation inclusive of walking, biking, transit, and automobile.
- Providing denser, mixed-use, development in specific “nodes” along the corridor that supports public transit, place-making, and smart growth.
- Improving transit efficiency and user experience along the corridor through implementation of enhanced transit amenities and coordination with future plans for Bus Rapid Transit by the Regional Transit Authority.

This project – a precursor to Washtenaw County’s more recent focus on affordable housing and racial and economic equity – has yielded numerous successes including:

- Development and adoption of a broad vision through robust public and stakeholder input, followed by development of a detailed corridor plan adopted by four local governmental partners and Washtenaw County.
- Utilization of HUD’s Sustainable Communities Challenge Grant funding to update the corridor master plan, zoning ordinances, and design guidelines that provide higher-quality future land use development consistent with the County’s long-term vision for the corridor.

- Specific improvements to the Washtenaw Avenue corridor:
 - Construction of vital sidewalk infill in the City of Ypsilanti, Ypsilanti Township, Pittsfield Township, and City of Ann Arbor
 - Construction of non-motorized path on both sides of Washtenaw Ave under the US-23 interchange, providing a vital east/west pedestrian link
 - Installation of HAWK pedestrian crossing at Eastern Michigan University near Oakwood Street
 - Development of a walkable shopping center with a transit stop (Arbor Hills – City of Ann Arbor)
 - Voluntary acquisition of public right-of-way easements along the corridor to facilitate future construction of “Complete Street” improvements
 - Planning for installation of critical mid-block crossing and “Super Stop” (enhanced bus stop) at the County Service Center
 - Planning for the signalization of Glencoe Hills Drive, providing a vital safety improvement for transit users that live in the area

- Strong regional partnerships with local units of government, the Michigan Department of Transportation, and Ann Arbor Area Transportation Authority; which are critical for advancing a project requiring comprehensive land use, transportation and design change along a multi-jurisdictional, state-owned trunkline.

As a long-range plan, efforts to improve the corridor will continue. OCED, on behalf of Washtenaw County, continues to support and leverage the commitment of local partners to ensure the regional success of ReImagine Washtenaw.

Please contact me with additional questions or requests for information:

Andrea Plevak, Director
Office of Community & Economic Development
(734) 544-3039 Office
(734) 223-2642 Cell
pleveka@ewashtenaw.org



REIMAGINE WASHTENAW

PROGRESS UPDATE

ReImagine Washtenaw is a truly collaborative, regional planning effort that began in 2009, with clear goals to transform the Washtenaw Avenue corridor from a sprawling, auto-oriented corridor, into a multi-modal, vibrant, mixed-use corridor that more efficiently moves people within the Ann Arbor/Ypsilanti urbanized areas. Washtenaw County Office of Community & Economic Development (OCED) provides leadership and project management in conjunction with the Cities of Ann Arbor and Ypsilanti, and Pittsfield and Ypsilanti Charter Townships. Other key partners include the Ann Arbor Area Transportation Authority, Michigan Department of Transportation, and the Washtenaw Area Transportation Study. ReImagine Washtenaw coordinated closely with the Regional Transit Authority, in planning improvements along the Michigan Avenue Corridor, whose route includes Washtenaw Avenue.

SETTING THE STAGE

Using 2012-2015 HUD Sustainable Community Challenge Grant funding, significant goals were advanced by the ReImagine Washtenaw coalition.

- Master Plans and zoning codes were updated in the City of Ypsilanti, Ypsilanti and Pittsfield Charter Townships to provide for walkable, Transit-Oriented, mixed-use developments.
- Detailed [Design Guidelines](#) were developed for the corridor, which were incorporated or referenced by the City of Ypsilanti and Pittsfield Charter Township in their updated codes.
- A [community charrette was held for the Golfside/Washtenaw intersection](#), including various build-out scenarios using the latest zoning code and Design Guidelines, and residential Target Market Data. The charrette provided possible build-out phasing for the corridor, which allowed the team to determine realistic surface parking requirements, and also the tipping point for the need for parking decks in order to achieve critical land use densities to truly support vibrant, walkable, transit-oriented development.
- Finally, a [Corridor Improvement Study](#) was completed in 2014 following extensive public involvement using the HUD funding, and has been [adopted by all four local units of government](#), and Washtenaw County. MDOT was involved in the plan development and continues to support continued implementation. This Study provides detailed roadway [Complete Street cross-sections](#) within each jurisdiction along the entire corridor, transit and pedestrian facility locations and concept designs that follow both context-sensitive designs and Complete Street policies. Comprehensive traffic congestion modeling was also performed, which demonstrated the effectiveness of mitigating future traffic congestion, should the corridor improvements be implemented. This Study remains the most important tool in guiding land use, transit, pedestrian, and transportation improvements along the corridor.

IMPLEMENTATION

Implementation of the adopted goals began in earnest in 2015. The following are key activities completed or underway:

WORK PLAN

A [2-year ReImagine Washtenaw Work Plan](#) was developed in 2015, with guidance and direction from the Joint Technical Committee. The Work Plan provided a list of both short term and long term projects to advance the project. It provides various focus areas and individual projects, in order of prioritization. Rather than being an exhaustive list of projects to actively pursue, it's viewed as a menu of projects that should be pursued as opportunities arise, given the limited staffing and resources.

PEDESTRIAN SAFETY IMPROVEMENTS

Mid-Block Crossing with HAWK near EMU: MDOT, EMU, AAATA, and the City of Ypsilanti collaborated to install a [mid-block crossing with HAWK signal](#) between Oakwood and Cross, adjacent to EMU campus. The design of the crossing was upgraded, with additional funding support from EMU, to mast arms that were powder-coated black, matching the design of West Cross. Similar attention to design for future traffic control, signage, and pedestrian safety improvements are planned, recognizing the importance and collective emphasis on improving this corridor in a meaningful way.

Mid-Block Crossing and Glencoe Hills Signalization: OCED, on behalf of ReImagine Washtenaw, has coordinated a project with Pittsfield Charter Township, MDOT, AAATA, and the Washtenaw County Road Commission to make pedestrian safety improvements in the vicinity of the County Service Center and Glencoe Hills Apartments. Preliminary results of a [survey of pedestrian and bicyclist activity](#) in this area by Washtenaw County and Pittsfield Charter Township, indicate a need for a mid-block crossing facility. Follow up traffic and pedestrian surveys by MDOT support the need for full signalization of the Glencoe Hills Drive intersection with Washtenaw Avenue with pedestrian crossings. While additional design and funding is needed, it is encouraging to note that MDOT has been very cooperative and supportive of the identified improvements.

SUPER STOPS

OCED and AAATA extended a contract with SmithGroupJJR, the firm that completed the Corridor Improvement Study, to develop detailed specifications for "Super Stops" and construction drawings for at least one super stop location. Super Stops are bus stops with modern transit amenities that will provide for an enhanced transit experience. These include, for example, heated bus shelters with digital display of the next bus arrival, landscaping, public art, bike hoops, lockers, lighting, and benches. The [specifications were published on August 17, 2016](#), and will serve as a guiding design document for the construction of the 16 planned Super Stops along the corridor.

- Ypsilanti Charter Township secured a future Super Stop easement from Fresh Thyme grocery store at the corner of Golfside Road.
- Construction drawings were completed for a Super Stop across from Arborland, in the City of Ann Arbor, and that project is now pending, with further utility coordination required.
- The Washtenaw County Facilities Department agreed to reserve an area for future Super Stop construction in front of the County Service Center, and dedicate 12 spaces within the new parking lot to the AAATA for Park N Ride spaces for commuters. This area is now prepped for a Super Stop.

OCED and AAATA are actively seeking other locations to construct Super Stops, including seeking funding and construction support from the private sector.

COORDINATING CDBG FUNDING FOR SIDEWALK INFILL

OCED has also worked with Pittsfield and Ypsilanti Charter Townships to coordinate annual CDBG funding allocations through the Urban County to construct sidewalk infill along the corridor, and OCED staff has coordinated these projects. Construction of the Pittsfield Charter Township sidewalk infill was planned for 2016, but will be re-bid for spring 2017. Ypsilanti Charter Township has contracted with the Road Commission to acquire necessary easements for their sidewalk infill project, and it's currently planned for 2017 construction.

PUBLIC ART

A [Public Art plan](#) for the Washtenaw corridor was developed by the Ann Arbor Arts Alliance in 2014, using HUD Challenge Grant funds. The plan focuses on the opportunity to incorporate public art within Super Stops. OCED and AAATA engaged the Ann Arbor Arts Alliance to collaborate on incorporating public art within Super Stops. A proposal for wrapping bus shelters in public art, similar to the "Power Art" program in the City of Ann Arbor where traffic control boxes were wrapped in art, was an initial suggested public art approach developed in collaboration with AAATA and the Arts Alliance. The Arts Alliance provided a proposal to assist with the procurement of public art in the future, as funding becomes available to construct new Super Stops. Local funding support will be required for public art components of Super Stops, particularly if more elaborate public art is envisioned.

DEDICATION OF FUTURE RIGHT-OF-WAY EASEMENTS

The Corridor Improvement Study calls for additional public easements or right-of-way area along the corridor in order to achieve a Complete Street in the future. OCED, on behalf of ReImagine Washtenaw, has coordinated future easement and right-of-way needs with the individual local unit partners and AAATA (where Super Stops are involved) in ensuring the proper easements are secured. Several easements have been secured to date.

COORDINATION WITH THE REGIONAL TRANSIT AUTHORITY

Representatives from all ReImagine Washtenaw partners served on the Michigan Avenue Transportation Alternatives Technical Committee, which guided the development of the [Michigan Avenue Locally Preferred Alternative Report](#). This report outlines planned RTA-sponsored transportation improvements along the Washtenaw Avenue corridor. The Michigan Avenue corridor follows Washtenaw Avenue between the Cities of Ypsilanti and Ann Arbor. OCED staff (among other stakeholders like AAATA) had multiple meetings with RTA staff and consultants to ensure proposed Michigan Avenue transportation improvements were consistent, and supported the ReImagine Washtenaw plans.

CITY OF ANN ARBOR ENGAGEMENT

OCED has been responsive to the unique needs and interests of each local unit of government partner in implementing the ReImagine Washtenaw vision. The County has begun to assist city stakeholders and planners to review current city zoning to explore possible amendments to advance the project. In addition, OCED sits on the City of Ann Arbor Land Use and Access Priority Team, charged with implementing land use and transportation recommendations of the City of Ann Arbor's Climate Action Plan. The Team has included focus on the Washtenaw Avenue corridor in terms of opportunity for increased density and mixed-use developments, and transit improvements, which result in reduced carbon emissions.

MIXED-USE FEASIBILITY ANALYSIS

The ReImagine Washtenaw vision relies on the notion of dense, mixed-use, transit-oriented developments to achieve increased transit use, walkability, and vibrancy. However, the corridor has not yet experienced true mixed-use development. The ReImagine Washtenaw Project Manager is actively engaged in gaining a more clear understanding of why developers are not constructing mixed-use. OCED recently conducted a [Mixed-Use Proforma Development Feasibility Analysis](#), which reveals that dense, mixed-use development along the corridor is not currently financially feasible, in either the Ypsilanti or Ann Arbor markets, without additional development incentives. The County will engage local unit partners in

developing strategies for what incentives may close this financial gap, in order to encourage denser, mixed-use development within planned transit nodes along the corridor.

AFFORDABLE HOUSING GOALS

OCED has been actively engaged in identifying and advancing affordable housing challenges for the region. With the publication of the 2015 Housing Affordability and Economic Equity Analysis, OCED formed a regional leadership group charged with exploring and implementing specific recommendations in the Analysis. The Washtenaw Avenue corridor presents a significant opportunity to increase the supply of affordable housing, particularly within the City of Ann Arbor. However, increasing housing choice and density along the entire corridor will also improve access to employment, services, and education for all residents of the area.

REIMAGINE WASHTENAW FINANCIAL SUPPORT

Washtenaw County OCED has provided project management staff for the Reimagine Washtenaw initiative over the last 6 years. While the HUD Community Challenge Planning Grant provided project management funding from 2012 through 2014, resources to support the staffing necessary to see this important work continued were provided through an agreement between Washtenaw County, the four adjacent local units of government, and the AAATA. Each local unit of government committed to \$5,000 annually in 2015 and 2016, while the Ann Arbor Area Transportation Authority contributed \$15,000 and OCED contributed \$35,000 annually.

Implementation of this long-term vision requires attention and dedication, and OCED plans to continue to provide the staffing required for this work as a part of an overall regional economic development strategy. Continued investment from Reimagine Washtenaw partners to support the key staffing for this work ensures the regional coordination necessary to bring this critical vision to life.

If the vision for this corridor is achieved, the corridor will serve the business community, residents, and commuters much more effectively. Land use will be denser and less reliant on cars, walking and biking will increase, and planned improvements will mitigate increasing traffic congestion. With a higher-functioning corridor that encourages dense, mixed-use transit-oriented development, not only will the corridor local units of government will also realize higher tax revenues that come with denser, more walkable developments.

Charter Township of Ypsilanti

Resolution 2017-07

OPPOSING ELIMINATION AND REDUCTION OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PROGRAMS WHICH ARE VITAL TO THE CHARTER TOWNSHIP OF YPSILANTI RESIDENTS AND ALL WASHTENAW COUNTY RESIDENTS

WHEREAS, On March 8, 2017 the Washington Post reported on proposed budget cuts to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, among other significant cuts, the proposed HUD budget:

- Cuts funding for public housing repairs by \$1.3 billion or 68%.
- Cuts funding for Housing Choice Vouchers by \$300 million, not including the additional resources that would be needed to cover inflationary costs. This is equal to 200,000 vouchers being lost.
- Cuts funding that would result in about 12,000 homes for seniors and 6,000 homes for people with disabilities being lost.
- Eliminates Community Development Block Grant (CDBG).
- Eliminates HOME Investment Partnership Program.

WHEREAS, The HUD Community Development Block Grant (CDBG) and HUD HOME Investment Partnership (HOME) programs are operated in Washtenaw County by the Washtenaw County Office of Community and Economic Development, and together with other federal funding support have provided Habitat for Humanity (Ypsilanti Township) and the Charter Township of Ypsilanti combined funds of \$6,000,000 from 2009 to 2017; and

Whereas, the HUD Home, CDBG and other federal funding support of \$6,000,000 from 2009 to 2017 has been leveraged to generate an additional \$30,910,887 of private funds and 49,500 home volunteer hours to provide programming, health and human services, weatherization, home ownership and home repair; and

WHEREAS, Ypsilanti Township in partnership with Habitat for Humanity utilizes CDBG and HOME funding to stabilize neighborhoods that were devastated with the Financial and Home Crisis beginning in 2008 losing over 1/3 of their taxable value; and

WHEREAS, in Ypsilanti Township the number of abandoned houses, left by the Mortgage Companies and Banks that walked away, would have increased to the point of no return and remain in dire conditions and create unsafe buildings for crime to occur without the HUD HOME/CDBG funds that were leveraged with Habitat for Humanity and rehabilitated; and

WHEREAS, many Ypsilanti Township neighborhoods have been stabilized and home values are beginning to increase due in large measure because of the HUD HOME/CDBG funds leveraged to bring private investment into the Township; and

WHEREAS, the HUD HOME/CDBG funds have enabled many Ypsilanti Township residents to now own a home and pay taxes of over \$1,000,000 between 2009-2017, that would never have occurred without the HUD funding; and

WHEREAS, CDBG funds have been utilized in Ypsilanti Township to provide infrastructure maintenance and improvements that would not have occurred without the HUD funding because Ypsilanti Township lost over 1/3 of the taxable value beginning in 2008 and struggled to maintain police and fire services and desperately needs the continued HUD funding to maintain roads, park equipment, senior citizens and community recreation facilities; and

WHEREAS, For FY 2017 alone Washtenaw County received nearly \$3,000,000 in CDBG, HOME and Emergency Solutions Grant (ESG) funding; and

WHEREAS, CDBG, HOME and ESG programs provide critical community infrastructure, neighborhood stabilization, human services, homelessness prevention, and affordable housing resources for Washtenaw County residents; and their elimination would have disastrous impacts on quality of life for our neighborhoods and residents; and

WHEREAS, Public housing and Housing Choice Voucher programs are operated locally by the Ann Arbor Housing Commission (AAHC); and

WHEREAS, The AAHC provides vouchers to over 2000 families in Washtenaw County and rent subsidies to an additional 500 homeless households – including veterans – that would be at risk as a result of these cuts; and

WHEREAS, cuts in HUD HOME/CDBG funding to Ypsilanti Township will result in a loss of property taxes gained through rehabilitated homes, an increase in abandoned homes and an increase in deteriorating houses and increased crime; and

WHEREAS, These reductions in funding will hurt local businesses, destabilize neighborhoods and limit access to critical human services for residents in need;

NOW THEREFORE BE IT RESOLVED, the **Charter Township of Ypsilanti** calls on the Washtenaw County delegation to the United States Senate and United States House of Representatives to actively oppose this HUD budget unless funding for these vital programs is protected; and

BE IT FURTHER RESOLVED, Copies of this resolution shall be provided to U.S. Senators Debbie Stabenow and Gary Peters, U.S. Representatives Debbie Dingell and Tim Walberg, and Governor Rick Snyder.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
STAN ELDRIDGE
HEATHER ROE
MONICA ROSS-WILLIAMS
JIMMIE WILSON, JR.



Charter Township of Ypsilanti
Hydro Station

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544.3690
Fax: (734) 544.3626

www.ytown.org

MEMORANDUM

TO: Township Board of Trustees

FROM: Michael Saranen, Hydro Operations

DATE: March 6, 2017

RE: **Request Approval for Township Supervisor and Clerk to sign an Internal Use Contract for Renewable Energy Credits (RECs).**

I am requesting the Board to authorize the Supervisor and Clerk to sign the attached contract for internal transfer of RECs. The agreement authorizes DTE Electric to transfer the RECs from the Hydro Station account into a Twp. sub-account.

In 2014, the Board adopted the Renewable Energy Strategy (RES) to help our environment by reducing the carbon footprint that is created from using electricity within the Twp. buildings.

The Twp. Hydro Station generates renewable electricity harnessed from the Huron River. That renewable energy attribute (REC) is managed by DTE Electric and tracked within the MiREC system.

By applying the Hydro RECs to the Twp. buildings, this will reduce the Twp.'s carbon footprint.

For 2016: 100% of the electricity used by the listed Buildings can be tagged as renewable.

- Tilden R. Stumbo Civic Center
- John B. Collins 14B District Court
- Holmes Road Police Station
- Green Oaks Golf Course
- Fire Station #4
- Civic Center Garage
- Fire Station #1
- Law Enforcement Center
- Community Center
- Fire Station #3
- Compost Site

Approximately 2,078,894 lbs. of CO² were avoided by the Twp. as they can apply 1,296 Hydro Station RECS to those listed buildings for calendar year 2016.

If there are any questions, please contact me.

RENEWABLE ENERGY CREDITS ("RECs") PURCHASE AND SALE AGREEMENT ("Agreement")

Buyer:	Charter Township of Ypsilanti	Address: 7200 South Huron River Dr. Ypsilanti, MI 48197
Buyer Contact :	Contact Name: Brenda Stumbo, Supervisor	Contact Telephone Number: 734-481-0617 Contact Fax Number: 734-484-0002 Contact E-mail:
Seller:	Charter Township of Ypsilanti Ford Lake Hydroelectric Station	Address: 7200 S. Huron River Dr. Ypsilanti, MI 48197
Seller Contact:	Contact Name: Michael Saranen, Operator Brenda Stumbo, Supervisor	Contact Telephone Number: 734-544-3690 Contact Fax Number: 734-544-3626 Contact E-mail:
Transaction Date:		
Product:	Michigan RECs/IRECs	
Vintage:	May 2015 to March 2016	
Quantity:	1296	
Purchase Price:	Seller shall sell to Buyer, and Buyer shall purchase from Seller, the RECs for the purchase price set forth below. \$0.00 per REC for each delivered REC	
Transfer of RECs:	Seller shall transfer to Buyer via MiREC; 1,296 RECs/IRECs on or before April 14, 2017.	
Payment:	<p>Seller shall invoice Buyer for payment not later than three (3) business days after transfer of RECs to Buyer. Payment by Buyer to Seller shall be due five (5) business days after transfer of RECs. All funds to be paid to Seller shall be rendered in the form of immediately available funds (U.S. Dollars) by check or in such other form as agreed to by the parties. If either party fails to remit any amount payable by it when due, interest on such unpaid portion shall accrue at a rate equal to the prime interest rate in effect at the time as published by in <i>The Wall Street Journal</i> plus two percent (2%) from the date payment is due to the date of payment.</p> <p>Seller's Payment Instructions:</p> <p style="padding-left: 40px;">Make check payable to: Charter Township of Ypsilanti 7200 S. Huron River Dr. Ypsilanti, MI 48197</p>	
General Terms and Conditions:	<p><u>Representations and Warranties of Seller.</u> Seller represents and warrants to Buyer that (i) each REC meets the specifications set forth in this Agreement; (ii) Seller has good and marketable title to the RECs; (iii) all right, title and interest in and to the RECs are free and clear of any liens, taxes, claims, security interests, or other encumbrances; and (iv) Seller has not made any claims that the energy associated with the RECs is renewable energy. SELLER EXPRESSLY NEGATES ANY OTHER REPRESENTATION OR WARRANTY, WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY WITH RESPECT TO MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE.</p>	

Event of Default. For purposes of this Agreement, a party shall be in default (each of the following, an “Event of Default”): (i) if that party fails to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within three (3) business days of written notice from the other party; (ii) if that party materially breaches any or all of its obligations under this Agreement and such breach is not cured within seven (7) business days of written notice of such breach from the other party; (iii) if any representation or warranty made by a party pursuant to this Agreement proves to have been misleading or false in any material respect when made and such party does not cure the underlying facts so as to make such representation and warranty correct and not misleading within seven (7) business days of written notice from the other party; or (iv) if a Party makes an assignment or any general arrangement for the benefit of its creditors; files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause under any bankruptcy or similar law for the protection of creditors; has a petition filed against it, and such petition is not dismissed within sixty (60); or otherwise becomes bankrupt or insolvent (however evidenced).

Remedies upon Default. If either Party is in default, the non-defaulting party may select any or all of the following remedies: (i) upon two (2) business days’ written notice to the defaulting party, terminate this Agreement, (ii) withhold any payments and deliveries due in respect of this Agreement, and (iii) exercise such other remedies available at law or in equity.

If Buyer is in default and Seller elects to terminate this Agreement, then Buyer shall pay Seller, within ten (10) business days of invoice receipt, an amount equal to the sum of (i) the contract price multiplied by the contract quantity for any RECs delivered to Buyer for which Seller has not been paid, and (ii) the positive difference, if any, obtained by subtracting the market price, as reasonably determined by Seller, for the RECs from the contract price multiplied by the amount of RECs not received, plus reasonable third party fees (including broker fees) and legal costs incurred by Seller in enforcement and protection of its rights under this Agreement.

If Seller is in default and Buyer elects to terminate this Agreement, then Seller shall pay Buyer, within ten (10) business days of invoice receipt, an amount equal to the positive difference, if any, obtained by subtracting the contract price from the market price, as reasonably determined by Buyer, for the RECs multiplied by the amount of RECs not delivered, plus reasonable third party fees (including broker fees) and legal costs incurred by Buyer in enforcement and protection of its rights under this Agreement. In no event does the foregoing relieve Buyer of its obligation to pay Seller the contract price multiplied by the contract quantity for any RECs delivered to Buyer for which Seller has not been paid.

Limitations of Liability. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR SPECIAL, PUNITIVE, INCIDENTAL, INDIRECT, EXEMPLARY, OR CONSEQUENTIAL DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING LOSS OF PROFITS (EXCEPT TO THE EXTENT THAT ANY DIRECT DAMAGES INCLUDE AN ELEMENT OF PROFIT).

Confidentiality. The parties agree to keep confidential the contents of this Agreement and any information made available by one party to the other party with respect to this Agreement.

Indemnification. Each party agrees to indemnify, defend, and hold harmless the other party, and any of said other party’s affiliates, directors, officers, employees, agents and permitted assigns, from and against all claims, losses, incidents, liabilities, damages, judgments, awards, fines, penalties, costs, and expenses (including reasonable attorneys’ fees and disbursements) directly incurred in connection with or directly arising out of: (i) any breach of representation or warranty or failure to perform any covenant or agreement in this Agreement; or (ii) any violation of applicable law, regulation or order by said party including any adverse liens, claims or encumbrances on the RECs.

Notices. All notices, demands, and other communications hereunder shall be effective only if given in writing and shall be deemed given (i) when delivered in person; (ii) when delivered by private courier (with confirmation of delivery); (iii) when transmitted by facsimile (with confirmation of transmission); or (iv) five (5) business days after being deposited in the United States mail, first-class, registered or certified, return receipt requested, with postage paid. For purposes hereof, all notices, demands and other communications shall be sent to the contacts and addresses above (or to such other address furnished in writing by one party to the other party).

Assignment. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns. Neither party may transfer or assign this Agreement, in whole or in part, without the other party’s prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed.

Amendment. This Agreement may be amended at any time, but only by a written agreement signed by both parties.

No Waiver. No delay or omission by a party in the exercise of any right under this Agreement shall be taken, construed, or considered as a waiver or relinquishment thereof. If any of the terms and conditions herein are breached and thereafter waived in writing by a party, such waiver is limited to the particular breach so waived and is not deemed to waive any other breach hereunder.

Severability. If any provision or portion of this Agreement is found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision shall be deemed modified to the limited extent required to permit its enforcement in a manner most closely representing the intention of the Parties as expressed herein.

<p>Complete Agreement. This Agreement represents the parties' final and mutual understanding concerning its subject matter. It replaces and supersedes any prior agreements or understandings, whether written or oral.</p> <p>Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of New York, excluding any choice of law or conflicts of law rules or principles that would result in application of the laws of a different jurisdiction.</p> <p>Dispute Resolution. Any dispute or claim between the parties arising from this Agreement not resolved by negotiation in good faith within thirty (30) days will be settled by arbitration pursuant to the then applicable Commercial Arbitration Rules of the American Arbitration Association. The arbitration shall be held in Houston, Texas. Either party may initiate such arbitration upon seven (7) days advance written notice to the other party. The parties shall divide equally the costs of the arbitrator and arbitration hearing, and each party shall be responsible for its own expenses and those of its legal counsel or other representatives. The parties agree that any determination of the arbitrator shall be final and binding and that judgment on the award in arbitration may be entered in any court of competent jurisdiction.</p> <p>Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall be deemed to be one and the same instrument. Facsimile or PDF transmission of any signed original document, and retransmission of any facsimile or PDF transmission, will be the same as delivery of any original document.</p> <p>Forward Contract. This Agreement constitutes a "forward contract" and each party represents and warrants that it is a "forward contract merchant" within the meaning of the United States Bankruptcy Code.</p>

By signing below, the parties agree to be bound by the terms and conditions contained in this Agreement.

Buyer:		Seller:	
<i>Signature:</i>	<i>Title:</i>	<i>Signature:</i>	<i>Title:</i>
<i>Printed Name:</i>	<i>Date:</i>	<i>Printed Name:</i>	<i>Date:</i>

147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	May-15	MIRECS-RI	106
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	May-15	MIRECS-IF	11
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Jun-15	MIRECS-RI	258
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Jun-15	MIRECS-IF	25
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Jul-15	MIRECS-RI	128
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Jul-15	MIRECS-IF	12
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Aug-15	MIRECS-RI	57
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Aug-15	MIRECS-IF	5
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Sep-15	MIRECS-RI	33
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Sep-15	MIRECS-IF	3
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Oct-15	MIRECS-RI	27
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Oct-15	MIRECS-IF	2
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Nov-15	MIRECS-RI	126
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Nov-15	MIRECS-IF	10
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Dec-15	MIRECS-RI	140
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Dec-15	MIRECS-IF	13
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Jan-16	MIRECS-RI	153
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Jan-16	MIRECS-IF	11
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Feb-16	MIRECS-RI	134
147	GEN119	Ford Lake	1/1/1993	Incentive	IREC	Feb-16	MIRECS-IF	12
147	GEN119	Ford Lake	1/1/1993	Hydroelec	RECS	Mar-16	MIRECS-RI	30

For 2016 RES Program

100% Electricity consumed was from
a Renewable Energy Source

Usage: For 2016 the Twp used 1287.7 MWH of electricity

The Twp. avoided a larger CO² footprint by applying RECs
from the Hydro Station, a renewable energy source.

For every MWh of electricity consumed,
RECs were applied to reduce CO₂ footprint.

For 2016 the Twp. avoided a carbon footprint by 2,078,894 lbs
of CO² by utilizing 1296 RECs from the Hydro Station.





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

To: Honorable Trustee Board
From: Fire Chief Eric Copeland 
Date: March 14, 2017
Re: FY 2017/2019 Fire Dispatching contract with Emergent Health Partner, Inc.
(a.k.a. Huron Valley Ambulance, Inc.)

In service to Ypsilanti Township I am requesting for the March 21, 2017 Township Board meeting to present the following item of consideration for approval:

Request to accept an annual contract with Emergent Health Partners, Inc. (formerly known as Huron Valley Ambulance, Inc.) for dispatch services. The initial period of July 1, 2017 through June 30, 2018, the monthly fee is \$6,321.07 for a total fee of \$75,852.84 for this period. The second period, July 1, 2018 through June 30, 2019, the monthly fee is \$6,447.35 for a total fee of \$77,368.17 for this period. This expense is budgeted annually in the Communications line item # 206-206.000-857.001.

Attached are copies of the contract. The fee, which is further described in **Appendix "A"** is determined by dividing EHP'S total cost of providing ambulance and fire department dispatching services by the activity of all of the individual agencies dispatched ("**Dispatched Agencies**").

Thank you,

Eric Copeland, Fire Chief Ypsilanti Township



1200 State Circle
Ann Arbor, MI 48108-1691
734.302.3100

FIRE DISPATCHING SERVICE AGREEMENT

BETWEEN

EMERGENT HEALTH PARTNERS, INC.

AND

YPSILANTI CHARTER TOWNSHIP

This Fire Dispatching Service Agreement, effective the 1st day of July, 2017, between the **YPSILANTI CHARTER TOWNSHIP**, 222 S. Ford Blvd., Ypsilanti MI 48198, a municipal corporation ("**Township**"), on behalf of the Ypsilanti Charter Township Fire Department ("**Fire Department**"), and **EMERGENT HEALTH PARTNERS, INC.**, 1200 State Circle, Ann Arbor, Michigan 48108, a Michigan nonprofit corporation, ("**EHP**").

WITNESSETH:

Whereas, Township is contracting with EHP to provide the Fire Department with certain dispatching services according to the terms of this Agreement; and

WHEREAS, EHP is currently operates a secondary public safety answering point and is engaged in the communication and dispatch of fire departments and ambulance services; and

WHEREAS, Township and EHP mutually desire and agree that EHP shall provide communications and dispatching services, on behalf of the Fire Department,

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

SECTION 1

SERVICES, EQUIPMENT AND PERSONNEL TO BE PROVIDED BY EHP

1.1 General Statement. EHP shall provide the following fire dispatching and communications services, including equipment and personnel on behalf of the Fire Department on an exclusive, "as needed" basis, twenty-four (24) hours a day, three hundred sixty-five (365) days a year, pursuant to the terms of this Agreement.

1.2 Dispatching and Communications Services ("**Services**").

1.2.1. Services. EHP shall provide the following services to the Fire Department:

- a. Answer 9-1-1 calls, other telephone lines, and radio channels for the purpose of receiving, documenting, and recording requests for Fire Department services.
- b. Promptly notify the Fire Department of valid requests for Fire Department services ("**Service Request**") pursuant to guidelines, policies, procedures, and protocols established by EHP and approved by the Fire Department.
- c. Maintain radio coordination of service requests. Monitor, document, and record Fire Department communications activity.
- d. Cooperate fully with the Fire Department in any individual review of a Service Request.
- e. Cooperate fully in an annual review and in the development, preparation, and filing of administrative reports as may be reasonably required by the Fire Department for its appropriate operation.
- f. Make available such records as may be reasonably necessary and relevant to verify the number of Fire Department Service Requests made by EHP, and to verify EHP's actual dispatching costs, for purposes of establishing the annual fixed fee per dispatch to be paid by the Township to EHP pursuant to Section 3 of this Agreement.
- g. Neither EHP nor any of its personnel, in their capacity as providing Services pursuant to this Agreement, shall in any way be involved in the fire suppression or other direct activities of the Fire Department,

1.2.2. Exceptions to Services. EHP's obligations for Services pursuant to this Agreement are limited, however, by EHP's technical ability to adequately receive telephone information, as well as receive and transmit radio transmissions. The parties acknowledge that callers reporting emergencies are often difficult to understand and locate. The parties further acknowledge that EHP and the Fire Department utilize communications systems that neither party owns or maintains. EHP shall not be obligated to provide services pursuant to this Agreement if it is unable to do so for any reasons beyond its reasonable control.

1.3 Telecommunications Equipment. EHP agrees to provide Services using appropriate telecommunications equipment, including radio control consoles, radio base stations, telephone answering equipment, computer aided dispatch software, and telephone recording equipment. For the equipment that EHP owns and controls, EHP shall be responsible for the maintenance and repair of the above-mentioned telecommunications equipment.

1.4 Personnel. EHP shall provide qualified personnel to provide communications and dispatch service pursuant to this Agreement.

1.5 Performance Standards. EHP shall provide Services in good faith, in a timely manner, and accordance with industry standards.

1.6 Compliance with Law, Rules, and Regulations. In its performance of this Agreement, EHP shall comply with all laws, rules, regulations, ordinances and permits relevant to the provision of Services.

1.7 Non-Discrimination. EHP will not discriminate against any individual that requests Services, nor any employee or applicant for employment because of race, creed, color, sex, sexual preference, national origin, physical handicap, age, height, weight, marital status, veteran status, religion or political belief (except as it relates to a bona fide occupational qualification reasonably necessary to the normal operation of EHP's business).

SECTION 2

SERVICES, EQUIPMENT AND PERSONNEL TO BE PROVIDED BY THE YPSILANTI CHARTER TOWNSHIP FIRE DEPARTMENT

2.1 General Statement. The Fire Department shall retain ultimate authority and control over its own governance and operations.

2.2 Communications and Computer Equipment. The Fire Department shall provide and be responsible for its own radio communications and computer equipment for its individual stations, trucks and personnel.

2.3 Specialized Communications and Computer Equipment. It will be the responsibility of the Fire Department to provide to EHP any specialized communications or computer equipment, which is unique to its specific needs, and not used by EHP or the other fire departments that it provides Services for.

2.3 Compliance with Laws, Rules and Regulations. The Fire Department shall comply with all necessary laws, rules, regulations, ordinances, licenses or permits relevant to the provision of its responsibilities pursuant to this Agreement.

SECTION 3

PAYMENTS TO EHP FOR SERVICES, EQUIPMENT AND PERSONNEL

3.1 Basic Provision. In consideration of receiving Services, equipment and personnel provided by EHP to the Fire Department, the Township agrees to pay EHP monthly fee, which is recalculated annually. The fee, which is further described in **Appendix "A"**, is determined by dividing EHP's total cost of providing ambulance and fire department dispatching services by the activity of all of the individual agencies dispatched ("**Dispatched Agencies**").

3.2 Initial Fee. For the initial period of July 1, 2017 through June 30, 2018, the monthly fee is \$6,321.07 for a total fee of \$75,852.84 for this period. The second period, July 1, 2018 through June 30, 2019, the monthly fee is \$6,447.35 for a total fee of \$77,368.17.

3.3 Payment. The Township shall pay EHP within sixty (60) days of receipt of invoice.

3.4 Subsequent Bi-Annual Fees. Each January, EHP will determine the cost and volume of activity for all of its Dispatched Agencies for the previous calendar year. This calculation will be used in determine the rate for the subsequent period beginning on July 1st. EHP shall notify the Township of the fee for the following period no later than February 28th.

SECTION 4

TERM AND TERMINATION

4.1 Term. This Agreement shall commence on July 1, 2017 and continue through June 30, 2019. Thereafter, this Agreement shall be automatically renewed for additional, successive one (1) year terms unless terminated by either party by giving the other at least sixty (60) days advance written notice.

In the event that either party provides notice of termination under this Section, EHP shall continue to provide Services to the Fire Department for up to three (3) months after the termination date, until September 30th, under the prevailing current fee while the Township makes other arrangements for dispatching services.

4.2 Termination. This Agreement may be sooner terminated as set forth below.

4.2.1. Termination During Annual Renewal. The agreement may be terminated by either party in accordance with Section 4.1.

4.2.2. Event of Substantial Default. In the event that either party has substantially defaulted in the performance of any obligation under this Agreement, the objecting party shall provide the defaulting party with written notice of the substantial default. If the default has not been cured within thirty (30) days, the objecting party shall have the option to terminate this Agreement.

4.2.3. Mutual Agreement. This Agreement may be sooner terminated by mutual written agreement of the parties.

4.2.4. Loss or Reduction of Insurance Coverage. In the event either EHP or the Township shall receive notice of a prospective change in the scope of insurance carried by either party pursuant to this Agreement; or with respect to an unreasonable increase in premiums charged for such insurance; or with respect to any other change in such insurance that is adverse to the insured or adverse to the party paying premiums, then, if such change would be a material change in such premiums, coverage, or other terms, the party receiving such notice shall at once give written notice of such change to the other party to this Agreement.

Either party to this Agreement, if adversely affected by such change, may terminate this Agreement on grounds of such change by giving at least thirty (30)

calendar day's written notice of termination to the other party. In no event shall such termination be effective prior to the date when the insurance change goes into effect.

Either party to this Agreement, upon receiving notice of termination under this Section 4.2.4., may elect to prevent termination by curing the change. For purposes of the prior sentence: (a) with respect to a premium increase, "cure" means paying the increased premium for the balance of the Agreement's term; (b) with respect to termination, reduction in coverage, or other changes, "cure" means providing substitute coverage or substitute insurance.

4.3 Post-Termination Obligations. Upon termination of this Agreement, the parties shall cooperate with each other in the orderly transfer of obligations under this Agreement. Following the effective date of termination, each party shall remain liable for their own obligations or liabilities arising from activities carried on prior to the effective date of termination.

SECTION 5

GENERAL PROVISIONS

5.1 Insurance.

5.1.1. EHP.

a. Errors and Omissions Insurance. EHP shall provide commercial insurance to cover errors and omissions for Services, equipment and personnel provided to the Township pursuant to this Agreement. Insurance shall be in the amount of \$1,000,000 per occurrence/\$2,000,000 aggregate, covering the activities of EHP, the Township, and their employees, elected officials, directors, officers and agents in connection with the obligations performed by each party pursuant to this Agreement.

b. Comprehensive General Liability Insurance. EHP shall provide commercial comprehensive general liability insurance in the amount of at least \$1,000,000 per occurrence/ \$2,000,000 aggregate, covering the respective activities of EHP, its employees, directors, officers and agents in connection with its obligations performed pursuant to this Agreement.

5.1.2. Notice of Claim. In the event any claim is asserted against either party to this Agreement, or both of them, or against one or more of them, and one or more other persons, the parties of this Agreement shall give prompt notice of such claim to one another and shall cooperate in the defense of such claim, to the extent their separate interests permit.

5.2 Independent Contractor Relationship. It is expressly understood and agreed by the parties that EHP is acting as an independent contractor with respect to the provision of Services, equipment and personnel to the Township and Fire Department pursuant to this Agreement. Nothing in this Agreement is intended to create an employer/employee or joint venture relationship or allow the Township to exercise control or direction over the manner or method by which EHP performs Services which are the subject matter of this Agreement;

provided always that the Services to be provided by EHP shall be provided in a manner consistent with the provisions of this Agreement.

5.3 Compliance with Laws and Regulations. EHP shall comply with all federal, state and local regulations, including, but not limited to all applicable OSHA/MIOSHA requirements and the Americans With Disabilities Act.

5.4 Interpretation of Agreement. This Agreement shall be governed by and interpreted under the laws of the State of Michigan.

5.5 Amendments. This Agreement contains the entire agreement between the parties hereto, and no representations or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any additions or amendments to this Agreement subsequent hereto shall be of no force and effect unless in writing and signed by both parties.

5.6 Non-Assumption of Liabilities. Neither party hereto, by entering into and performing this Agreement, shall become liable for any of the existing or future liabilities of the other party or of anyone affiliated with the other party, except as expressly provided herein. It is not the intent of the parties that either party assume the risks of anyone else or become guarantor, insurer, or indemnitor for anyone else, except as expressly provided herein. In no event shall either party be liable to the other for special, incidental or consequential damages, even if the other party has been advised of the possibility of such damages.

5.7 Limited Enforcement. This Agreement is intended solely for the benefit of the parties hereto, and there is no intention, express or otherwise, to create rights or interest for any party or persons other than the Township and EHP.

5.8 No Assignment. Neither party shall have the right to assign their rights and obligations under this Agreement without advance, written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed of the ___ day of _____, 20__:

YPSILANTI CHARTER TOWNSHIP
("TOWNSHIP")

EMERGENT HEALTH PARTNERS INC.
("EHP")

By: _____

By: _____

Its: Supervisor

Its: President and CEO

By: _____

Its: Clerk

APPENDIX "A"

EHP shall maintain an accounting of expenses for dispatching services in a separate and distinct cost center. The cost center shall include all expenses which are incurred in jointly dispatching all fire departments and ambulance services, including but not limited to facility depreciation, leasehold improvements, building maintenance, property taxes (if any), utilities including gas, electric, water and sewer, common radio equipment, common computer equipment software and other technology, back up electrical generators or supplies, telecommunications maintenance agreements, software licenses and support, personnel including wages and benefits and allocated costs for administrative support.

EHP and individual fire departments shall be responsible for their own mobile and portable radio equipment, mobile data terminals, station communications equipment, as well as specialized telecommunications connectivity such as ISDN, T1, microwave, fiber or other similar technologies.

Each January, EHP will determine the total expense of providing shared dispatching services (the cost) for the preceding 12-month fiscal year ending June 30th.

EHP will also determine the number of dispatched alarms (the activity) provided to each fire department and ambulance service. As used here, a "dispatched alarm" refers to an incident in which fire department or ambulance service is dispatched, without respect to whether a communication to or from EHP played a role in its dispatching. Each incident shall constitute a single "dispatched alarm", whether one or several pieces of equipment/vehicles were dispatched, and whether there is or is not ultimately a need for the agency's services at the scene.

The annual Cost will then be divided by the annual Activity to determine the "per dispatch" cost. The per dispatch cost and the individual agency's activity will be used to determine the amount to be charged for the next 12-month period beginning July 1st.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik, OCS Director
Re: **Request to authorize legal action to abate public nuisances located at 130 S. Harris Rd and 2074 McGregor Rd for \$20,000 budgeted in Public Nuisance-Legal Services account 101-950.000-801.023**
Date: March 14, 2017

The Office of Community Standards is seeking authorization to proceed with legal action in Washtenaw County Circuit Court to abate public nuisances that exist at the following locations:

130 S. Harris Rd

This one-acre residential parcel contains both a commercial church building and a single-family house used as a parsonage. OCS staff has been following this property since last summer, after its most recent occupants moved out. The house is condemned for serious code violations, and the church is also condemned for no utility service. Both buildings have been repeatedly found unsecure and boarded up after being forcibly entered and vandalized. The property owner, Thomas Fields of New Life Ministries Missions currently using an address in Port Richey, Florida, is making some attempt to clean up the property. The land contract holder, Karen and Tim Harper of the Church of God of Prophecy in Charleston, Indiana, has indicated they are initiating foreclosure proceedings. Legal authorization is requested to ensure adequate ability to abate the nuisance if necessary.



130 S. Harris Rd

CHARTER TOWNSHIP OF YPSILANTI

2074 McGregor Rd

This single-family house is owned by Joseph and Pamela Pate, however Nationstar Mortgage, LLC registered it as a vacant building on August 18, 2016 despite township records showing no indication of foreclosure. OCS staff first inspected the house at the request of the Washtenaw County Sheriff's Office in March 2016 during a criminal investigation. A Notice of Violation was issued to the owner, who made repairs and complied at the time. Since then, the owners have moved out, the basement has flooded, and extensive exterior blight has accumulated. A Nationstar representative was present during a vacant property inspection in September 2016, but no clean up or repairs have been made. The house remains vacant with blight, electrical, plumbing and sanitation code violations. Legal authorization is requested to ensure adequate ability to abate the nuisance if necessary.



Thank you for your consideration.

OTHER BUSINESS
