

CHARTER TOWNSHIP OF
YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

KAREN LOVEJOY ROE

Treasurer

LARRY J. DOE

Trustees

STAN ELDRIDGE

HEATHER JARRELL ROE

MONICA ROSS WILLIAMS

JIMMIE WILSON, JR.

January 16, 2018

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

14-B District Court

Revenue Report for December 2017

General Account

Account Number
Due to Washtenaw County
(101-000-000-214.222) **\$4,430.00**

Due to State Treasurer

Civil Filing Fee Fund (MCL 600.171): \$13,223.00
State Court Fund (MCL 600.8371): \$1,160.00
Justice System Fund (MCL 600.181): \$20,671.33
Juror Compensation Reimbursement Fund:
 Civil Jury Demand Fee (MCL 600.8371): \$0.00
 Drivers License Clearance Fees (MCL 257.321a): \$1,395.00
Crime Victims Rights Fund (MCL 780.905): \$5,128.20
Judgment Fee (Dept. of Natural Resources): \$0.00
E-File Fee (228.56): \$4,000.00
Due to Secretary of State
(101-000-000-206.136) \$1,395.00

Total: **\$46,972.53**

Due to Ypsilanti Township

Court Costs (101-000-000-602.136): \$41,173.07
Civil Fees (101-000-000-603.136): \$13,117.00
Probation Fees (101-000-000-604.000): \$8,290.80
Ordinance Fines (101-000-000-605.001): \$47,924.00
Bond Forfeitures (101-000-000-605.003): \$1,850.00
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): (\$762.01)

Total: **\$111,592.86**

Total to General Account - (101.000.000.004.136): \$162,995.39

Escrow Account

(101-000-000-205.136)

Court Ordered Escrow: \$16,250.93
Bonds: \$19,856.17
Restitution: \$6,059.01

Total to Escrow Account - (101.000.000.205.136): \$42,166.11

		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	\$ 182,041.34	
April	\$133,933.35	\$ 148,443.25	
May	\$136,097.41	\$ 162,945.87	
June	\$138,669.47	\$ 139,612.07	
July	\$131,882.07	\$ 140,495.57	
August	\$156,356.14	\$ 161,593.12	
September	\$155,340.95	\$ 145,006.23	
October	\$148,098.94	\$ 149,269.12	
November	\$134,130.41	\$ 126,239.85	
December	\$106,942.52	\$ 111,592.86	
Grant:	\$ 82,500.00	\$ 117,000.00	
Standardization			
Payment:	\$ 45,724.00	\$ 45,724.00	
Year-to Date			
Totals:	\$ 1,821,613.73	\$ 1,906,244.46	
Expenditure			
Budget:	\$ 1,443,321.00	\$ 1,486,200.32	
Difference:	\$ 378,292.73	\$ 420,044.14	

14-B District Court

Monthly Disbursements

December 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.

December 2017 Disbursements:

Washtenaw County:	\$ 4,430.00
State of Michigan:	\$ 46,972.53
Ypsilanti Township Treasurer:	\$111,592.86

TOTAL: \$162,995.39

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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

Date: January 4, 2018
To: Clerk's Office
CC:
From: Michael Saranen, Hydro Operation Manager
Subject: Monthly Report (activities in December 2017)

Activities:

Ford Lake Dam

General Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Operators had 4 after hour call-ins for the month.

Average precipitation for the month of December is around 2.25", this year it was about .03" and production for the month was a below average. Production for the year was above average.

Van Buren Twp. and French Landing Dam are considering lowering Belleville Lake in the fall of 2019. It will be important to look at the possible effects to the Hydro Station and the operations if Belleville Lake is to be lowered.

Regulatory:

For 2017-

- update DSSMP (complete)
- EAP Training (training complete)
- Part 12- recommendation plan (almost finished)
- Emergency Standby Generator Replacement (complete)
- WQ Report (complete)
- Nuisance Plant Plan Report (complete)
- Wildlife Plan Report (complete)
- Historical Activity Report (complete)
- Gate Certification (complete)
- Security Review (complete)
- Annual Safety inspection (complete)
- EAP annual update and test (complete)
- Spillway Assessment (complete)

Projects:

Transfer Trip Communication (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. Final cost came in under budget, a refund is due from DTE in an amount of \$13,000.

Substation Maintenance (October- Started)

Preventive maintenance and upgrades to extend transformer life and output. 90% complete

Concrete Maintenance (On Hold)

Repair small areas concrete damaged from exposure to ice and road salt. Repair exterior stairs and hand railing.

Operation Summary

2017	December	YTD	4yr Ave.
Precipitation ¹	.03"	27.3"	32.5"
Days Online	31	362	351
Gross generation MWH (estimated)	777.542	10,744.816	8,815.940
Generation lost MWH (estimated)*	0	269.595	436.709
After Hour Call In			
Water levels	1	26	37
Mechanical/Electrical	3	5	3
Other	0	3	6
Totals	4	34	46

Recent History

	2013	2014	2015	2016
Precipitation total	40.87"	34.31"	25.27"	29.61
Days Online	345	355	345	359.5
Generation MWH (estimated)	8,991.285	9,745.999	7,723.040	8,803.436
Generation lost MWH (estimated)*	454.824*	643.164*	419.050*	229.798*
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

¹Totals from Weather Underground – Ypsilanti Willow Run

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

Spilling Summary:

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

The water quality monitoring begins on June 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:

2017	Current Year	Current Year	Current Year	Prior Year
	Days Spilled	Lost KWh *	Lost \$*	Lost \$*
January	17.0	0	0	0
February	10.8	0	0	0
March	12.5	0	0	0
April	29.2	0	0	0
May	18.8	0	0	2,734
June	16.6	144,925	8,129	8,586
July	3.5	16,050	862	0
August	0	0	0	0
September	0	0	0	0
October	7.8	0	0	0
November	4.2	0	0	0
December	0	0	0	0
Totals	101.6	160,975	\$ 8,991	\$ 11,320*

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

Sargent Charles Dam

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



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: January 8, 2018
Re: December 2017 Police Services Monthly Report

In December of 2017, there were 3133 calls for service in Ypsilanti Township, which is a 9.97% decrease in calls for service as compared to December of 2016. This reduction brings us to a 5.09% reduction in Calls For Service Year to Date.

OPERATIONS

During December of 2017, Patrol Operations has been efficient in handling calls for service, traffic enforcement and community engagement duties in pursuit of our total policy philosophy. We will continue to focus on root cause issues and build on the success we have experienced within the community.

We are still experiencing opportunistic thievery from vehicles, we continue to utilize multiple media platforms to get the word out the community to lock up their vehicle and refrain from leaving keys inside those vehicles. The vast majority of vehicle thefts and larcenies from vehicles are from unlocked vehicles.

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. The year to date reductions in burglaries, stolen autos and juvenile mischief complaints is directly related to the Sheriff's Office engagement of our juvenile population and their family structures.

Deputy Alyshia Dyer will be returning as the Juvenile Officer in 2018. Her prior work in developing the assignment and key relationships will allow a seamless transition as Deputy Morrison departs for CAT.

COMMUNITY ACTION TEAM

During the month of December, the Sheriff's Office executed several narcotics related search warrants within Ypsilanti Township which resulted in seizures of narcotics, weapons and currency.

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. Three arrests were made this month due to Parolee non-compliance.

CONSTRUCTION TRAFFIC

Deputies have aggressively patrolled the US-12 Bypass and surrounding areas to mitigate issues caused by the construction as well as to ensure the safety of the workers.

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT



Month:	December
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 December

Classification	Dec/2016	Dec/2017	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	1	0%
09004 JUSTIFIABLE HOMICIDE	0	0	0%
10001 KIDNAPPING/ABDUCTION	0	0	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	2	3	50%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	1	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	2	0	-100%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%
11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	3	50%
12000 ROBBERY	4	4	0%
13001 NONAGGRAVATED ASSAULT	41	37	-9.75%
13002 AGGRAVATED/FELONIOUS ASSAULT	18	12	-33.3%
13003 INTIMIDATION/STALKING	2	5	150%
20000 ARSON	1	0	-100%
21000 EXTORTION	1	0	-100%
22001 BURGLARY -FORCED ENTRY	31	7	-77.4%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	7	1	-85.7%
23001 LARCENY -POCKETPICKING	0	0	0%
23002 LARCENY -PURSESNAATCHING	0	0	0%
23003 LARCENY -THEFT FROM BUILDING	14	16	14.28%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	23	26	13.04%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	3	1	-66.6%
23007 LARCENY -OTHER	16	9	-43.7%
24001 MOTOR VEHICLE THEFT	14	8	-42.8%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	1	1	0%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	1	1	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	7	12	71.42%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	10	12	20%
26003 FRAUD -IMPERSONATION	0	0	0%
26005 FRAUD -WIRE FRAUD	0	0	0%
26007 FRAUD - IDENTITY THEFT	11	15	36.36%
26008 FRAUD - HACKING/COMPUTER INVASION	0	0	0%
27000 EMBEZZLEMENT	2	3	50%
28000 STOLEN PROPERTY	3	1	-66.6%
29000 DAMAGE TO PROPERTY	30	18	-40%
30001 RETAIL FRAUD -MISREPRESENTATION	1	2	100%
30002 RETAIL FRAUD -THEFT	6	12	100%
30003 RETAIL FRAUD -REFUND/EXCHANGE	0	1	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	12	13	8.333%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of December

Classification	Dec/2016	Dec/2017	%Change
35002 NARCOTIC EQUIPMENT VIOLATIONS	6	7	16.66%
37000 OBSCENITY	0	0	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	0	0	0%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	4	0	-100%
52002 WEAPONS OFFENSE -EXPLOSIVES	0	0	0%
52003 WEAPONS OFFENSE -OTHER	0	0	0%
72000 ANIMAL CRUELTY	0	1	0%
Group A Totals	275	233	-15.2%
09003 NEGLIGENCE HOMICIDE -VEHICLE/BOAT	0	0	0%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	0	-100%
22004 POSSESSION OF BURGLARY TOOLS	0	0	0%
26006 FRAUD -BAD CHECKS	0	6	0%
36003 PEEPING TOM	0	0	0%
36004 SEX OFFENSE -OTHER	1	0	-100%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	2	2	0%
38002 FAMILY -NONSUPPORT	0	1	0%
38003 FAMILY -OTHER	1	0	-100%
41002 LIQUOR VIOLATIONS -OTHER	5	2	-60%
48000 OBSTRUCTING POLICE	5	9	80%
49000 ESCAPE/FLIGHT	0	0	0%
50000 OBSTRUCTING JUSTICE	9	8	-11.1%
53001 DISORDERLY CONDUCT	1	0	-100%
53002 PUBLIC PEACE -OTHER	0	0	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	2	1	-50%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	15	19	26.66%
55000 HEALTH AND SAFETY	1	2	100%
57001 TRESPASS	0	4	0%
57002 INVASION OF PRIVACY -OTHER	0	0	0%
58000 SMUGGLING	0	0	0%
59000 ELECTION LAWS	0	0	0%
61000 TAX/REVENUE	0	0	0%
62000 CONSERVATION	0	0	0%
63000 VAGRANCY	2	0	-100%
70000 JUVENILE RUNAWAY	13	7	-46.1%
73000 MISCELLANEOUS CRIMINAL OFFENSE	1	1	0%
77000 CONSPIRACY (ALL CRIMES)	0	0	0%
Group B Totals	59	62	5.084%
2800 JUVENILE OFFENSES AND COMPLAINTS	25	10	-60%
2900 TRAFFIC OFFENSES	13	21	61.53%
3000 WARRANTS	51	52	1.960%
3100 TRAFFIC CRASHES	170	194	14.11%
3200 SICK / INJURY COMPLAINT	94	145	54.25%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

For The Month Of December

Classification	Dec/2016	Dec/2017	%Change
3300 MISCELLANEOUS COMPLAINTS	661	580	-12.2%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	0	2	0%
3500 NON-CRIMINAL COMPLAINTS	835	753	-9.82%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	832	673	-19.1%
3800 ANIMAL COMPLAINTS	48	48	0%
3900 ALARMS	224	187	-16.5%
Group C Totals	2953	2665	-9.75%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	1	0%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%
4200 PARKING CITATIONS	3	0	-100%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	0	1	0%
4400 WATERCRAFT CITATIONS	0	0	0%
4500 MISCELLANEOUS A THROUGH UUUU	6	3	-50%
Group D Totals	10	5	-50%
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%
Group E Totals	0	0	0%
6000 MISCELLANEOUS ACTIVITIES (6000)	41	38	-7.31%
6100 MISCELLANEOUS ACTIVITIES (6100)	99	98	-1.01%
6300 CANINE ACTIVITIES	9	4	-55.5%
6500 CRIME PREVENTION ACTIVITIES	23	18	-21.7%
6600 COURT / WARRANT ACTIVITIES	2	0	-100%
6700 INVESTIGATIVE ACTIVITIES	9	10	11.11%
Group F Totals	183	168	-8.19%
City : Ypsilanti Twp Totals	3480	3133	-9.97%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through December

Classification	2016	2017	%Change
Group F Totals	0	0	0%
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	4	300%
09004 JUSTIFIABLE HOMICIDE	1	0	-100%
10001 KIDNAPPING/ABDUCTION	8	6	-25%
10002 PARENTAL KIDNAPPING	3	1	-66.6%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	23	37	60.86%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	6	9	50%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	8	7	-12.5%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	3	2	-33.3%
11005 SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE	0	1	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	10	9	-10%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	15	23	53.33%
12000 ROBBERY	62	63	1.612%
13001 NONAGGRAVATED ASSAULT	540	525	-2.77%
13002 AGGRAVATED/FELONIOUS ASSAULT	294	262	-10.8%
13003 INTIMIDATION/STALKING	61	61	0%
20000 ARSON	13	9	-30.7%
21000 EXTORTION	2	2	0%
22001 BURGLARY -FORCED ENTRY	213	146	-31.4%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	71	33	-53.5%
23001 LARCENY -POCKETPICKING	3	2	-33.3%
23002 LARCENY -PURSESNAATCHING	4	1	-75%
23003 LARCENY -THEFT FROM BUILDING	163	203	24.53%
23004 LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	2	0	-100%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	261	285	9.195%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	23	41	78.26%
23007 LARCENY -OTHER	121	90	-25.6%
24001 MOTOR VEHICLE THEFT	165	137	-16.9%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	18	17	-5.55%
24003 MOTOR VEHICLE FRAUD	1	3	200%
25000 FORGERY/COUNTERFEITING	31	21	-32.2%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	99	91	-8.08%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	122	110	-9.83%
26003 FRAUD -IMPERSONATION	1	0	-100%
26005 FRAUD -WIRE FRAUD	10	7	-30%
26007 FRAUD - IDENTITY THEFT	108	114	5.555%
26008 FRAUD - HACKING/COMPUTER INVASION	1	1	0%
27000 EMBEZZLEMENT	34	13	-61.7%
28000 STOLEN PROPERTY	25	16	-36%
29000 DAMAGE TO PROPERTY	459	365	-20.4%
30001 RETAIL FRAUD -MISREPRESENTATION	7	9	28.57%
30002 RETAIL FRAUD -THEFT	162	112	-30.8%
30003 RETAIL FRAUD -REFUND/EXCHANGE	2	2	0%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through December

Classification	2016	2017	%Change
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	187	178	-4.81%
35002 NARCOTIC EQUIPMENT VIOLATIONS	85	96	12.94%
37000 OBSCENITY	3	3	0%
40001 COMMERCIALIZED SEX -PROSTITUTION	1	1	0%
40002 COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	0	1	0%
52001 WEAPONS OFFENSE- CONCEALED	45	36	-20%
52002 WEAPONS OFFENSE -EXPLOSIVES	1	1	0%
52003 WEAPONS OFFENSE -OTHER	16	18	12.5%
72000 ANIMAL CRUELTY	0	1	0%
Group A Totals	3494	3175	-9.12%
09003 NEGLIGENT HOMICIDE -VEHICLE/BOAT	1	0	-100%
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	16	9	-43.7%
22004 POSSESSION OF BURGLARY TOOLS	2	0	-100%
26006 FRAUD -BAD CHECKS	13	24	84.61%
36003 PEEPING TOM	1	0	-100%
36004 SEX OFFENSE -OTHER	7	1	-85.7%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	46	45	-2.17%
38002 FAMILY -NONSUPPORT	0	2	0%
38003 FAMILY -OTHER	2	3	50%
41002 LIQUOR VIOLATIONS -OTHER	42	24	-42.8%
48000 OBSTRUCTING POLICE	97	112	15.46%
49000 ESCAPE/FLIGHT	7	6	-14.2%
50000 OBSTRUCTING JUSTICE	153	139	-9.15%
53001 DISORDERLY CONDUCT	30	33	10%
53002 PUBLIC PEACE -OTHER	5	6	20%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	41	49	19.51%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	256	260	1.562%
55000 HEALTH AND SAFETY	17	30	76.47%
57001 TRESPASS	5	13	160%
57002 INVASION OF PRIVACY -OTHER	0	1	0%
58000 SMUGGLING	4	0	-100%
59000 ELECTION LAWS	1	1	0%
61000 TAX/REVENUE	1	0	-100%
62000 CONSERVATION	2	1	-50%
63000 VAGRANCY	8	8	0%
70000 JUVENILE RUNAWAY	108	95	-12.0%
73000 MISCELLANEOUS CRIMINAL OFFENSE	25	18	-28%
77000 CONSPIRACY (ALL CRIMES)	0	2	0%
Group B Totals	890	882	-0.89%
2800 JUVENILE OFFENSES AND COMPLAINTS	692	552	-20.2%
2900 TRAFFIC OFFENSES	238	353	48.31%
3000 WARRANTS	652	662	1.533%
3100 TRAFFIC CRASHES	1359	1401	3.090%

CLR-008 Monthly Summary Of Offenses (WD)

City:Ypsilanti Twp-YPT

Year To Date Through December

Classification	2016	2017	%Change
3200 SICK / INJURY COMPLAINT	1264	1629	28.87%
3300 MISCELLANEOUS COMPLAINTS	9151	8127	-11.1%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	15	15	0%
3500 NON-CRIMINAL COMPLAINTS	11699	12055	3.042%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	12013	10299	-14.2%
3800 ANIMAL COMPLAINTS	851	825	-3.05%
3900 ALARMS	2102	2107	0.237%
Group C Totals	40036	38025	-5.02%
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	13	7	-46.1%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	3	3	0%
4200 PARKING CITATIONS	30	28	-6.66%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	12	13	8.333%
4400 WATERCRAFT CITATIONS	1	0	-100%
4500 MISCELLANEOUS A THROUGH UUUU	107	40	-62.6%
Group D Totals	166	91	-45.1%
5000 FIRE CLASSIFICATIONS	2	4	100%
5100 18A STATE CODE FIRE CLASSIFICATIONS	15	1	-93.3%
Group E Totals	17	5	-70.5%
6000 MISCELLANEOUS ACTIVITIES (6000)	366	443	21.03%
6100 MISCELLANEOUS ACTIVITIES (6100)	1490	1531	2.751%
6300 CANINE ACTIVITIES	93	72	-22.5%
6500 CRIME PREVENTION ACTIVITIES	360	295	-18.0%
6600 COURT / WARRANT ACTIVITIES	20	7	-65%
6700 INVESTIGATIVE ACTIVITIES	116	123	6.034%
Group F Totals	2445	2471	1.063%
City : Ypsilanti Twp Totals	47048	44649	-5.09%



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, JANUARY 16, 2018

5:00pm

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

1. REQUEST TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (E) OF THE OPEN MEETINGS ACT... "TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH SPECIFIC PENDING LITIGATION, BUT ONLY IF AN OPEN MEETING WOULD HAVE DETRIMENTAL FINANCIAL EFFECT ON THE LITIGATING OR SETTLEMENT POSITION OF THE PUBLIC BODY".
2. AGENDA REVIEW..... SUPERVISOR STUMBO
3. OTHER DISCUSSION BOARD MEMBERS

Closed Session

2. REQUEST TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (E) OF THE OPEN MEETINGS ACT... "TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH SPECIFIC PENDING LITIGATION, BUT ONLY IF AN OPEN MEETING WOULD HAVE DETRIMENTAL FINANCIAL EFFECT ON THE LITIGATING OR SETTLEMENT POSITION OF THE PUBLIC BODY".

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, JANUARY 16, 2018

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
4. PUBLIC COMMENTS
5. CONSENT AGENDA
 - A. MINUTES OF THE DECEMBER 19, 2017 WORK SESSION, REGULAR MEETING AND CLOSED SESSION
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR YEAR END DECEMBER 22, 2017 IN THE AMOUNT OF \$367,679.34
 2. STATEMENTS AND CHECKS FOR JANUARY 16, 2018 IN THE AMOUNT OF \$516,404.84
 3. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR DECEMBER 2017 IN THE AMOUNT OF \$33,136.34
 4. CHOICE HEALTH CARE ADMIN FEE FOR NOVEMBER 2017 IN THE AMOUNT OF \$1,200.00 AND DECEMBER 2017 IN THE AMOUNT OF \$1,185.00
 - C. DECEMBER 2017 TREASURER'S REPORT
6. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

NEW BUSINESS

1. BUDGET AMENDMENT #1
2. 1ST READING OF RESOLUTION 2018-01, PROPOSED ORDINANCE 2018-476, AN ORDINANCE AMENDING THE ZONING CODE OF THE CHARTER TOWNSHIP OF YPSILANTI
3. REQUEST APPROVAL OF METRO ACT APPLICATION OF MCIMETRO ACCESS TRANSMISSION SERVICES CORP. DBA VERIZON ACCESS TRANSMISSION SERVICES PER PUBLIC ACT 48 OF 2002
4. REQUEST OF TRAVIS MCDUGALD, IS MANAGER FOR APPROVAL OF MEMBERSHIP IN THE US COMMUNITIES GOVERNMENT PURCHASING ALLIANCE
5. REQUEST TO APPOINT MORLEY STEVENSON TO THE YPSILANTI TOWNSHIP BOARD OF REVIEW

AUTHORIZATIONS AND BIDS

1. REQUEST OF MICHAEL SARANEN, HYDRO OPERATIONS TO SEEK PROFESSIONAL SERVICE QUOTES FOR THE REPLACEMENT OF THE RUNNER SHAFT BEARING FOR RUNNER #2 AT THE HYDRO STATION

OTHER BUSINESS

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION

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, Treasurer Larry Doe,
Trustees: Stan Eldridge, Heather Jarrell Roe,
Monica Ross-Williams, Jimmie Wilson, Jr. (arrived late)

Members Absent: Clerk Karen Lovejoy Roe

Legal Counsel: Wm. Douglas Winters

1. ZONING ORDINANCE AMENDMENTS PRESENTATION...BENJAMIN CARLISLE

Mr. Carlisle, Carlisle Wortman and Associates, explained his company has been working as the Township Planners for about a year. He said they have been assisting the township in doing a first round of zoning ordinance amendments. Mr. Carlisle said they began working with the township by looking into the zoning ordinances and they did an audit. Mr. Carlisle said they identified about 40 quick amendments that should be changed. He said they have identified these changes and along with township staff and township attorneys. He said they checked to make sure the ordinances were compliant with all state and federal laws. Mr. Carlisle stated in the near future they would tackle bigger issues that the township has, but with this first phase, they would begin with re-structuring and re-organizing ordinances.

Megan Masson-Minock, explained the ordinance changes that were proposed. She said the changes would make the ordinances more user friendly for residents, builders, and businesses.

Supervisor Stumbo introduced Charlotte Wilson, the Townships' new Planning Coordinator. Charlotte Wilson stated she has been in the Ypsilanti area for about seven years. She said she worked for Carlisle Wortman and Associates for the last two years and realized how much she loved Ypsilanti Township and was happy to be working in Ypsilanti Township. Ms. Wilson stated she had her Masters' Degree

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 2**

from the University of Michigan in Urban Planning and has an under-graduate degree in Environmental Sciences.

2. REQUEST TO ENTER INTO CLOSED SESSION PURSUANT TO MCL 15.268 SECTION 8 SUBPARAGRAPH (H) OF THE OPEN MEETINGS ACT..."TO CONSIDER MATERIAL EXEMPT FROM DISCUSSION OR DISCLOSURE BY STATE OR FEDERAL STATUTE".

A motion was made by Trustee Jarrell Roe, supported by Treasurer Doe to go into Closed Session.

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

The motion carried unanimously.

The Board went into Executive Session at 5:27PM

The Board came out of Executive Session at 6:17PM

3. DISCUSSION REGARDING POSTING OF TOWNSHIP BOARD MEETING RECORDINGS TO THE WEB.....TRUSTEE ROSS-WILLIAMS

Trustee Ross-Williams stated over the last several months she had looked for ways to add additional levels of transparency into the township meetings. She said that although the residents may attend board meetings, there are some who cannot physically attend but were interested in having access to the meetings. Ms. Ross-Williams said she looked into video meetings but it was very expensive. She said an alternative would be for residents to be able to upload the audio tapes from the board meeting.

Trustee Jarrell Roe asked what other municipalities do so their residents were aware of what goes on at their board meetings. Trustee Ross-Williams said the City of Ypsilanti puts the entire audio of their meeting on line for residents. She said

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 3**

other area municipalities have used video but she was not sure whether it was professionally done or if it was just a camera focused on the board and recorded. Trustee Ross-Williams stated that Van Buren Township spent about \$60,000.00 and they have both audio and video and they have one full-time and two part-time audio and video staff. She stated if a resident wanted to videotape the meeting and put it on the web, they could legally do that. She said the approximate cost for the Township to make the audio tape available to residents would be about \$50.00 a month.

Trustee Jarrell Roe asked if there were any statistics on whether the residents in communities that offer this service utilized it. Travis McDugald, IT, stated he does not have the information and he doesn't know if it was tracked.

Trustee Wilson asked if the audio would be secure and no one could take it off our website to manipulate it. Mr. McDugald said once you post something to the public it can be copied. Trustee Wilson stated he thought it would be a good idea so residents who could not make it to the meeting could listen to it. He said he would be in favor of looking at costs to get this accomplished.

Supervisor Stumbo stated she supports the township providing the audio of board meetings to our website. She said she would like Clerk Lovejoy Roe to be involved with the conversation regarding moving forward with this.

4. AGENDA REVIEW.....SUPERVISOR STUMBO

A. MINUTES OF THE DECEMBER 5, 2017 WORK SESSION, REGULAR MEETING AND CLOSED SESSION

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR DECEMBER 19, 2017 IN THE AMOUNT OF \$1,217.073.49**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR NOVEMBER 2017 IN THE AMOUNT OF \$28,011.22**

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 4**

- 3. CHOICE HEALTH CARE ADMIN FEE FOR OCTOBER 2017 IN THE AMOUNT OF \$1,200.00**

C. NOVEMBER 2017 TREASURER'S REPORT

OLD BUSINESS

- 1. REQUEST OF WAYNE DUDLEY, PUBLIC SERVICES SUPERINTENDENT FOR APPROVAL OF MEMBERSHIP WITH NATIONAL JOINT POWERS ALLIANCE (NJPA) (TABLED AT THE NOVEMBER 5, 2017 REGULAR MEETING)**

Supervisor Stumbo stated that this was the last meeting that Jeff Allen, Residential Services Director would be attending. She said Mr. Allen was retiring and moving to Arizona. She said he would be deeply missed.

Wayne Dudley, Public Services Superintendent, said at the last meeting there was concern that if we became a member of NJPA we would be locked in to only being able to purchase through them. Mr. Dudley confirmed that we could purchase from any entity but by being a member of NJPA it would ensure we were getting the best price for purchases. He said the membership is free and we would get bulk buying power. He said it was similar to other buying memberships we belong to. Mr. Dudley stated about 1000 businesses and municipalities in Michigan belong to NJPA including YCUA, City of Northville, Northville Schools.

Supervisor Stumbo stated there were a lot of questions at the last board meeting. She said one concern was it stated they do the bidding for us. Mr. Dudley stated they can do the bidding but we can also do our own bidding. He said we do not have to sign a contract with them but they do have a form to be filled out stating the people who are authorized to contact them. Mr. Dudley said if we wanted more Directors to be able to look and see what they have available we would have to contact them with additional personnel information.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 5**

NEW BUSINESS

**3. REQUEST OF MARK NELSON, 14B MAGISTRATE/COURT ADMINISTRATOR
FOR AUTHORIZATION TO SEEK SEALED BIDS FOR CONSTRUCTION OF ENTRY
AND EXIT SECURITY SCREENING SYSTEM**

Mark Nelson, 14B Magistrate/Court Administrator stated they were asking for authorization to seek sealed bids for the security screening systems that will be installed at the 14B Court.

Supervisor Stumbo stated we were not required to do this but it was suggested that we make the court more secure. Magistrate Nelson said that at a later date he would come back with the complete package for the cost of the build out, some equipment purchasing, and the personnel cost.

AUTHORIZATION AND BIDS

**1. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR
AUTHORIZATION TO SEEK SEALED BIDS FOR REPLACEMENT OF SECTIONS B
AND C/C2 OF THE CIVIC CENTER ROOF**

**2. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR
AUTHORIZATION TO SEEK SEALED BIDS FOR REPLACEMENT OF SECTIONS B
AND D OF THE COMMUNITY CENTER ROOF**

Jeff Allen, Residential Services Director explained what portion of the roof they were replacing and said Garland is the company that is assisting us with the bidding. He said Garland only does flat roofs so they would not be assisting us at the Community Center. He said the bidding of the two would be done about two weeks apart so companies would not get confused on which building they were bidding on. Supervisor Stumbo stated that for a job this size we usually hire the services of an engineering firm to bid it out and since Mr. Allen wasn't going to be here she suggested that we do that. Mr. Allen suggested the Township hire a Construction Manager to oversee the project and not hire an engineer since what an engineer does was already completed when we did the other part of the roof.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 6**

Mr. Allen stated he would like to advertise this now because we have a mandatory pre-bid meeting on January 11, 2018. Mr. Allen said that if we can't do both buildings because of the cost, he felt the Civic Center should be first since there has been a leak that needs to be fixed.

Attorney Winters asked if the timing was bad because a lot of contractors are out of town over the holidays. Mr. Allen stated that we did this last year at the same time of year.

4. REQUEST OF WAYNE DUDLEY, PUBLIC SERVICES SUPERINTENDENT TO ACCEPT THE PROPOSAL FROM CORRIGAN OIL CORP. FOR A FUEL MANAGEMENT SYSTEM IN THE AMOUNT OF \$30,030.00 TO BE BUDGETED IN LINE ITEM #595-595-000-971-008 VIA A BUDGET AMENDMENT IN JANUARY 2018

Wayne Dudley, Public Services Superintendent, stated the reason they need to do this was the fuel cards the employees were using cannot be programmed. He said our IT Department stated the server and the software were no longer supported. Mr. Dudley said these series of events got us to look at other ways of managing the fuel. He said we pump about 19,000 gallons of gas into our vehicles each year. Mr. Dudley stated Corrigan Oil Corp. had the best bid and they could best serve the Township.

Trustee Jarrell Roe asked if there was a cancellation clause. Mr. Dudley stated we could cancel at anytime.

Attorney Winters stated he had read the contract and needed to look at it closer. Mr. Winters said he'd like to look further into the cancellation policy.

Supervisor Stumbo stated they would go right into the Board Meeting without taking a break.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 WORK SESSION
PAGE 7**

Work session adjourned at 6:58PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Brenda L. Stumbo, Treasurer Doe,
Trustees: Stan Eldridge, Heather Jarrell Roe,
Jimmie Wilson, Jr., and Monica Ross Williams

Members Absent: Clerk Karen Lovejoy Roe

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

There were no public comments

CONSENT AGENDA

A. MINUTES OF THE DECEMBER 5, 2017 WORK SESSION, REGULAR MEETING AND CLOSED SESSION

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR DECEMBER 19, 2017 IN THE AMOUNT OF \$1,217.073.49**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR NOVEMBER 2017 IN THE AMOUNT OF \$28,011.22**
- 3. CHOICE HEALTH CARE ADMIN FEE FOR OCTOBER 2017 IN THE AMOUNT OF \$1,200.00**

C. NOVEMBER 2017 TREASURER'S REPORT

A motion was made by Treasurer Doe, supported by Trustee Eldridge to Approve the Consent Agenda.

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated all the documents have been signed regarding the sale of SBA cell tower and we should have the check next week. He said Treasurer Doe and Javonna Neel, Accounting Director have notified the bond holders of our intent to redeem the bonds for Seaver Farm and the redemption date is February 7, 2018.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 2**

Attorney Winters along with Attorney McLain stated their appreciation for the ability to continue to represent Ypsilanti Township as their Legal Counsel.

Supervisor Stumbo asked Attorney Winters whether the check from SBA would be arriving before the end of 2017. Attorney Winters stated that it should and he understood Treasurer Doe would be in the office on December 30, 2017 so it could be deposited on that date. He said the amount of the check almost covers the complete payoff of the Seaver Farm. Supervisor Stumbo stated that payments for the Seaver Farm was budgeted in the 2018 budget so those funds may now go for capital improvements within the Township.

OLD BUSINESS

- 1. REQUEST OF WAYNE DUDLEY, PUBLIC SERVICES SUPERINTENDENT FOR APPROVAL OF MEMBERSHIP WITH NATIONAL JOINT POWERS ALLIANCE (NJPA) (TABLED AT THE NOVEMBER 5, 2017 REGULAR MEETING)**

A motion was made by Trustee Wilson, supported by Trustee Eldridge to remove from Table.

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

A motion was made by Trustee Wilson, supported by Trustee Jarrell Roe to Approve Request of Wayne Dudley, Public Services Superintendent for Approval of Membership with National Joint Powers Alliance (NJPA) (see attached).

The motion carried unanimously.

NEW BUSINESS

- 1. BUDGET AMENDMENT #18**

A motion was made by Treasurer Doe, supported by Trustee Jarrell Roe to Approve Budget Amendment #18 (see attached).

The motion carried unanimously.

- 2. REQUEST FOR APPROVAL OF THE METRO ACT APPLICATION OF KEPS TECHNOLOGIES INC. DBA ACD.NET AND ACD TELECOM, INC. PER PUBLIC ACT 48 OF 2002**

A motion was made by Trustee Jarrell Roe, supported by Trustee Eldridge to Approve Request for Approval of the Metro Act Application of KEPS Technologies Inc. DBA ACD.NET and ACD Telecom, Inc. Per Public Act 48 of 2002 contingent upon the submittal of the information to satisfy our attorney.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 3**

Attorney McLain explained the request to the Board. He said the documents were in proper form. Attorney McLain stated this was a very good project if the Board approved it.

Steven Deroshia, ACD.net, stated this would fill the gaps for receiving wireless communication. He said they would be attached to existing structures but some may need to be upgraded.

Trustee Jarrell Roe questioned whether there would be a bond in case any structure would need to come down. Attorney McLain said that if the Township decided on a bond it would come through their office. Supervisor Stumbo asked Mr. Deroshia if DTE or ATT required them to have a bond. Eli Gregg, ACD, stated the companies they have been dealing with do require a joint use agreement which includes provisions for removal if the facilities become abandon and the general rules of the Metro Act included it. Supervisor Stumbo stated she would like to get copies of those agreements. Mr. Gregg said he would look into it.

The motion carried unanimously.

3. RESOLUTION 2017-37, AUTHORIZING TOWNSHIP LEGAL COUNSEL TO PROCEED WITH APPEAL OF CHARTER TOWNSHIP OF YPSILANTI V. JUDITH POINTIUS AND DFCU FINANCIAL, A FEDERAL CREDIT UNION AND AUTHORIZATION TO SEEK ASSISTANCE FROM OUTSIDE AGENCIES IN SUPPORT OF THE LAWSUIT

A motion was made by Trustee Wilson, supported by Treasurer Doe to Approve Resolution 2017-37, Authorizing Township Legal Counsel to Proceed with Appeal of Charter Township of Ypsilanti V. Judith Pointius and DFCU Financial A Federal Credit Union and Authorization to Seek Assistance from outside Agencies in Support of the Lawsuit (see attached).

Attorney McLain stated that in May Judge Kuhnke denied the injunction to prohibit the medical marijuana caregiver operation and granted the operation the right to continue. He said this presents a significant issue, especially in smaller neighborhoods, to have this disruption in the Township due to odor and traffic. He said the Township Ordinance that was adopted in May, 2010 prohibits that type of activity in a residential area. He said the township does allow it in light industrial districts. Attorney McLain stated Judge Kuhnkes' ruling was in direct conflict of the Zoning Enabling Act that allows Municipalities, such as the Township of Ypsilanti, to adopt zonings for the public health, safety and welfare. He said not only does this affect Ypsilanti Township but it also affects everyone across the State. Attorney McLain, with approval from the board, will file the appeal.

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

The motion carried.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 4**

4. REQUEST OF MICHAEL RADZIK, DIRECTOR OF OFFICE OF COMMUNITY STANDARDS FOR APPROVAL OF AMENDMENT TO THE WASHTENAW COUNTY POLICE SERVICES CONTRACT AMENDING THE TERM OF SERVICE THROUGH 2018 AND AMENDING THE PRICE TO \$160,650.00 PER POLICE SERVICE UNIT BUDGETED IN LINE ITEM #266-301-000-831-000

A motion was made by Treasurer Doe, supported by Trustee Jarrell Roe, to Approve Request of Michael Radzik, Director of Office of Community Standards for Approval of Amendment to the Washtenaw County Police Services Contract Amending the Term of Service Through 2018 and Amending the Price to \$160,650.00 per Police Service Unit Budgeted in Line Item #266-301-000-831-000 (see attached).

Michael Radzik, Director of Office of Community Standards explained the request to the board. He said during budget discussions, the board directed us to increase our police staffing by two Police Service Units. Mr. Radzik stated he asked the Sheriffs' department about adding the Police Service Units and they informed him that the County Board of Commissioners must act first to approve adding/creating two new control numbers for those two new county employees before they would send a contract amendment to add staffing back to the Township. He said the County Board of Commissioners stated the earliest they could decide on this would be sometime in February, 2018. Mr. Radzik stated the Sheriffs' Department said they would do whatever they could to start hiring and begin the training process for the new employees. He said the one-year amendment was at the current staffing of 35 PSUs and the increase would come back to the board at a later date.

Mr. Radzik stated that with talking with Javonna Neel, Accounting Director, they felt after looking at the budget we could hire three Police Service Units and not go under the recommended fund balance. He said he would like the board to consider adding three deputies. He said he was told if we added three PSUs we would also have an additional Sergeant at no extra cost.

Lieutenant Marocco said the Township could use the extra patrols. He said these officers would be on the road and not behind the desk. He said even with adding three new positions we would still have six less officers than we had ten years ago.

The motion carried unanimously.

5. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR TO SELL MISCELLANEOUS ITEMS NO LONGER BEING USED BY THE TOWNSHIP AND TO DISPOSE OF ANY ITEMS THAT DO NOT SELL

A motion was made by Trustee Jarrell Roe, supported by Trustee Ross-Williams to Approve Request of Jeff Allen, Residential Services Director to Sell Miscellaneous Items No Longer Being used by the Township and to Dispose of any Items that Do not Sell.

The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 5**

6. 2018 CONTRACTS AND RENEWALS

A motion was made by Trustee Jarrell Roe, supported by Trustee Eldridge to Approve 2018 Contracts and Renewals (see attached).

The motion carried unanimously.

7. RESOLUTION 2017-38, BOARDS AND COMMISSIONS APPOINTMENTS AND REAPPOINTMENTS

A motion was made by Trustee Eldridge, supported by Trustee Wilson, to Approve Resolution 2017-38, Boards and Commissions Appointments and Reappointments (see attached).

The motion carried unanimously.

8. REQUEST TO ACCEPT THE RESIGNATION OF SHAUNA MCNALLY FROM THE YPSILANTI TOWNSHIP PARK COMMISSION EFFECTIVE IMMEDIATELY

A motion was made by Trustee Jarrell Roe, supported by Trustee Ross-Williams to Approve Request to Accept the Resignation of Shauna McNally from the Ypsilanti Township Park Commission Effective Immediately.

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR AUTHORIZATION TO SEEK SEALED BIDS FOR REPLACEMENT OF SECTIONS B AND C/C2 OF THE CIVIC CENTER ROOF

A motion was made by Treasurer Doe, supported by Trustee Wilson to Approve Request of Jeff Allen, Residential Services Director for Authorization to Seek Sealed Bids for Replacement of Sections B and C/C2 of the Civic Center Roof.

Jeff Allen, Residential Services Director suggested we would not need to hire OHM to oversee the sealed bids and save the Township the extra money. Mr. Allen said we have used the same company for previous jobs and they had done a great job.

Trustee Ross-Williams would be more comfortable with hiring OHM for this job.

Wayne Dudley, Residential Superintendent is comfortable with roofing jobs. He said all the roofs come with a warranty.

Supervisor Stumbo stated she would like to talk directly to the roofer and would like to table this until the next meeting.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 6**

Ms. Kaiser said her experience with OHM was not a good one and she would not want the township to hire them.

A motion was made by Trustee Wilson, supported by Ross-Williams to Table this Request.

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

The motion carried unanimously.

2. REQUEST OF JEFF ALLEN, RESIDENTIAL SERVICES DIRECTOR FOR AUTHORIZATION TO SEEK SEALED BIDS FOR REPLACEMENT OF SECTIONS B AND D OF THE COMMUNITY CENTER ROOF

A motion was made by Trustee Jarrell Roe, supported by Trustee Wilson to Table this request.

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

The motion carried unanimously.

3. REQUEST OF MARK NELSON, 14B MAGISTRATE/COURT ADMINISTRATOR FOR AUTHORIZATION TO SEEK SEALED BIDS FOR CONSTRUCTION OF ENTRY AND EXIT SECURITY SCREENING SYSTEM

A motion was made by Trustee Wilson, supported by Trustee Jarrell Roe to Approve Request of Mark Nelson, 14B Magistrate/Court Administrator for Authorization to Seek Sealed Bids for construction of Entry and exit Security Screening System.

The motion carried unanimously.

4. REQUEST OF WAYNE DUDLEY, PUBLIC SERVICES SUPERINTENDENT TO ACCEPT THE PROPOSAL FROM CORRIGAN OIL CORP. FOR A FUEL MANAGEMENT SYSTEM IN THE AMOUNT OF \$30,030.00 TO BE BUDGETED IN LINE ITEM #595-595-000-971-008 VIA A BUDGET AMENDMENT IN JANUARY 2018

Wayne Dudley, Public Services Superintendent said the contract states Corrigan Oil Corp. would remove and purchase the old tanks at Ford Lake for \$1000.00 each but there might be excavating costs. He said Tim Smith at the Golf Course stated he would be interested in replacing the tank at the Golf Course with the diesel tank from Ford Lake. Mr. Dudley said either way Corrigan Oil would pay \$1000.00 for each tank or we could give one tank to the Golf Course and sell the other one to Corrigan Oil. He said that would be separate from this Request and it would be

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 19, 2017 REGULAR BOARD MEETING
PAGE 7**

brought back at the next Board meeting.

A motion was made by Trustee Eldridge, supported by Trustee Ross-Williams to Approve Request of Wayne Dudley, Public Services Superintendent to Accept the Proposal from Corrigan Oil Corp. for a Fuel Management System in the Amount of \$30,030.00 to be Budgeted in Line Item #595-595-000-971-008 Via a Budget Amendment in January 2018 subject to the Attorney approval.

The motion carried.

OTHER BUSINESS

- 1. REQUEST TO WAIVE FINANCIAL POLICY AND AWARD LOW QUOTE FOR PAINTING OF THE INTERIOR OF THE COMMUNITY CENTER TO FIVE STAR PAINTING IN THE AMOUNT OF \$9,432.69**

A motion was made by Trustee Eldridge, supported by Treasurer Doe to Approve Request to Waive Financial Policy and Award Low Quote for Painting of the Interior of the Community Center to Five Star Painting in the Amount of \$9,432.69.

The motion carried unanimously.

Jeff Allen thanked the board for all their support over the past 13 years. He said this has been the most prepared board he has had throughout his years of employment. He said he has lived on the lake for 20 years and now is moving to the desert and it will be a big change for him.

A motion was made by Treasurer Doe, supported by Trustee Ross-Williams to Adjourn.

The meeting was adjourned at approximately 8:04PM.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2017 BUDGET AMENDMENT #18**

December 19, 2017

101 - GENERAL OPERATIONS FUND

Total Increase \$20,000.00

Request to increase the budget for revenues received from Nexus for the gas pipeline settlement and increase the expenditures for legal services provided to the Township. This will be funded by an increase in the revenues.

Revenues:	Nexus Gas Settlement	101-000-000-675.300	\$20,000.00
		Net Revenues	<u><u>\$20,000.00</u></u>
Expenditures:	Legal Services	101-210-000-801.002	\$20,000.00
		Net Expenditures	<u><u>\$20,000.00</u></u>

206 - FIRE FUND

Total Increase \$21,660.00

Request to add a new expenditure line titled "Negotiated Contract Adjustments" and request a budget amendment for Fire Fighter's wage increase for 2017. The estimated increase to all hours effected by the 3% wage increase for 2017 totals \$51,770. We will be requesting some line transfers from wages to the new negotiated contract adjustment line in the amount of \$30,110. We will need to request a budget amendment for the difference of \$21,660. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	206-000-000-699.000	\$21,660.00
		Net Revenues	<u><u>\$21,660.00</u></u>
Expenditures:	Negotiated Contract Adjustments	206-206-000-706.100	\$21,660.00
		Net Expenditures	<u><u>\$21,660.00</u></u>

Motion to Amend the 2017 Budget (#18):

Move to increase the General Fund budget by \$20,000 to \$11,194,306 and approve the department line item changes as outlined.

Move to increase the Fire Fund by \$21,660 to \$5,119,679 and approve the department line item changes as outlined.

Charter Township of Ypsilanti

RESOLUTION NO. 2017-37

Authorizing Township Legal Counsel to Proceed with Appeal for Charter Township of Ypsilanti v. Judith Pontius and DFCU Financial, a Federal Credit Union and Authorization to Seek Assistance from Outside Agencies in Support of Appeal

WHEREAS, the Charter Township of Board of Trustees (Board) authorized Township legal counsel to institute litigation against the owner of **1196 Lester Street** to enforce its Medical Marijuana Ordinance prohibiting caregivers from growing for their patients in residential areas; and

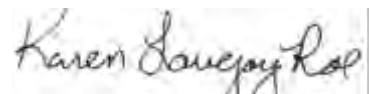
WHEREAS, the Township's lawsuit was assigned to Judge Carol Kuhnke of the Washtenaw County Circuit Court who, after hearing argument from both sides, ruled on **September 15, 2017** that the Township's prohibition on caregiver's growing for their patients in residential neighborhoods, was not enforceable and that such conduct was protected by the Medical Marijuana Act; and

WHEREAS, the Board authorizes Township legal counsel to proceed with the appeal of Judge Kunke's ruling to the Michigan Court of Appeals and also authorizes Township legal counsel to seek assistance of outside entities such as the Michigan Township Association, Michigan Municipal League and the like to assist in support of the Township's position should they so desire by filing Amicus Briefs in support thereof with the Michigan Court of Appeals.

NOW THEREFORE,

BE IT RESOLVED that the Township Board authorizes Township legal counsel to proceed with the appeal in this matter and to seek the assistance of outside agencies as described above in support thereof.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2017-37 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 19, 2017.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti



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

October 19, 2017

CV 32854.2

Brenda Stumbo, Township Supervisor
Ypsilanti Charter Township
7200 S. Huron River Drive
Ypsilanti, MI 48197

Dear Township Supervisor Brenda Stumbo,

Washtenaw County wishes to amend the contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract between Washtenaw County and Ypsilanti Charter Township dated January 1, 2012 as follows:

Amend ARTICLE II – COMPENSATION AND OVERTIME to extend the contract as follows:

“The price for a PSU is fixed as follows: (1) \$150,594.00 per PSU for 2012; (2) \$152,100.00 per PSU for 2013; (3) \$153,621.00 per PSU for 2014; (4) \$155,157.00 per PSU for 2015; (5) \$156,709.00 per PSU for 2016; (6) \$158,276.00 per PSU for 2017; and (7) \$160,650 per PSU for 2018. Beginning in 2014, the County reserves the right to adjust these prices as a result of significant unforeseen cost increases in line items contained the Direct Cost categories (Salary, Fringe, Uniform Allowance, Gun Allowance and Fleet). The county and Sheriff shall give each Contracting Partner six (6) months written notice of any such increase.”

Amend ARTICLE V – TERM to extend the contract as follows:

“The term of this contract shall be for seventy-two months with an effective date of January 1, 2012 and ending on December 31, 2018.”

All other terms and conditions remain the same as in the original contract



WASHTENAW COUNTY OFFICE OF THE SHERIFF



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

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

ATTEST:

WASHTENAW COUNTY

Lawrence Kestenbaum (DATE)
County Clerk/Register

Gregory Dill (DATE)
County Administrator

APPROVED FOR CONTENT:

Ypsilanti Charter Township

Jerry L. Clayton (DATE)
Sheriff

Accepted by Brenda Stumbo
Brenda Stumbo, Township Supervisor (DATE) December 21, 2017

Original: Clerk
Vendor
cc: Department
Purchasing

Accepted by: Karen Loujoy Roc
Karen Loujoy Roc, Township Clerk
December 21, 2017

2018 ANNUAL LIST OF CONTRACTS AND RENEWALS

VENDOR/FIRM	DESCRIPTION
360 Service	Printing & mailing assessment notices & Pers. Prop.
Abby Door	Garage Doors
Adobe	Creative Cloud Subscription
A.F. Smith	Electrical Work
Air Source One	Breathing Air Compressor Maintenance
Alienvault	Network IDS Systems
Alternative Computer Technology, Inc.	Sophos Computer Security Software
Ann Arbor Audio	Board Room Sound System
Ann Arbor SPARK Dues	
Ann Arbor SPARK East Dues	
APEX	Assessing Drawing Software
Apollo Fire Equipment	
Applied Imaging	Printer Repair and Maintenance
ASAP	DOT Random Screens
ASC	
ASCAP	Phone Music
Ascend	Health Care Agent
Associated Fence	Fence Repair/Install
Atchinson Ford	Vehicle Repair
AT&T	Voice/Data Communication Services
Automatic Irrigation Supply	Green Oaks Irrigation System – Rain Bird
Badger	Chipper Parts
Bandit	Chipper Parts
Barr Engineering	Hydro Station
B & C Painting	Paint and Graffiti Removal
Bell Tire	MI Deals Goodyear Dealer
Biddle Consulting Group	OPAC HR Testing Software
Blue Cross/Blue Shield of Michigan	Employee Health Care
BS&A	Government Software Apps
Budget Towing	Vehicle Towing
Butzel Long	Labor Attorney
Carlisle Wortman Assoc., Inc.	
Carter & Burgess	Structural Engineer
Carter Lumber	Building Supplies
CDWG	Microsoft Enterprise Agreement
Centron Data Services	Printing & mailing assessment notices & Personal Property
Chelsea Lumber	Building Supplies
Cincinnati Time	Time Clocks
Cintas	First Aid Supplies
Clarity Benefit Solutions	Employee HRA, HSA and Dependent Care Reimbursement
Clear Rate Communications	Telephone Service
Code42	Online Backup Services
Cognito LLC	Online Forms
Comcast	Internet Services
Comodo	Website Security Scanning
Conference of Western Wayne Firefighter Testing Program	Firefighter Testing Program
Conti	Cameras/Video
Controlled Power	U.P.S. (Uninterruptible Power Supply) Maintenance, Fire Dept.
Cummins Sales and Service	Generator Maintenance
D & B Power Associates, Inc.	UPS Maintenance
Delta Dental	Employee Dental Services
DTE Energy	Generator Maintenance
D J Conneley	Boiler Maintenance
DNS Filter	DNS Filtering Service
Doan Construction	Sidewalk Repair Contractor and Engineer
Duo	Two Factor Authentication
Dynamic Media	XM Radio
Ed's Garage	Vehicle Repair
Election Systems & Software (ES&S)	Tabulator and AutoMark Maintenance Contract
EMPCO, Inc.	Fire Dept. Promotional Testing
ESRI	GIS Software Maintenance
Fiber Link Inc.	Miss Dig Management
Fire Findings	
Fire Safety 2000	

VENDOR/FIRM

DESCRIPTION

Fotolia.com	Stock Images
FSCI	
Gabriel Roeder Smith & Company	Actuary Company
Garan Lucow	
GCSI	Lobbyist Firm
GolfNow	Golf Course Management Software
Google	Google Apps
Governmental Business Systems	Election Equipment & Supplies
Governor Computer	Printer Repairs
Grainger	Industrial Equipment
Guardian Alarm	Security Alarm & Door Access System
Hastings Air Energy Control	Plymovent System Preventive Maintenance, Fire Dept.
Home Depot	Building Supplies
Honeywell	HVAC – RSD
Hootsuite	Social Media Manager Services
Huron River Watershed Council Dues	
IBM	Maas360 Mobile Device Management
Int. Assoc. of Arson Invest	
Imperva	Webserver Application Firewall
International Code Council	State Building Code Books/Software
Intern. Fire Chief's Assoc.	
JAMAR Technologies	Traffic Survey Equipment
J and S	Painting Services
JTW Pipes, LLC	Plumber
Lastpass	Password Management
Linode	Township Web Host
Lighting Supply	Bulbs, Ballasts, Lighting Supplies
Logisoft	Sophos Software/Firewall Software
Looking Good Lawns	Ordinance Mowing
Lowe's	Building Supplies
Mailchimp	Email Listserv Manager
MAP (Michigan Ability Partners)	Roadside Cleanup
Maps by Wagner	Police/Fire/Elections/Residential Services Maps
Marc Dutton Irrigation, Inc	Comm. Center Ball Field Irrigation Repairs
Marketplace Solutions of Ohio, Inc.	
Margolis Nursery	Trees and Landscaping
MASA	Softball purchase for adult programs at Rec. Dept.
McLain & Winters	Township Attorneys
Meals on Wheels	
Medtronic/Physio-Control	
Merit.edu	Zimbra Maintenance
MERS	Employee Retirement System
Metro Airport Truck	Chipper Truck Repair
Michigan Assessor Association	Dues for Assessor Office
MI Association of Fire Chiefs	
MiGMIS	Michigan Governmental IT Professionals
Michigan Association of Planning (MAP)	C.E.D. training, reference etc.
Michigan CAT	Fire Truck Repairs, Compost Equipment Supplier/Repairs
Michigan Fire Inspector's Society	
Michigan Fireman's Association	
Michigan Municipal League	Insurance
(MRPA)Michigan Recreation & Park Assoc.	Per Art S.
Michigan Township Association Dues	Clerk's Office
Microsoft	Microsoft Licensing
Miracle Midwest	Playscape Equipment for Specific Parks
Monitis.com	External Network Monitoring
Munetrix	Web support – Dashboard & Citizen's Guide
National Fire Protection Association	
Netwrix Corporation	Event Log Management
Niswander LLC	
O'Bryan's Lock & Key	Locksmith
OHM Engineering	
Oscar W. Larson	Fuel Tank Repair
Parkway Services	Port-A-John Rental
Parson's Brinkerhoff	

VENDOR/FIRM	DESCRIPTION
PDQ.com	PDQ Software
Pencura	Playscape Equipment
Pitney Bowes	Postage Machine
Play Enviro	Playscape Equipment for Specific Parks
Playworld Midstates	Playscape Equipment for Specific Parks
PNC	Employer Portion of Fire Dept. Pension
PSLZ	Auditors/David Williamson CPA
Printing Systems	Election Supplies
Professional Tree Service	Tree Removal
QPS Printing	
Q-Star Technology	Flash Cam Maintenance
Rainbird	Irrigation Services for Golf Course
Ricoh	Printer Services
Screenconnect Software, LLC	Remote Screenshare
SEMCOG	
SE Michigan Fire Chief's Assoc	
Senior Nutrition Lease	Agreement with Washtenaw County for Senior Nutrition Program
Shrader Tire & Oil	Tires and MiDeal Items
Sinclair Recreation, LLC-Gametime	Playscape Equipment for Specific Parks
SipStation	Faxing Services
SiteOne Landscape Supply, LLC	Ball and Soccer Paint Supplies, Ice Melt
Spartan Distributors	Only Michigan Toro Vendor
Spears Fire & Safety	Fire Extinguisher Inspections/Maintenance
Spicer Group	Engineers/Surveyors/Planners
Spok	Pagers
Standard Insurance	Life/Disability Insurance
Stantec	Hydro Dam Maintenance
State of Michigan	MiDeal
Stormwater Management Services, LLC	
Superior Diesel	Chipper Engine Parts
Survey Monkey	Online Services
Synergy Fiber	Structured Network Wiring
Tetra Tech	Environmental Services
Thomson Reuters	Fixed Assets Software
Total Fitness	
Tri County International	Senior Bus Repairs
Ulliance	Employee Assistance Program (EPA)
Valentine Tree Service	Tree Service
Vanguard	Employer Portion of Fire Dept. OPEB
Verizon	Mobile Phones
Vermont Systems	RecTrac Software Support
V & J Cement Contractors	Concrete and Manhole Renovation
VMWare	Server Virtualization Software
Vision Service Plans (VSP)	Vision Insurance
Vultr	Website Hosting Services
Washtenaw Area Transportation Study Dues	
Washtenaw County CED -	Senior Nutrition Program
Washtenaw County Mutual Aid	
Washtenaw County Road Commission	Purchase of Salt & Grading
Washtenaw County Treasurer	Sheriff Services
Washtenaw Urgent Care	Pre-employment Drug Screen/DOT Screens
Waste Management	Trash Haulers
Western Wayne County Mutual Aid	
West Shore	Maintenance of Outdoor Sirens
Weingartz	STIHL Dealer (weed trimmers, chain saws, push mower)
Windstream	Telephone Service
W.J. O'Neil	Mechanical
Wolff Networks, LLC	Structured Cable Installation Services
Wolverine Freightliner	Chipper Trucks, Fire Engine Parts and Repair
YCUA	Lift Stations, Vehicle and Equipment Repair
Ypsilanti Area Chamber of Commerce	
Ypsilanti City DPW	Road Salt
Zoho Corp	Network Monitoring/Request Racking Systems

CHARTER TOWNSHIP OF YPSILANTI
2018 Board and Commissions Appointments and Re-Appointments

Resolution No. 2017-38

REAPPOINTMENTS

Local Development Finance Authority (LDFA)

Fanta, Andrew
Javonna Neel

Expiration Date

12/31/2021
12/31/2021

Planning Commission

Richie, Sally
Sinkule, Bill

Term

3 Years
3 Years

Expiration Date

12/31/2020
12/31/2020

Ypsilanti Community Utilities Authority (YCUA)

Stumbo, Brenda

3 Years

Expiration Date

12/31/2020

Zoning Board of Appeals

El-Assadi, Rebecca (Alternate)
Kraycir, Marsha

3 Years
3 Years

Expiration Date

12/31/2020
12/31/2020

APPOINTMENTS

Local Development Finance Authority

Wilson, Charlotte

Expiration Date

12/31/2021

Planning Commission

Tawakkul, Muddasar

Term

3 Years

Expiration Date

12/31/2020

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2017-38 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 19, 2017.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Closed Session Minutes

- A. The December 19, 2017 Closed Session Minutes will be distributed to Board Members prior to the meeting.

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

DECEMBER 22, 2017
(final A/P check run of 2017)

ACCOUNTS PAYABLE CHECKS -	\$	181,681.37
HAND CHECKS -	\$	185,997.97
CREDIT CARDS PURCHASES -	\$	0.00
GRAND TOTAL -	\$	367,679.34

Check Date	Check	Vendor Name	Amount
<i>HAND CHECKS</i>			
Bank AP AP			
12/13/2017	177375	COMCAST CABLE	554.55
12/13/2017	177376	COMCAST CABLE	104.85
12/13/2017	177377	COMCAST CABLE	6,068.78
12/13/2017	177378	VERIZON WIRELESS	2,434.12
12/13/2017	177379	WASTE MANAGEMENT	375.00
12/13/2017	177380	WEX BANK	1,966.40
12/15/2017	177381	COMCAST CABLE	244.35
12/15/2017	177382	U.S. POSTAL SERVICE*	4,000.00
12/15/2017	177383	WASTE MANAGEMENT	468.40
12/15/2017	177384	WASTE MANAGEMENT	3,541.34
12/15/2017	177385	WASTE MANAGEMENT	725.00
12/15/2017	177386	WASTE MANAGEMENT	615.95
12/15/2017	177387	WASTE MANAGEMENT	102,448.52
12/15/2017	177388	WASTE MANAGEMENT	984.47
12/15/2017	177389	WASTE MANAGEMENT	31,604.94
12/15/2017	177390	WASTE MANAGEMENT	29,861.30

AP TOTALS:

Total of 16 Checks:	185,997.97
Less 0 Void Checks:	0.00
Total of 16 Disbursements:	<u>185,997.97</u>

App Checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
12/22/2017	177391	ACCUSHRED LLC	65.00
12/22/2017	177392	AL WALTERS HEATING AND COOLING	1,995.00
12/22/2017	177393	AMAZON CAPITAL SERVICES	1,775.22
12/22/2017	177394	ANN ARBOR WELDING SUPPLY CO	6.82
12/22/2017	177395	ATCHINSON FORD	180.00
12/22/2017	177396	BIDDLE CONSULTING GROUP, INC	519.00
12/22/2017	177397	CARLISLE/WORTMAN ASSOCIATES	26,025.00
12/22/2017	177398	CATHY MULLINS	100.00
12/22/2017	177399	CENTRON DATA SERVICES	1,303.19
12/22/2017	177400	CHARTER TOWNSHIP OF YPSILANTI	2,613.75
12/22/2017	177401	CHARTER TOWNSHIP OF YPSILANTI	75.00
12/22/2017	177402	CHELSEA BRODFUEHRER	1,504.80
12/22/2017	177403	CINCINNATI TIME SYSTEMS	731.65
12/22/2017	177404	CONGDON'S	552.71
12/22/2017	177405	COURT INNOVATIONS INC	135.00
12/22/2017	177406	CROSS RENAOVATION	48,149.96
12/22/2017	177407	CRYSTAL FLASH, INC.	2,339.15
12/22/2017	177408	DETROIT LEGAL NEWS	320.00
12/22/2017	177409	DETROIT REGION AEROTROPOLIS	15,000.00
12/22/2017	177410	EMERGENCY VEHICLE SERVICES	450.00
12/22/2017	177411	FIBER LINK	70.00
12/22/2017	177412	GLENN LADENBERGER	2,262.00
12/22/2017	177413	GRAINGER	990.02
12/22/2017	177414	GRIFFIN PEST SOLUTIONS	93.00
12/22/2017	177415	HEIKK'S DECORATED APPAREL	135.00
12/22/2017	177416	HOBBS + BLACK ASSOCIATES, INC.	5,300.00
12/22/2017	177417	HOME DEPOT	869.78
12/22/2017	177418	J & R FARM TRACTOR	84.29
12/22/2017	177419	J.F. MOORE & ASSOCIATES, LLC	31.00
12/22/2017	177420	JOHN ZOLA EXCAVATION	600.00
12/22/2017	177421	JTW PIPES LLC	225.00
12/22/2017	177422	JUDY JUSTICE	70.00
12/22/2017	177423	KEITH CHAPMAN	5.00
12/22/2017	177424	KIRCO MANIX CONSTRUCTION, LLC	476.50
12/22/2017	177425	LANGUAGE LINE SERVICES	8.45
12/22/2017	177426	LARDNER ELEVATOR COMPANY	210.00
12/22/2017	177427	LEAH DIEBEL	236.25
12/22/2017	177428	LESTER HARDY	50.00
12/22/2017	177429	LONGS AUTOMOTIVE INC	306.82
12/22/2017	177430	MCCALLA'S FEED SERVICE, INC.	388.50
12/22/2017	177431	MCMASTER-CARR	13.78
12/22/2017	177432	MENARDS, INC.	75.92
12/22/2017	177433	METCOM	901.96
12/22/2017	177434	MICHIGAN ASSOC. OF MUNICIPAL CLERKS	120.00
12/22/2017	177435	MICHIGAN ASSOCIATION OF FIRE CHIEFS	85.00
12/22/2017	177436	MICHIGAN CAT	374.99
12/22/2017	177437	MICHIGAN LINEN SERVICE, INC.	661.66
12/22/2017	177438	MIDWEST LABORATORIES	150.00
12/22/2017	177439	MISS DIG SYSTEM INC	318.64
12/22/2017	177440	NAPA AUTO PARTS	13.98
12/22/2017	177441	NEOPOST	970.30
12/22/2017	177442	NETWORKFLEET, INC	587.45
12/22/2017	177443	NYE UNIFORM EAST	261.50
12/22/2017	177444	OFFICE EXPRESS	4,517.07
12/22/2017	177445	ONSITE SUBSTANCE ABUSE TESTING	130.00
12/22/2017	177446	ORCHARD, HILTZ & MCCLIMENT INC	8,734.25
12/22/2017	177447	PAIGE STRANCAR	10.00
12/22/2017	177448	PINTER'S FLOWERLAND, INC.	240.00
12/22/2017	177449	PIONEER MANUFACTURING CO.	337.95
12/22/2017	177450	REHRIG PACIFIC COMPANY	3,218.72
12/22/2017	177451	ROGER COOK	37.00
12/22/2017	177452	SAM'S CLUB DIRECT	281.78
12/22/2017	177453	SHANE FITNESS	123.20
12/22/2017	177454	SHERWIN WILLIAMS COMPANY	167.90
12/22/2017	177455	SHRADER TIRE & OIL	611.71
12/22/2017	177456	SMAFC	40.00
12/22/2017	177457	SOUTHERN COMPUTER WAREHOUSE	1,802.94
12/22/2017	177458	SPARTAN DISTRIBUTORS	575.37
12/22/2017	177459	STADIUM TROPHY	40.00
12/22/2017	177460	STANDARD PRINTING	170.00
12/22/2017	177461	STANTEC	1,171.28
12/22/2017	177462	TERMINIX PROCESSING CENTER	52.00
12/22/2017	177463	THERESE FOOTE	6.30
12/22/2017	177464	THOMAS REUTERS	39.31
12/22/2017	177465	TIM EDDINS	100.00
12/22/2017	177466	TINA HOTCHKISS	304.00
12/22/2017	177467	TODD BARBER	1,900.00
12/22/2017	177468	UNIVERSITY OF MICHIGAN PATHWAYS	100.00

User: mharris

CHECK NUMBERS 177391 - 177482

DB: Ypsilanti-Twp

Check Date	Check	Vendor Name	Amount
12/22/2017	177469	UNIVERSITY TRANSLATORS	419.76
12/22/2017	177470	V & J CEMENT	645.00
12/22/2017	177471	VERMONT SYSTEMS, INC	6,294.23
12/22/2017	177472	VICTORY LANE	183.11
12/22/2017	177473	VOLHA YERMALENKA	1,620.00
12/22/2017	177474	WASHTENAW COUNTY LEGAL NEWS	240.00
12/22/2017	177475	WASHTENAW COUNTY ROAD COMMISSION	13,293.19
12/22/2017	177476	WASHTENAW COUNTY SHERIFF'S OFFICE	2,871.00
12/22/2017	177477	WASHTENAW COUNTY TREASURER#	94.14
12/22/2017	177478	WEINGARTZ	280.89
12/22/2017	177479	WOLVERINE FREIGHTLINER	3,549.39
12/22/2017	177480	YPSILANTI COMMUNITY	5,894.78
12/22/2017	177481	YSHELU JOHNSON	654.75
12/22/2017	177482	ZEP SALES & SERVICE	142.31

AP TOTALS:

Total of 92 Checks:

181,681.37

Less 0 Void Checks:

0.00

Total of 92 Disbursements:

181,681.37

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

JANUARY 16, 2018 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	204,364.07
HAND CHECKS -	\$	299,252.47
CREDIT CARD PURCHASES-	\$	<u>12,788.30</u>
GRAND TOTAL -	\$	516,404.84

Choice Health Care Deductible – DEC. 2017

ACH EFT -	\$	33,136.34
ADMIN FEE -	\$	1,200.00 (NOV)
		1,185.00 (DEC)

01/10/2018 02:04 PM
User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 27 - 27

Check Date	Check	Vendor Name	Description	Amount
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Bank CARDS COMERICA COMMERCIAL CARD

CREDIT CARDS

01/16/2018	27(E)	COMERICA BANK	COFFEE POT	199.97
			OFFICE FURNITURE	4,301.26
			DESK FURNITURE AND CHAIRS	4,549.18
			CONFERENCE TABLE CHAIRS	1,008.00
			CHAIRS	2,268.00
			REGISTRATION FOR MONICA ROSS WILLIAMS TO	30.00
			COFFEE MAKER	21.99
			MICROSOFT OFFICE HOME AND BUSINESS 2016	409.90
				<u>12,788.30</u>

CARDS TOTALS:

Total of 1 Checks:	12,788.30
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	<u>12,788.30</u>

Check Date	Check	Vendor Name	Amount
<i>HAND CHECKS</i>			
Bank AP AP			
12/22/2017	177483	BLUE CROSS BLUE SHIELD OF MI	139,723.73
12/22/2017	177484	BLUE CROSS BLUE SHIELD OF MI	37,236.62
12/22/2017	177485	COMCAST CABLE	114.35
12/22/2017	177486	COMCAST CABLE	94.85
12/22/2017	177487	COMCAST CABLE	114.35
12/22/2017	177488	COMCAST CABLE	121.60
12/22/2017	177489	DELTA DENTAL PLAN OF MICHIGAN	12,761.27
12/22/2017	177490	DTE ENERGY**	76,083.21
12/22/2017	177491	VERIZON WIRELESS	580.93
12/22/2017	177492	VISION SERVICE PLAN	2,723.05
12/22/2017	177493	WASTE MANAGEMENT	5,942.09
12/22/2017	177494	YPSILANTI COMMUNITY	2,101.26
01/03/2018	177495	COMCAST CABLE	144.85
01/03/2018	177496	COMCAST CABLE	214.90
01/03/2018	177497	MARK HAMILTON	1,500.00
01/03/2018	177498	WINDSTREAM	408.79
01/09/2018	177499	AT & T	30.98
01/09/2018	177500	AT & T	116.85
01/09/2018	177501	COMCAST CABLE	699.40
01/09/2018	177502	COMCAST CABLE	178.89
01/09/2018	177503	COMCAST CABLE	564.40
01/09/2018	177504	COMCAST CABLE	6,070.47
01/09/2018	177505	GIBBS FIRM, IOLTA	6,428.06
01/09/2018	177506	GUARDIAN ALARM	163.11
01/09/2018	177507	STANDARD INSURANCE COMPANY	4,737.05
01/09/2018	177508	VERIZON WIRELESS	232.64
01/09/2018	177509	VERIZON WIRELESS	164.77

AP TOTALS:

Total of 27 Checks:	299,252.47
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	299,252.47

Check Date	Check	Vendor Name	Amount
Bank AP AP			
01/16/2018	177510	A.F. SMITH ELECTRIC	112.00
01/16/2018	177511	A2 FIT KID	31.50
01/16/2018	177512	AMAZON CAPITAL SERVICES	456.13
01/16/2018	177513	AMERICAN TOWER	46.76
01/16/2018	177514	AMWAY GRAND PLAZA HOTEL	335.72
01/16/2018	177515	ANN ARBOR WELDING SUPPLY CO	335.05
01/16/2018	177516	AUTO VALUE YPSILANTI	202.17
01/16/2018	177517	BARR ENGINEERING COMPANY	2,680.00
01/16/2018	177518	BREATHING AIR SYSTEMS	48.00
01/16/2018	177519	CHELSEA BRODFUEHRER	1,480.05
01/16/2018	177520	CONGDON'S	57.48
01/16/2018	177521	ENCORE DCS, INC	548.00
01/16/2018	177522	FEDERAL EXPRESS CORPORATION	348.35
01/16/2018	177523	GRAINGER	28.04
01/16/2018	177524	HALL OF FAME	750.00
01/16/2018	177525	HOME DEPOT	509.47
01/16/2018	177526	KWAMI THOMAS-WILLIAMS	100.00
01/16/2018	177527	LEAH DIEBEL	256.50
01/16/2018	177528	LOWE'S	51.72
01/16/2018	177529	MARK HAMILTON	1,500.00
01/16/2018	177530	MCLAIN AND WINTERS	133,449.06
01/16/2018	177531	MESENTER PRINTING	885.50
01/16/2018	177532	MICHIGAN LINEN SERVICE, INC.	734.82
01/16/2018	177533	MYSTRO PRODUCTIONS	600.00
01/16/2018	177534	NYE UNIFORM EAST	206.67
01/16/2018	177535	OFFICE DEPOT	53.78
01/16/2018	177536	OFFICE EXPRESS	303.23
01/16/2018	177537	PALMER MOVING COMPANY	571.75
01/16/2018	177538	RUBY PHILLIPS	100.00
01/16/2018	177539	SABRINA MILES BENTLEY	13.00
01/16/2018	177540	SAM'S CLUB DIRECT	59.94
01/16/2018	177541	SHANE FITNESS	85.40
01/16/2018	177542	STATE OF MICHIGAN	230.00
01/16/2018	177543	STERICYCLE INC	192.82
01/16/2018	177544	TODD BARBER	1,325.00
01/16/2018	177545	TRANSUNION RISK & ALTERNATIVE	70.00
01/16/2018	177546	VALERIE BASS	405.00
01/16/2018	177547	VICTORY LANE	36.97
01/16/2018	177548	VINTAGE PAINTING	9,432.69
01/16/2018	177549	WASHTENAW COUNTY TREASURER#	42,517.00
01/16/2018	177550	WASHTENAW URGENT CARE	240.00
01/16/2018	177551	WIRE ALL, INC	56.25
01/16/2018	177552	YPSILANTI COMMUNITY	2,439.00
01/16/2018	177553	YSHELU JOHNSON	479.25
AP TOTALS:			
Total of 44 Checks:			204,364.07
Less 0 Void Checks:			0.00
Total of 44 Disbursements:			204,364.07

A/P Checks

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



**MONTHLY TREASURER'S REPORT
December 1, 2017 THROUGH December 31, 2017**

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Ending Balance</u>
101 - General Fund	3,922,819.82	1,741,611.06	3,070,687.13
101 - Payroll	236,342.85	985,974.92	114,744.45
101 - Willow Run Escrow	142,978.36	48.57	143,026.93
206 - Fire Department	608,642.80	49,097.33	290,012.87
208 - Parks Fund	26,154.97	22.70	25,869.43
212 - Roads/Bike Path/Rec/General Fund	430,075.35	1,185.45	426,983.73
226 - Environmental Services	1,853,839.90	5,081.57	1,653,151.41
230 - Recreation	120,657.37	63,972.23	89,925.10
236 - 14-B District Court	632,337.03	148,283.28	650,069.44
244 - Economic Development	67,716.36	59.57	67,775.93
248 - Rental Inspections	150,823.38	10,286.26	135,440.45
249 - Building Department Fund	1,028,056.19	55,659.90	1,034,105.46
250 - LDFA Tax	19,389.61	17.07	19,406.68
252 - Hydro Station Fund	484,643.74	2,215.65	463,517.72
266 - Law Enforcement Fund	2,609,347.87	4,974.59	2,066,918.26
280 - State Grants	18,530.65		-
301 - General Obligation	5,207.80		5,207.80
397 - Series "B" Cap. Cost of Funds	25,282.83	22.20	25,305.03
398 - LDFA 2006 Bonds	1,227.71	1.08	1,228.79
498 - Capital Improvement 2006 Bond Fund	331,043.10	112.47	331,155.57
584 - Green Oaks Golf Course	152,355.88	56,857.03	76,269.71
590 - Compost Site	680,593.18	22,636.08	666,130.89
595 - Motor Pool	208,599.19	577.36	204,653.14
701 - General Tax Collection	35,334.20	6,187.45	24,925.35
703 - Current Tax Collections	748,817.88	11,912,596.23	11,986,881.56
707 - Bonds & Escrow/GreenTop	1,424,890.42	55,529.81	1,426,617.83
708 - Fire Withholding Bonds	63,861.07	12,285.71	73,884.78
893 - Nuisance Abatement Fund	65,982.11	485.93	65,849.26
ABN AMRO Series "B" Debt Red. Cap.Int.	218.95		218.95
GRAND TOTAL	16,095,770.57	15,135,781.50	25,139,963.65

ATTORNEY REPORT

GENERAL LEGAL UPDATE

NEW BUSINESS

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #1
January 16, 2018**

101 - GENERAL OPERATIONS FUND

Total Increase \$516,347.00

Request to increase the budget for reimbursing the Motor Pool for the Fuel Management System and monthly maintenance agreement for Parks & Grounds at 80% of the total for system and maintenance over a 5 year period. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$6,150.00
		Net Revenues	<u><u>\$6,150.00</u></u>
Expenditures:	Motor Pool Lease.Maintenance	101-774-000-943.000	\$3,075.00
	Motor Pool Lease.Maintenance FLP	101-774-000-943.775	\$3,075.00
		Net Expenditures	<u><u>\$6,150.00</u></u>

Request for DTE to install 32 LED streetlights on N Harris Road between Michigan Ave & Holmes Road approved at December 2017 meeting. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$170,171.00
		Net Revenues	<u><u>\$170,171.00</u></u>
Expenditures:	Street Light Construction	101-956-000-926.050	\$170,171.00
		Net Expenditures	<u><u>\$170,171.00</u></u>

Request for DTE to install 31 new streetlights mounted on 27 new Street light poles along Veterans Memorial Dr with 4 of those lights to light the pathway near the Townships Building approved at December 2017 meeting. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$130,026.00
		Net Revenues	<u><u>\$130,026.00</u></u>
Expenditures:	Street Light Construction	101-956-000-926.050	\$130,026.00
		Net Expenditures	<u><u>\$130,026.00</u></u>

Request to increase an additional amount transferred to Series B Bond -Seaver Bond Debt by \$210,000. The original 2018 budget approved \$537,000. The total amount of \$747,000 will pay the Bond principal of \$720,000 and leave enough for any interest and fees associated with paying off the Bond. Any unused portion will be transferred back to the General Fund. We received a total of \$740,000 for the cell tower agreement in 2017, which is now part of the fund balance. Therefore, this will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$210,000.00
		Net Revenues	<u><u>\$210,000.00</u></u>
Expenditures:	Transfer out - Debt Fund B	101-999-000-969.397	\$210,000.00
		Net Expenditures	<u><u>\$210,000.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #1
January 16, 2018**

226 - ENVIRONMENTAL SERVICES FUND

Total Increase \$1,536.00

Request to increase the budget for reimbursing the Motor Pool for the Fuel Management System and monthly maintenance agreement at 20% of the total for the system and maintenance over a 5 year period. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	226-000-000-699.000	\$1,536.00
		Net Revenues	<u><u>\$1,536.00</u></u>
Expenditures:	Motor Pool Lease.Maintenance	226-226-000-943.000	\$1,536.00
		Net Expenditures	<u><u>\$1,536.00</u></u>

230 - RECREATION FUND

Total Increase \$24,820.00

Request to increase Senior Recreation Center Equipment line for the renovation of the play area located outside the 100 wing at the Community Center. There was a private McCalla Trust Grant given to the Recreation Center for this specific project, Board approved 12/5/17. The grant check was received in January 2018, project to be completed by year end. This will be funded by receipt of the Helen McCalla Foundation Grant.

Revenues:	Senior Grant - Private Grantor	230-000-000-675.006	\$24,820.00
		Net Revenues	<u><u>\$24,820.00</u></u>
Expenditures:	Senior Recreation Center Equipment	230-751-000-974.022	\$24,820.00
		Net Expenditures	<u><u>\$24,820.00</u></u>

266 - LAW ENFORCEMENT FUND

Total Increase \$1,337.00

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 59 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	266-000-000-699.000	\$1,337.00
		Net Revenues	<u><u>\$1,337.00</u></u>
Expenditures:	Salaries pay out -PTO	266-304-000-708.004	\$1,242.00
	FICA	266-304-000-715.000	\$95.00
		Net Expenditures	<u><u>\$1,337.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #1
January 16, 2018**

301 - GENERAL OBLIGATION DEBT FUND	Total Increase	<u><u>\$5,207.80</u></u>
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Request to close General Obligation Fund and transfer funds to General Fund. We are no longer using this fund for debt. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	301-000-000-699.000	\$5,207.80
		Net Revenues	<u><u>\$5,207.80</u></u>
Expenditures:	Transfer out:	301-991-000-969.101	\$5,207.80
		Net Expenditures	<u><u>\$5,207.80</u></u>

397 - DEBT FUND SERIES B BOND (SEAVER PROPERTY BONDS)	Total Increase	<u><u>\$210,000.00</u></u>
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Request to increase the debt repayment line by \$210,000 in order to completely pay off of the series B bond. This will add to the original budgeted amount of \$510,000, making the total to pay off the principal amount of \$720,000. The Board discussed and gave direction to use the proceeds from the perpetual easement agreement with SBA Network Service, LLC for the cell towers in 2017. The funds were deposited into the General Fund on December 28, 2017. This will be funded by a transfer from the General Fund.

Revenues:	Transfer in from General Fund	397-000-000-697.000	\$210,000.00
		Net Revenues	<u><u>\$210,000.00</u></u>
Expenditures:	Debt Repayment - Bonds -Seaver	397-991-000-020.000	\$210,000.00
		Net Expenditures	<u><u>\$210,000.00</u></u>

595 - MOTOR POOL FUND	Total Increase	<u><u>\$30,030.00</u></u>
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Request to increase budget for fuel management system approved at the December 2017 meeting. This will be used by the General Funds parks & grounds and by Environmental Services, who will be paying the Motor Pool back for this equipment over 5 years and for the monthly maintenance agreement at an 80% and 20% portion respectively. This will be funded by an appropriation of prior year fund balance.

Revenues:	Prior Year Fund Balance	595-000-000-699.000	\$30,030.00
		Net Revenues	<u><u>\$30,030.00</u></u>
Expenditures:	Capital Outlay - Improvement	595-595-000-971.008	\$30,030.00
		Net Expenditures	<u><u>\$30,030.00</u></u>

Motion to Amend the 2018 Budget (#1):

Move to increase the General Fund budget by \$516,347 to \$8,994,187 and approve the department line item changes as outlined.

Move to increase the Environmental Services Fund by \$1,536 to \$2,765,893 and approve the department line item changes as outlined.

Move to increase the Recreation Fund by \$24,820 to \$846,289 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund by \$1,337 to \$7,270,565 and approve the department line item changes as outlined.

Move to increase the General Obligation Debt Fund by \$5,207.80 to \$5,207.80 and approve the department line item changes as outlined.

Move to increase the Debt Fund Series B Bond (Seaver Property Bonds) Fund by \$210,000 to \$747,000 and approve the department line item changes as outlined.

Move to increase the Motor Pool Fund by \$30,030 to \$278,262 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

To: Karen Lovejoy Roe, Clerk
From: Michael Radzik, OCS Director
Re: Request to consider zoning ordinance text amendments recommended by the Planning Commission
Copy: McLain & Winters, Township Attorneys
Date: January 12, 2018

On April 28, 2017 the Office of Community Standards engaged Carlisle Wortman Associates (CWA) to perform a review of the Township Zoning Ordinance (Appendix A of the Code of Ordinances) and make recommendations for amendments to cure technical flaws that do not comply with state and federal laws, create difficulties administrating the ordinance, or do not match with current practices.

On July 28, 2017, CWA presented a report to Township leadership and staff that recommended changes that should occur either immediately or in the long-term. The changes recommended and agreed upon for immediate implementation were then presented to the Planning Commission and reviewed in detail in a series of workshops and meeting presentations. The Planning Commission recommended adoption of the changes at its meeting on December 12, 2017 and forwarded its recommendation to the Township Board. CWA introduced the upcoming proposal to the Township Board at its December 19, 2017 work session.

CWA then prepared the enclosed resolution and general zoning ordinance amendment for review. CWA consultants met with OCS staff and legal counsel to review the proposed ordinance, which was deemed to be in proper form for Board consideration.

Please place the enclosed resolution and proposed zoning ordinance on the January 16, 2018 agenda for First Reading consideration by the Township Board. CWA consultants will be in attendance to present the information and receive input.

Enclosures: Proposed Resolution & Ordinance
CWA April 28, 2017 memorandum
CWA July 28, 2017 memorandum



Carlisle | Wortman
ASSOCIATES, INC.

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

April 28, 2017

Michael Radzik
Director
Office of Community Standards
Charter Township of Ypsilanti

Re: Zoning Ordinance Technical Review and Amendments in 2017

Dear Mr. Radzik,

As we have discussed, the Zoning Ordinance for Ypsilanti Township has technical flaws that do not comply with state and federal laws, create difficulties administrating the ordinance, or do not match with current practices. The following proposal is to perform a technical review of the Zoning Ordinance, produce a report that documents changes that should occur either immediately or in the long-term and then draft amendments identified as immediate needs for adoption by the end of the summer of 2017.

The process would have two phases:

Technical Review & Report

The technical review will ascertain all of the needed changes to the Township Zoning Ordinance, by degree of urgency and complexity. The review will enable the Township to fix immediate needs and budget accordingly for changes that could be handled in the longer term. CWA staff with zoning experience who are working with Ypsilanti Township – Dick Carlisle and Megan Masson-Minock – will review the Township’s Zoning Ordinance and identify the following:

- Inconsistencies with current practices, such as eliminating the permit for home occupation required by the Zoning Ordinance but not issued by the Township;
- Non-compliance with state and federal laws;
- Confusing or inconsistent cross-references such as the allowance in the B-3 zoning district of all the uses listed in the OS-1, B-1 and B-2 zoning districts; and
- Sections were regulations can be made clearer through updated language, formatting and/or graphics.

CWA will present the results of the technical review in a written report and oral presentation to the Planning Commission and Township Board. The report will categorize each recommended amendment by time frame (immediate or long-term) and provide suggestions for possible amendments. For amendments needed immediately, the report will include why the changes are needed at this time and references to state and federal laws, when applicable. During presentations to the Planning Commission and Township Board, CWA will verify the list of amendments to be drafted over the summer and gather input from those elected and appointed officials.

Zoning Ordinance Amendments for Immediate Needs

CWA will prepare amendments verified by the Township for immediate action. These could include:

- Conversion of the listing of uses by district into a central “use table”;
- Inclusion of a “place of worship” definition and replacement of “church” and “church, temple and other houses of worship” to comply with the U.S. Religious and Institutionalized Persons Act;
- Changes to definitions, allowed uses and special uses dealing with farms and farm stands to comply with the Michigan Right to Farm Act; and
- Changes to cell tower regulations and review to comply with the Michigan Zoning Enable Act.

The budget for the zoning ordinance amendments will not exceed \$8,500.

Please let us know if you have any questions.



Carlisle | Wortman
Principal



Carlisle | Wortman
Planner



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

To: Charter Township of Ypsilanti Township Board
From: Benjamin Carlisle, AICP and Megan Masson-Minock, AICP
Subject: Technical Review of the Charter Township of Ypsilanti Zoning Ordinance
Date: July 28, 2017

We have finalized a technical review of the Zoning Ordinance for the Charter Township of Ypsilanti. The following memorandum summarizing our findings is divided into two categories: identified immediate needs and items for future rewrite of the Zoning Ordinance.

Zoning Ordinance Audit Identified Immediate Needs

The Zoning Ordinance has several technical deficiencies that should be fixed as soon as possible: organization, streamlining of use regulations, gaps in regulations enforcing standard practices, technical gaps and lack of compliance with state and federal law and case law. These needs can be addressed in a package of amendments under CWA's current contract for 2017. In addition, thorough our audit we have identified a number of miscellaneous revisions for consideration to be amended.

A short explanation of each item is below and the appendix to this memorandum provides more detail.

1. Reorganization including streamlining of use regulations

We find that the Ordinance would be greatly improved through reorganization and streamlining. The organization of the Zoning Ordinance with regulations in footnotes of tables and the consolidation of regulations into single sections make the Zoning Ordinance difficult to navigate. For instance, the specific regulations for twelve different land uses, ranging from cell towers to storage of recreation vehicles to wastewater treatment plants, do not appear in the left hand navigation column in Municode since they are in "Section. 2107. - Uses not otherwise included within a specific use district". We suggest a reorganization of the Zoning Ordinance to alleviate navigation and transparency difficulties.

Allowed land uses are cross-referenced between zoning districts, making it difficult to understand at a glance what uses are allowed where. For instance, the B3 district allows all principal and special conditional uses in the OS-1, B-1 and B-2 districts. However, B-1 and B-2 have different specific regulations for restaurants. We recommend adding use tables to Article III (see Sections 4.20 and 4.21 in Pittsfield Township's Zoning Ordinance at <http://pittsfield-mi.gov/DocumentCenter/View/2235>) for easy to read regulations. Temporary and outdoor uses would be included and clarified. When creating the table, inconsistencies such as where private assembly uses (houses of worship and private clubs) are allowed

could be addressed.

Reorganization of the Ordinance will remove redundant language and make it more user-friendly and easier to understand and interpret. Redrafting and reorganizing individual sections rather than the whole document can often lead to a more disjointed Ordinance.

2. Updates for Compliance with Michigan Zoning Enabling Act and Recent Case Law

The following provisions need to be reviewed and updated based on compliance with either the Michigan Zoning Enabling Act or recent case law:

- Portions of the Zoning Ordinance do not comply with the most recent case law with the Michigan Right to Farm Act, including definitions, allowed uses and special uses dealing with farms and farm stands to such the exclusion of piggeries from the uses allowed on a farm in the Township.
- Current regulations regarding cell towers as set forth in Section 2107 need to be reviewed to comply with the Michigan Zoning Enable Act.

3. Miscellaneous Revisions

Thorough our audit we have identified a number of miscellaneous revisions for consideration to be amended. These revisions are listed as “immediate” in the Zoning Ordinance Audit which is attached as an appendix.

Deliverable

As part of our April 28, 2017 scope, we will complete the aforementioned amendments for Township review.

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2018-01

(In Reference to Ordinance 2018-476)

A Resolution Amending the Zoning Code of the Charter Township of Ypsilanti

Whereas, the Township Planning Consultants completed a detailed review of the Township's Zoning Code; and

Whereas, based upon that review, the Township Planning Consultants have recommended amendments to the Charter Township of Ypsilanti's (Township) Planning Commission (Commission), involving a series of general amendments to the Township's Zoning Code; and

Whereas, at its regularly scheduled meeting held December 12, 2017, the Commission recommended approval of the Planning Consultant's proposed general amendments to the Township's Zoning Code to the Township Board which changes can be summarized as follows:

1. Zoning Code reorganization:
 - a. Eliminate three (3) zoning districts that we never mapped on the official Township Zoning Map
 - b. Creation of three (3) use tables to replace uses listed in text in articles
 - c. All specific use provisions consolidated in Article 18
 - d. Move parking and loading regulations from footnotes of schedule of regulations into General Provisions
 - e. Move trash receptacles regulations from accessory buildings section into a new section in General Provisions
2. Bring Zoning Code into compliance with State and Federal Law:
 - a. Michigan Right to Farm Act. Farms & stables changed to permitted uses. Conditions changed to reference Generally Accepted Agricultural Management Practices
 - b. Michigan Zoning Enabling Act. Cell Towers: Application shot clock & what is a conditional use and a permitted use
 - c. Michigan Regulations on State Licensed Day Care
 - d. U.S. Religious Land Use and Institutionalized Persons Act. Define "Places of Worship" and amend zoning to ensure they are treated the same as other like private assembly uses
3. Added Definitions for Minor & Major Auto Repair Update, Hotel & Motel, and Medical Clinic & Office.
4. Eliminate requirement for detached accessory structure over 100 square feet goes to ZBA.
5. Require 5-foot setback for accessory structures from side and rear lot line.

Whereas, proposed Ordinance No. 2018-476 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. 2018-476 as attached, by amending Articles of the Township's Zoning Code as noted, replacing it with proposed Ordinance No. 2018-476, which ordinance reflects the suggestions and input of the Township's Planning Consultant as recommended by the Commission.

CHARTER TOWNSHIP OF YPSILANTI

PROPOSED ORDINANCE 2018-476

An Ordinance Amending the Zoning Code of the Charter Township of Ypsilanti

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

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE SECTION

2.0.1: Township Zoning Ordinance Section 2.01, entitled “Definitions,” is amended to add the following new definitions – “places of worship”, “hotel”, “medical clinic”, “medical office” – and to amend definitions for “automobile repair, major”, “automobile repair, minor”, “motel”:

Sec. 201. - Definitions:

Automobile repair, major: The general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame or fender straightening and repair; and painting of automobiles and any repair of a major component part as defined by the administrative rules promulgated pursuant to the State of Michigan Motor Vehicle Service and Repair Act (MCL 257.1302).

Automobile repair, minor: Repairs other than major repair including but not limited to lubrication; oil changes; installing, changing, or otherwise servicing the antifreeze or other coolant; and the replacement, adjustment, repair, or servicing of tires, batteries, fuel pumps, gaskets, brakes and other parts and assemblies listed as minor repair services by the administrative rules promulgated pursuant to in State of Michigan Motor Vehicle Service and Repair Act (MCL 257.1302).

Places of worship: A site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith.

Hotel: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and in which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms. This definition does not include apartments

Medical clinic: A place for the care, diagnosis, and treatment of sick or injured persons and those in need of medical or minor surgical attention. A clinic may incorporate laboratories and pharmacies, but may not include facilities for in-patient care or major surgery.

Medical office: The place of work for physicians, dentists, or similar professionals where persons are examined or treated on an outpatient basis only. An office may not include facilities for outpatient surgery, laboratories, pharmacies, or facilities for in-patient care.

Motel: A series of attached, semidetached or detached rental units containing a bedroom, bathroom and closet space. Units shall provide for overnight lodging, have separate entrances and are offered to the public for compensation. This definition does not include apartments.

SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

III. - ZONING DISTRICTS AND MAP: Article III – Zoning Districts and Map is amended to eliminate zoning districts “B-4 Auto-oriented business district”, “B-5 East Michigan Avenue business district”, and “B-6 Ecorse/Ford business district” from Section 300 “and to add the following new Section 3.06:

Sec. 300. - Districts established:

For the purpose of this ordinance the Charter Township of Ypsilanti is hereby divided into the following districts:

R-1	One-family residential district
R-2	One-family residential district
R-3	One-family residential district

R-4	One-family residential district
R-5	One-family residential district
RM-1	Multiple-family residential district
RM-2	Multiple-family residential district
RM-3	Multiple-family residential district
RM-4	Multiple-family residential district
RM-5	Townhouse residential district
MHP	Mobile home park district
OS-1	Office service district
B-1	Local business district
B-2	Community business district
B-3	General business district
FS	Freeway service district
IRO	Industrial research office district
I-1	Light industrial district
I-2	General industrial district
I-3	Heavy industrial district
I-C	Industrial and commercial districts
P-1	Vehicular parking district
PD	Planned development district

Sec. 306. – Schedule of Uses:

1. In all Districts, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a Special Use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this Zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article XVIII - Specific Use Standards.
2. The Schedules of Use Regulations identifies uses as follows:
 - a. P: Principal permitted uses - Uses permitted by right in the applicable Zoning District, subject to compliance with all other applicable requirements of this Zoning Ordinance.

- b. S: Special conditional uses – Uses which may be permitted upon the granting of a permit for such use by the planning commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the planning commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 2309 and further shall be reviewed as provided for in Section 2119.
 - c. A: Accessory uses – Uses which may be permitted as an accessory use incidental to the principal use of the premise, subject to compliance with all other applicable requirements of this Zoning Ordinance.
 - d. --: Not permitted – Uses not permitted within the district.
3. Residential Districts Schedule of Uses identifies the uses allowed in the following residential districts:
- a. R-1 to R-5 One-family residential districts: The intent is to provide for an environment of predominantly low-density, one-family dwellings along with other residentially related facilities which serve the residents in the district.
 - b. RM-1 & RM-2 Multiple-family residential districts: The intent is to provide sites for low- to moderate-density multiple-family dwelling structures, and related uses.
 - c. RM-3 & RM-4 Multiple-family residential districts: The intent is to provide sites for high-density multiple-dwelling developments.
 - d. RM-5 Townhouse residential districts: The intent is to provide for moderate density infill housing.
 - e. MHP Mobile home park districts: The intent is to provide for mobile home and manufactured housing communities.

Residential Districts Use Table	R-1 to R-5	RM-1 & RM-2	RM-3 & RM-4	RM-5	MH P	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Residential Uses						
Detached single family residential	P	P	P	--	--	Subject to regulations in Section 1801
Two family residential	--	P	P	P	--	Must have with individual entrances and garages for each dwelling unit
Attached single family residential/townhouses with individual entrances and garages	--	P	P	P	--	
Multiple family dwelling units	--	P	P	--	--	Subject to design regulations in each zoning district
Senior independent and assisted living	--	P	P	--	--	
Convalescent and nursing homes	--	S	S	--	--	Subject to conditions in Section 1816
Mobile home parks/Mobile homes	--	--	--	--	P	Subject to conditions in Section 7.03 and 7.04
Accessory Uses						
Accessory home occupations	A	A	A	A	A	Subject to conditions in Section 1802

Residential Districts Use Table	R-1 to R-5	RM-1 & RM-2	RM-3 & RM-4	RM-5	MH P	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Retail uses accessory to high-rise multiple-family dwelling	--	--	A	--	--	Subject to conditions in Section 1817
Keeping of up to four hens	A	--	--	--	--	Subject to conditions in Section 1803
Keeping of more than four dogs	S	--	--	--	--	Subject to conditions in Section 1815
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	A	A	A	
State-licensed residential child and adult care facilities						
Adult/Child Family day care homes	P	P	P	--	--	Subject to the conditions in Section 1861
Adult/Child Group day care homes	S	S	S	--	--	Subject to the conditions in Section 1861
Adult/Child Day Care Center + Preschools	S	S	S	--	--	Subject to the conditions in Section 1861. Accessory to an allowed non-residential use in the R-1 to R-5 zoning districts
Adult and Child Foster Care Family Home	P	P	P	--	--	Subject to the conditions in Section 1861
Adult Foster Care, small group home	S	S	S	--	--	Subject to the conditions in Section 1861
Adult Foster Care, large group home	--	S	S	--	--	Subject to the conditions in Section 1861
Adult Foster Care Congregate Facility	--	S	S	--	--	Subject to the conditions in Section 1861
Child Foster Care Family Group Home	S	S	S	--	--	Subject to the conditions in Section 1861
Agricultural						
Farm Operation	P	--	--	--	--	5-acre minimum lot size. Subject to conditions in Section 1804
Seasonal sale of produce on farms	P	--	--	--	--	Subject to conditions in Section 1813
Farms with sales and entertainment facilities	S	--	--	--	--	Subject to conditions in Section 1855
Institutional farms	S	--	--	--	--	Subject to conditions in Section 1814
Private stables	A	--	--	--	--	Subject to conditions in Section 1810
Public riding and/or boarding stables	P	--	--	--	--	Subject to conditions in Section 1809
Greenhouse & Plant Material Nursery (materials grown and sold on-site)	S	--	--	--	--	Subject to conditions in Section 1811
Lodging						
Bed & Breakfasts	S	--	--	--	--	Subject to conditions in Section 1808
Civic/Institutional						

Residential Districts Use Table	R-1 to R-5	RM-1 & RM-2	RM-3 & RM-4	RM-5	MH P	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Publicly owned and operated libraries	P	P	P	--	P	
Cemeteries	S	--	--	--	--	Subject to conditions in Section 1812
Houses of Worship	S	P	P		P	Access must comply with regulations in Section 2118.
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	P	--	--	--	--	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	--	--	Access must comply with regulations in Section 2118
Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit	S	S	S	--	--	Subject to conditions in Section 1807
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	S	S	S	S	S	
Recreation						
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	
Publicly owned and operated recreational facilities	P	P	P	--	P	
Golf courses	S	P	P	--	--	Subject to conditions in Section 1806 and footnote 4 in the schedule of regulations
Institutional or community recreation centers and nonprofit swimming pool clubs	P	P	P	P	P	Subject to conditions in Section 1805
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	--	--	--	--	P	
Private or public recreation vehicle campgrounds	P*	--	--	--	--	* Principal use in R-4 only Subject to conditions in Section 1852
Other						
One office building to be used exclusively for conducting the business operation of the mobile home park.	--	--	--	--	P	

Residential Districts Use Table	R-1 to R-5	RM-1 & RM-2	RM-3 & RM-4	RM-5	MH P	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants.	--	--	--	--	P	
Storage of recreation vehicles	--	--	--	--	P	Subject to conditions in Section 1853
Wireless communication towers and antennas	See Section 1850					

3. Office and Business Districts Schedule of Uses identifies the uses allowed in the following residential districts:
- OS-1 Office service districts: The intent is to accommodate uses such as offices, banks and personal services.
 - B-1 Local business districts: The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.
 - B-2 Community business districts: The intent is to cater to the needs of a larger consumer population than is served by the local business districts.
 - B-3 General business districts: The intent is to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business district.

Office & Business Districts Use Table	OS-1	B-1	B-2	B-3	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted					
Retail and Services					
	A	P	P	P	
Retail	--	--	--	S	With drive-through or drive-in facilities, subject to conditions in Section 1823
Antique businesses	--	--	P	P	Pawnbrokers, secondhand dealers and junk dealers are not included in this use
Secondhand apparel businesses	--	--	--	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Commercial kennel	--	--	--	S	All activities are conducted within enclosed main building; all buildings are set back at least 200 feet from abutting residential districts on the same side of the street
Mortuary establishments	S	P	P	P	Subject to conditions in Section 1818
Personal service establishments	--	P	P	P	
	A	--	--	--	Up to 15,000 square feet in size
Adult/Child Day Care Center + Preschools	P	P	P	P	Subject to the conditions in Section 1861
Smoking lounges	--	--	--	S	Subject to the conditions in Section 1836
Veterinary clinics	S	P	P	S	Subject to conditions in Sections 1820
Veterinary hospitals	--	--	--	S	Subject to conditions in Section 1821

Office & Business Districts Use Table	OS-1	B-1	B-2	B-3	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted					
Temporary sidewalk, outdoor and tent sales for principal use	--	--	--	A	Subject to conditions in Section 1832
Temporary sales unrelated to principal use	--	--	--	*	*Temporary use subject to approval by the Zoning Board of Appeals. See Section 2404.3.f
Retail sales of plant material not grown on the site, lawn furniture, playground equipment and/or garden supplies.	--	--	S	S	Subject to conditions in Section 1828
Outdoor storage or display of merchandise, goods or items associated with a permitted use	--	--	--	S	Subject to conditions in Section 1824
Banks, credit unions, savings and loan establishments and similar financial institutions	--	P	P	P	With no drive through
	--	--	--	S	Up to two drive-through teller windows or automated teller windows and stand-alone automatic bank teller machines, subject to conditions in Section 1823
	--	--	--	S	With drive-through, subject to conditions in Section 1823
Medical offices	P	P	P	P	Medical offices up to 15,000 square feet in size
	P	S	S	P	Medical offices over 15,000 square feet in size
Medical clinics	P	P	P	P	
Urgent care facilities	--	--	--	P	
Office buildings and uses	P	P	P	P	
Restaurants	S	S	P	P	SCU is subject to conditions in Section 1822
Drive-through restaurants	--	--	--	S	Subject to conditions in Section 1823
Outdoor or sidewalk cafes	S	S	P	P	Accessory use to existing restaurant, subject to conditions in Section 1825
Hotels	--	--	--	P	
Motels	--	--	--	S	Subject to conditions in Section 1827
Civic/Institutional					
Houses of worship	P	P	P	P	
Public/government buildings	P	P	P	P	
Public utility buildings, without storage yards; water and sewage	S	S	S	S	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	--	--	P	P	
Recreation					
Arcades and similar uses	--	--	--	S	Subject to conditions in Section 1102.8

Office & Business Districts Use Table	OS-1	B-1	B-2	B-3	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted					
Theaters, public assembly halls, concert halls or similar places of public assembly	--	--	P	P	Conducted completely within enclosed buildings.
Halls for private clubs, civic organizations, unions and membership organizations or similar places of private assembly	S	P	P	P	In OS-1, subject to conditions in Section 1819
Outdoor batting cages, archery ranges and similar uses	--	--	--	S	Subject to conditions in Section 1835
Outdoor children's amusement parks, miniature golf courses, golf driving ranges and similar uses	--	--	--	S	Subject to conditions in Section 1834
Health clubs, fitness centers, gyms and aerobic clubs, health and fitness center	--	--	S	P	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	--	--	S	P	Must be located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district
Automotive/Transportation					
Automobile car wash, automatic or self-service	--	--	--	S	Subject to conditions in Section 1833
Bus passenger stations	--	--	--	P	
Gasoline service station with or without minor repair and sale of incidental minor accessories or convenience items.	--	--	--	S	Subject to the conditions in Section 1829
Minor automotive repair businesses	--	--	--	S	Subject to conditions in 1830
Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles	--	--	--	S	Subject to conditions in 1826
Off-street parking lots as primary use	S	S	S	S	Subject to conditions in Section 1202.
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	P	Subject to conditions in Section 1851
Towing services without an impound or	--	--	--		Subject to conditions in Section 1862

Office & Business Districts Use Table	OS-1	B-1	B-2	B-3	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted					
storage yard, taxi terminals and dispatch facilities, limousine services and bus depots					
Accessory Uses					
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	A	
Other					
Wireless communication towers and antennas	See Section 1850				

4. Town Center Districts: Schedule of Uses identifies the uses allowed in the following residential districts:
- a. TC-1 districts: The intent is for a non-residential zone with a mixture of commercial, office, research and development and recreational uses
 - b. TC-2 districts: The intent is for a mixture of commercial, office, residential and recreational uses.
 - c. TC-3 districts: The intent is for commercial and office uses that provide convenience goods and services to residents of the township.
 - d. TC-4 districts: The intent is for primarily residential uses.
 - e. TC-5 district: The intent is for this area to be the civic zone with governmental and civic uses including the Township Hall, District Court, National Guard Armory and Library.

Town Center Districts Use Table	TC-1	TC-2	TC-3	TC-4	TC-5	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Residential Uses						
Detached single family residential		P	P	P		Subject to regulations in Section 1801
Two family residential with individual entrances and garages		P		P		
Attached single family residential/townhouses with individual entrances and garages		P		P		
Residential dwellings on upper floors within mixed-use buildings		P	P			
Live/work units with a dwelling unit on the upper floor above a first floor space under the same ownership that can be used for a commercial use		P	P	S		
Senior assisted living		P	P	P		
Nursing homes		P	P	S	P	
Accessory Uses						

Town Center Districts Use Table	TC-1	TC-2	TC-3	TC-4	TC-5	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Accessory home occupations		P	P	P		Subject to conditions in Section 1802
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	A	A	
Retail and Services						
Retail establishments within an enclosed building	P	P	P			Floor area 30,000 sq. ft. or less
	S	S	S			Floor area above 30,000 sq. ft.
Drive-thru service accessory to a retail use	S	S	S			
Child care centers, preschool and commercial day care	P	P	P			Subject to the conditions in Section 1861
Dry cleaning drop-off stations	P	P	P			
Gasoline service stations and carwashes	S					
Personal service establishments such as barber/beauty shops dry cleaning drop-off stations, shoe repair shops and tailoring	P	P	P			
Lodging and Restaurants						
Restaurants, taverns, bars, delicatessen, food carryout, and similar establishments serving food or beverages, including sidewalk cafes, but excluding drive-through	P	P	P			Sidewalk cafes are subject to conditions in Section 1825
Drive-through restaurants	S					
Hotels	P	P	P			
Bed and breakfast inns	P	P	P	S		
Banquet halls	S	S	S	S	S	
Office and Financial						
Banks with up to 3 drive-thru teller lanes	P	S	S			
Medical offices, clinics and hospitals	P	P	P			
Professional offices	P	P	P			
Real estate, insurance and investment brokers	P	P	P			
Research and development, including laboratories, prototype development and testing facilities	S					
Veterinary hospital, small animal	S	S	S			
Recreation						
Assembly halls, recreational clubs, fraternal order halls, lodge halls or other similar places of assembly	P	P	P		P	
Golf courses	P	P	P	P	P	
Health clubs, fitness centers, gyms and aerobic clubs	P	P	P			
Indoor recreation such as bowling alleys, racket ball courts, skating rinks and swimming pools	P	P	P	S	P	
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	

Town Center Districts Use Table	TC-1	TC-2	TC-3	TC-4	TC-5	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Civic						
Houses of worship	P	P	P	S	P	
Public, private or parochial schools	P	P	P	S	P	
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers	P	P	P		P	
Essential public services	P	P	P	P	P	
Other						
Wireless communication towers and antennas	See Section 1850					

5. Industrial Districts Schedule of Uses identifies the uses allowed in the following residential districts:

- a. IRO Industrial research office districts: The intent is to provide for a mixture of office, research and industrial facilities.
- b. I-1 Light industrial districts: The intent is to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects no manner affect in a detrimental way any of the surrounding districts.
- c. I-2 General industrial districts: The intent is for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.
- d. I-3 Industrial districts: The intent is to provide locations for industrial uses which, due to the nature of activities conducted, are not well suited to locations within I-1 or I-2 districts and whose effects on abutting property as well as beyond the district may impair the use of such abutting property.
- e. I-C Industrial and commercial districts: The intent is to accommodate manufacturing, assembling and fabrication activities including business activities which are not well suited to locations in business districts due to their impact on abutting neighborhoods or due to their requirements for large site areas not available in the township's limited business districts.

Industrial Districts Use Table	IR O	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Industrial Uses						
Blast furnace, steel furnace, blooming or rolling mill			P	P	P	Located not less than 800 feet distance from any residential district and not less than 300 feet distant from any other district
Central dry cleaning plant, service to more than one facility		P	P	P		
Garbage, refuse and rubbish transfer stations			P	P	P	Subject to conditions in Section 1858

Industrial Districts Use Table	IR O	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Heating and electric power generating plants, and all necessary uses			S	S	S	
Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant			P	P	P	Located not less than 800 feet distance from any residential district and not less than 300 feet distant from any other district
Junkyards and places for dismantling, wrecking and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass and other materials of a similar nature, including processing of materials for recycling			P	P	P	Subject to conditions in Section 1842 and Article V. - Junkyards And Automobile Dismantling of the Code of Ordinances Charter Township of Ypsilanti
Lumber and planing mills		S	s		S	Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district
Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of Paris.			P	P	P	Located not less than 800 feet distant from any residential district and not less than 300 feet distant from any other district
Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small molded rubber products	S	P	P			In IRO, must be in enclosed building
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas	S	P	P			In IRO, must be in enclosed building
Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs	S	P	P			In IRO, must be in enclosed building
Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.	S	P	P			In IRO, must be in enclosed building
Manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy,	S	P	P			In IRO, must be in enclosed building

Industrial Districts Use Table	IR O	I-1	I-2	I-3	I- C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops						
Metal plating, buffing and polishing		S	S		S	Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances
Mini-warehouses and storage buildings for lease to the public		S	S			Subject to conditions in Section 1839
Petroleum or other inflammable liquids, production, refining or storage			P	P		Located not less than 800 feet distant from any residential district and not less than 300 feet distant from any other district
Sand and gravel extraction			P			Subject to conditions in Section 1854
Smelting of copper, iron or zinc ore			P	P		Located not less than 800 feet distant from any residential district and not less than 300 feet distant from any other district
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies		P	P			Subject to conditions in Section 1863
Warehouses and storage		P	P			
Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor boat, house trailer, automobile garage or agricultural implement sales		S	S	S	S	
Research						
Laboratories, experimental, film or testing	S	P	P			In IRO, must be in enclosed building
Medical laboratories	P	P	P			
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P	P			In IRO, must be in enclosed building
Agricultural						
Farm Operation		P	P	P		
Greenhouse & Plant Material Nursery (materials grown and sold on-site)		P	P	P	P	
Office and Financial						
Office buildings	P					
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P					

Industrial Districts Use Table	IR O	I-1	I-2	I-3	I- C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
Retail and Services						
Adult entertainment facilities					S	Subject to conditions in Section 1844
Adult/Child Day Care Center + Preschools	S	S				
Commercial kennels		P	P			
Massage establishment					S	Subject to conditions in Section 1845
Medical marihuana dispensaries and medical marihuana nurseries		S	S			Subject to conditions in Section 1841
Pawnbroker, secondhand dealer and junk dealer facilities					S	Subject to conditions in Section 1846
Personal service establishments	S					Permitted as accessory use only in IRO, subject to conditions in Section 1837
Retail	S					Such uses shall comprise not more than 20 percent of the land area of an overall development, subject to conditions in Section 1837
Tattoo facilities					S	Subject to conditions in Section 1847
Lodging and Restaurants						
Hotels	P					
Motels	P					Subject to conditions in Section 1837
Restaurants	S					Subject to conditions in Section 1822.b
Civic/Institutional						
Hospitals	P					
Trade or industrial schools		P	P			No outdoor storage
Parole or probation offices					S	Subject to conditions in Section 1849
Public/government buildings	P					
Public utility buildings, excluding wastewater treatment plants		P	P			
Transfer and electricity and gas service buildings and yards.		P	P			
Wastewater treatment plants				P	S	Subject to conditions in Section 1860
Recreation						
Assembly halls, display halls, convention center, theater or similar places of assembly	P					Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health and fitness center	P	S	S			Permitted as accessory use only in IRO
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	P	S	S			Permitted as accessory use only in IRO Must be located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district
Lighted outdoor commercial sports centers, including			P	P		Subject to conditions in Section 1859

Industrial Districts Use Table	IR O	I-1	I-2	I-3	I- C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
baseball and other intense activities						
Outdoor spat ball, simulated war games and similar activities			P			Subject to conditions in Section 1857
Outdoor theaters			S		S	Subject to conditions in Section 1843
Racetracks (including midget auto and karting tracks) and dirt tracks			P			Subject to conditions in Section 1856
Automotive/Transportation						
Airports		S				Subject to conditions in Section 1402.3
Auto engine and body repair, and undercoating shops		S				When conducted in enclosed building
Automobile mechanical component dismantling and recycling					S	Subject to conditions in Section 1848
Freight terminals		P	P			
Railroad transfer and storage tracks, railroad rights-of-way.		P	P			
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	P	P	Subject to conditions in Section 1851
Accessory Uses						
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	A	A	
Other						
Wireless communication towers and antennas	See Section 1850					

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

IV: Township Zoning Ordinance Article IV, entitled “R-1 Through R-4 One-Family Residential Districts” is amended by updating the name of the Article to “R-1 Through R-5 One-Family Residential Districts”; amending Section 401 “Principal uses permitted” and Section 402 “Uses permitted subject to special conditions” as follows, deleting Section 4.03 “Required Conditions” and re-numbering Section 4.04 “Area and Bulk Requirements, as follows:

Sec. 401. - Principal uses permitted:

See schedule of uses in Section 306.2. The following principal permitted uses must meet the regulations below in the one-family residential district:

Sec. 402. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.2.

Sec. 403. - Area and bulk requirements:

See article XX, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

V: Township Zoning Ordinance Article V, entitled “RM-1 and RM-2 Multiple-Family Residential Districts” is amended by amending Section 501 “Principal uses permitted”, Section

502 “Uses permitted subject to special conditions”, and Section 503 “Required Conditions” as follows:

Sec. 501. - Principal uses permitted:

See schedule of uses in Section 306.2.

Sec. 502. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.2.

Sec. 503. - Required conditions:

1. In the case of multiple-dwelling developments, all site plans shall be submitted to the planning commission and township board for review and approval in accord with sec. 2115 of this ordinance prior to issuance of a building permit. Approval shall be contingent upon a finding that:
 - a. The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety; and
 - b. All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access.

SECTION 5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

VI: Township Zoning Ordinance Article VI, entitled “RM-3 and RM-4 Multiple-Family Residential Districts” is amended by amending Section 601 “Principal uses permitted”, Section 602 “Uses permitted subject to special conditions”, and Section 603 “Required Conditions” as follows:

Sec. 601. - Principal uses permitted:

See schedule of uses in Section 306.2.

Sec. 602. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.2.

Sec. 603. - Required conditions:

1. In the case of multiple-dwelling developments, all site plans shall be submitted to the planning commission and township board for review and approval in accord with sec. 2115 of this ordinance prior to issuance of a building permit. Approval shall be contingent upon a finding that:
 - a. The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety; and
 - b. All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access.

SECTION 6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

VI-A: Township Zoning Ordinance Article VI-A, entitled “RM-5 Townhouse Residential Districts” is amended by amending Section 651 “Principal uses permitted”, and Section 652 “Uses permitted subject to special conditions” as follows:

Sec. 651. - Principal uses permitted:

See schedule of uses in Section 306.2.

Sec. 652. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.2.

SECTION 7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE

VII: Township Zoning Ordinance Article VII, entitled “MHP Mobile Home Park Districts”

is amended by amending Section 701 “Principal uses permitted” to “Principal uses and special conditional uses permitted” as follows and adding new subsection 7.04.9:

Sec. 701. - Principal uses and special conditional uses permitted:

See schedule of uses in Section 306.2.

Sec. 704. - Required conditions:

9. The selling of new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied within the mobile home park may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home development, provided the development permits the sale.

SECTION 8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE VIII: Township Zoning Ordinance Article VIII, entitled “OS-1 Office Service Districts” is amended by amending Section 801 “Principal uses permitted”, Section 802 “Uses permitted subject to special conditions”, and Section 803 “Required Conditions” as follows:

Sec. 801. - Principal uses permitted:

See schedule of uses in Section 306.3.

Sec. 802. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.3.

Sec. 803. - Required conditions:

1. No interior display shall be visible from the exterior of the building.
2. The outdoor storage of goods or material shall be prohibited.
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.
4. Marginal service roads may be required in accord with sec. 2115.5.d.

SECTION 9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE IX: Township Zoning Ordinance Article IX, entitled “B-1 Local Business Districts” is amended by amending Section 901 “Principal uses permitted”, Section 902 “Required Conditions”, and Section 903 “Uses permitted subject to special conditions”, as follows:

Sec. 901. - Principal uses permitted:

See schedule of uses in Section 306.3.

Sec. 902. - Required conditions:

1. All business establishments shall be retail or service establishments dealing directly with customers.
2. All business, servicing, processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
3. Marginal service roads may be required in accord with sec. 2115.5.d.

Sec. 903. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.3.

SECTION 10. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE X: Township Zoning Ordinance Article VIII, entitled “B-2 Community Business Districts” is amended by amending Section 1001 “Principal uses permitted”, Section 1002 “Required Conditions”, and Section 1003 “Uses permitted subject to special conditions”, as follows:

Sec. 1001. - Principal uses permitted:

See schedule of uses in Section 306.3.

Sec. 1002. - Required conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers.
2. All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to special conditions in sec. 1003 below, shall be conducted within completely enclosed buildings.
3. Marginal service roads may be required in accord with sec. 2115.5.d.

Sec. 1003. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.3.

SECTION 11. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XI: Township Zoning Ordinance Article VIII, entitled “B-3 General Business Districts” is amended by amending Section 1101 “Principal uses permitted”, Section 1102 “Required Conditions”, and Section 1103 “Uses permitted subject to special conditions”, as follows:

Sec. 1101. - Principal uses permitted:

See schedule of uses in Section 306.3.

Sec. 1102. - Uses permitted subject to special conditions:

See schedule of uses in Section 306.3.

Sec. 1103. - Required conditions:

1. Marginal service roads may be required in accord with section 2115.5.d.

SECTION 12. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLES XI-A, XI-B, XI-C: The regulations in Article XI-A “B-4 Auto-Oriented Business District”, Article XI-B “B-5 East Michigan Avenue Business District” and Article XI-C “B-6 Ecorse/Ford Business District” are deleted and replaced with Reserved articles.

SECTION 13. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XI-D: Township Zoning Ordinance Article XI-D, entitled “Town Center District” is amended by amending Section 1172.1 “Use Permitted” as follows:

1. Uses permitted. See Section 306.4.

SECTION 14. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XII: Township Zoning Ordinance Article XII, previously reserved, is amended as entitled “P-1 Vehicular Parking Districts” as follows:

ARTICLE XII. P-1 VEHICULAR PARKING DISTRICTS

Sec. 1200. - Intent:

The P-1 vehicular parking districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities. The following regulations shall apply to all P-1 districts.

Sec. 1201. - Principal uses permitted:

Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

Sec. 1202. - Required conditions:

1. The parking area shall be accessory to, and for use in connection with, one or more businesses, or industrial establishments, located in adjoining business or industrial districts, or in connection with one or more existing professional or institutional office buildings or institutions.
2. Such parking lots shall be contiguous to an RM or nonresidential district. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public street or public alley between such P-1 district and above-listed districts.

3. Parking area shall be used solely for parking of private passenger vehicles, for periods of less than one day and shall not be used as an off-street loading area.
4. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
5. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
6. No building other than those for shelter of attendants shall be erected upon the premises and they shall not exceed 15 feet in height.
7. Applications for P-1 district rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with secs. 2104 and 2105.

Sec. 1203. - Minimum distances and setbacks:

1. *Side and rear yards.* Where the P-1 district is contiguous to the side or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line.
2. *Front yards.* Where the P-1 district is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of 25 feet, or whichever is the greater. The required wall shall be located on this minimum setback line unless, under unusual circumstances, the planning commission finds that no good purpose would be served. The land between said setback and street right-of-way line shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition, neat and orderly in appearance.

Sec. 1204. - Parking space layout, standards, construction and maintenance:

P-1 vehicular parking districts shall be developed and maintained in accordance with the requirements of article XXI, "General Provisions."

SECTION 15. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XIII: Township Zoning Ordinance Article XIII, entitled "IRO Industrial Research Office District" is amended by amending Section 1301 "Principal uses permitted", Section 1302 "Uses permitted subject to special conditions", and Section 1103 "Required Conditions", as follows:

Sec. 1301. - Principal uses permitted:

See Section 306.5.

Sec. 1302. - Uses permitted subject to special conditions:

See Section 306.5.

Sec. 1303. - Required conditions:

1. The outdoor storage of goods or materials shall be prohibited.
2. Any use established in the IRO district shall be operated so as to comply with the performance standards set forth hereinafter in sec. 2120.
3. All uses shall receive site plan review and approval by the planning commission prior to the issuance of any building permit.
4. Marginal access roads may be required in accord with sec. 2115.5.d.

SECTION 16. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XIV: Township Zoning Ordinance Article XIV, entitled "I-1 Light Industrial Districts" is amended by amending Section 1401 "Principal uses permitted", Section 1402 "Uses permitted subject to special conditions", adding Section 1403 "Required Conditions" and re-numbering Section 14.03 to 14.04 "Area and bulk requirements", as follows:

Sec. 1401. - Principal uses permitted:

See Section 306.5.

Sec. 1402. - Principal uses permitted subject to special conditions:

See Section 306.5.

Sec. 1403. - Required conditions:

1. Any land used for open storage facilities for materials or equipment used in the a permitted or special conditional use shall be totally obscured by a wall on those sides

abutting any residential, office, or business district, and on any front yard abutting a public thoroughfare except as otherwise provided in section 2113. In I-1 districts, the extent of such a wall may be determined by the planning commission on the basis of usage. Such a wall shall not be less than four feet six inches in height and may, depending upon land usage, be required to be eight feet in height and shall be subject further to the requirements of article XXI "General Provisions." A chainlink fence, with intense evergreen shrub planting, shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height as above set forth

Sec. 1404. - Area and bulk requirements:

See article XX, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

SECTION 17. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XV: Township Zoning Ordinance Article XV, entitled "I-2 General Industrial Districts" is amended by amending Section 1501 "Principal uses permitted" as follows, adding Section 1502 "Uses permitted subject to special conditions", and re-numbering Section 15.02 to 15.03 "Area and bulk requirements", as follows:

Sec. 1501. - Principal uses permitted:

See Section 306.5.

Sec. 1502. – Principal uses permitted subject to special conditions:

See Section 306.5.

Sec. 1503. - Area and bulk requirements:

See article XX, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

SECTION 18. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XVI: Township Zoning Ordinance Article XVI, entitled "I-3 Industrial Districts" is amended by amending Section 1601 "Principal uses permitted" as follows, adding Section 1602 "Uses permitted subject to special conditions", and re-numbering Section 16.02 to 16.03 "Area and bulk requirements", as follows:

ARTICLE XVI. - I-3 INDUSTRIAL DISTRICTS

Sec. 1601. - Principal uses permitted:

See Section 306.5.

Sec. 1602. – Principal uses permitted subject to special conditions:

See Section 306.5.

Sec. 1603. - Area and bulk requirements:

See article "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and minimum yard setbacks.

SECTION 19. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XVII: Township Zoning Ordinance Article XVII, entitled "IRO Industrial and Commercial Districts" is amended by amending Section 1701 "Principal uses permitted" and Section 1702 "Uses permitted subject to special conditions", as follows:

Sec. 1701. - Principal uses permitted:

See Section 306.5.

Sec. 1702. - Uses permitted subject to special conditions:

See Section 306.5.

SECTION 20. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XVIII: Township Zoning Ordinance Article XVII, previously “P-1 Vehicular Parking Districts”, is amended to be “Specific Use Provisions”, as follows:

ARTICLE XVIII SPECIFIC USE PROVISIONS

Sec. 1800. - Intent:

The intent of this Article is to provide standards for specific uses, whether regulated as a principal permitted use, accessory use or a special conditional use,

Sec. 1801. – Detached single family dwelling units

All detached single-family dwelling units shall be reviewed by the building official subject to the following conditions:

- a. Dwelling units shall conform to all applicable township codes and ordinances. Any such local requirements are not intended to abridge applicable state or federal requirements with respect to the construction of the dwelling. Dwelling units shall be constructed to the requirements of the Michigan Construction Code Act of 1972 (Act No. 230 of the Public Acts of Michigan of 1972, as amended) and the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
- b. The setbacks, gross floor area and lot coverage of any proposed single family dwelling unit shall comply with the standards set forth in section 2000.
- c. Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction and necessary foundations below the frostline. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.
- d. Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.
- e. Dwelling units shall have a roof with a minimum 4:12 pitch and minimum eight-inch eave, and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof shall have wood shake, asphalt or other acceptable shingles, and meet the snow load standards for southern Michigan.
- f. Dwelling units shall be oriented on the lot to be consistent with the configuration of dwelling units on adjacent properties and in the surrounding residential neighborhood. All dwelling units shall have width to depth and depth to width ratio that does not exceed three to one (3:1). All dwelling units shall have a minimum width dimension of 24 feet.
- g. Dwelling units shall be oriented toward the public right-of-way such that the facade that faces the street is manifestly designed as a front facade containing a door, windows and other architectural features customary of the front facade of a residence. There shall be a minimum of two exterior doors with one facing the street. All entrances shall be provided with steps, a stoop or porch that is permanently attached, on a frost depth foundation, either to the perimeter wall.
- h. The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever shall be less.
- i. Any such home shall be anchored by an anchoring system approved by the township.
- j. The zoning administrator may request a review by the planning commission of any dwelling unit with respect to items d., e. and f., above. The planning commission shall review the proposed dwelling at a hearing where notice of such hearing shall be provided to all occupants of dwellings within 300 feet of the lot to contain the proposed dwelling. The zoning administrator or planning commission shall not seek to discourage architectural variation, but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the township at large. In reviewing any such proposed dwelling unit, the zoning administrator may require the applicant to furnish such plans, elevations and similar documentation as the zoning administrator deems necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within 300 feet. If the area within 300 feet does not contain any such homes, then the nearest 25 similar type dwellings shall be considered.
- k. The provisions of this section shall not apply to manufactured homes situated in licensed manufactured housing communities.

Sec. 1802. – Home Occupations:

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 occupations are limited to those who legally reside in the residence.

Sec. 1803. – Keeping of chickens

The keeping of up to four 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 20 feet from a property line nor shall it be located closer than 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.

Sec. 1804. – Farm Operations in one-family residential districts

Farm operations in residential districts are limited to 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 Generally Accepted Agricultural Management Practices as adopted by the Michigan Commission of Agriculture and Rural Development.

Sec. 1805. – Institutional or community recreation centers and nonprofit swimming pool clubs

Institutional or community recreation centers and nonprofit swimming pool clubs, all subject to the following conditions:

- a. The site shall have at least one property line abutting a major thoroughfare as designated on the major thoroughfare plan, and the site shall be so planned as to provide all access in accordance with sec. 2118.
- b. Front, side and rear yards shall be at least 80 feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
- c. Off-street parking shall be provided so as to accommodate not less than one-half of the member families and/or individual members. The planning commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, bylaws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the planning commission on the basis of usage.
- d. Whenever a swimming pool is constructed under this ordinance, said pool area shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

Sec. 1806. – Golf Courses

Golf courses, which may or may not be operated for profit, subject to the following conditions:

- a. The site shall be so planned as to provide all access in accordance with sec. 2118.
- b. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.
- c. In residential zoning districts where golf courses are allowed (R-1 to R-5, RM-1 to RM-4), development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. All principal or accessory buildings shall be not less than 200 feet from any property line abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the planning commission may modify this requirement.
- d. Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence, six feet in height, and entry shall be provided by means of a controlled gate.

Sec. 1807. – Colleges and Universities

Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:

- a. Any use permitted herein shall be developed only on sites at of least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision pat.

- b. All access to said site shall be in accordance with sec. 2118.
- c. No building shall be closer than 80 feet to any property line.

Sec. 1808. – Bed and breakfasts

Bed and breakfasts are subject to the following conditions:

- a. Such dwelling units shall conform to all applicable township codes and ordinances.
- b. Such dwellings shall be located only on major or secondary thoroughfares as designated on the township master plan and shall be located on lots or parcels of not less than 12,000 sq. ft. area.
- c. Not more than 49 percent of the total floor space of the dwelling unit may be used for leasable sleeping rooms.
- d. The leasable sleeping rooms shall have a minimum size of 100 square feet for each two occupants with an additional 30 square feet for each additional occupant, not to exceed a maximum of four occupants per room.
- e. Each leasable sleeping room must have a separate operating smoke detector alarm.
- f. Lavatory and bathing facilities must be available to all persons using any leasable sleeping room.
- g. There will be no separate cooking facilities available to persons using any leasable sleeping room.
- h. There will be at least two exits from each level of the dwelling units.
- i. The maximum length of stay for any person using any leasable sleeping room is 14 consecutive days.
- j. Every operator of such dwelling unit must keep a list of the names and addresses of all persons staying at the dwelling unit. The guest register must be available for inspection by township officials at any time.
- k. The operations of the dwelling unit will not be permitted to endanger, offend, or otherwise interfere with the safety or rights of others so as to constitute a public nuisance.

Sec. 1809. - Public riding and/or boarding stables

Public riding and/or boarding stables may be permitted in residential districts under the following conditions:

- a. The location, size, and setbacks must comply with the currently adopted Michigan Department of Agriculture and Rural Development Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Facilities.
- b. Manure management must comply with the currently adopted Michigan Department of Agriculture and Rural Development Generally Accepted Agricultural and Management Practices for Manure Management and Utilization.
- c. Ingress and egress to the stable shall be solely through the parcel in question which shall abut a public right-of-way. Adequate off-street parking shall be provided on the site and shall be located at least 100 feet from the perimeter of the site.
- d. Lighting for exterior illumination shall be directed away from and shall be shielded from adjacent residential districts.
- e. A plot plan drawn to scale shall be submitted showing ingress and egress, parking and lighting.

Sec. 1810 – Private stables

Private stables may be permitted in residential districts as an accessory use, for not more than one horse on a lot where said lot is not less than four acres in area and provided further, that for each additional horse stabled thereon one acre of land shall be provided. All confinement areas and/or stable buildings shall in all instances be located in the rear yard and shall not be less than 100 feet from any property line.

Sec. 1811. - Greenhouses and plant material nurseries in one-family residential districts

Plant material nurseries and greenhouses may be permitted in residential districts subject to the following conditions:

- a. The minimum site size shall be five acres and so located as to provide all ingress and egress directly onto a major thoroughfare.
- b. All required yards shall be not less than 50 feet wide when abutting any R residential district.

Sec. 1812. – Cemeteries

Cemeteries may be permitted subject to the following conditions:

- a. The location of the cemetery shall be permitted in any quarter section of an R district when such quarter section does not have more than 51 percent of its land area in recorded plats.

- b. All sides of the cemetery shall be adequately screened from any residential view.
- c. Final approval shall be given contingent on a satisfactory drainage plan approved by the township engineer.

Sec. 1813. - Seasonal sale of produce on farm operations

- a. Off-street parking shall be provided with ingress and egress provided to minimize traffic hazards on public streets. Paving of parking areas as required in sec. 2105 shall not be required; however, parking areas shall be surfaced and maintained in a dustfree condition at all times.
- b. Signs shall be limited to sizes and locations in keeping with sec. 2009. In addition to sign regulation provided in sec. 2009, not more than two temporary signs totaling not more than 12 square feet in the aggregate may be utilized.
- c. Any buildings, or structures, to be erected and any produce to be sold in the open shall meet all setback requirements of the district in which it is located.
- d. In those instances where produce is to be sold on a farm property with buildings already in existence on the site, sale of produce may be conducted within existing yards, provided setbacks meet the requirements of the district in which it is located.
- e. All temporary buildings and structures shall be constructed, used, occupied and maintained in compliance with the provisions of the state construction code and all applicable ordinances by the township. Permits shall be issued for six-month periods.

Section 1814. – Institutional farms

Institutional farms are subject to the following:

- a. A site of not less than 60 acres shall be required.
- b. A frontage of not less than 100 feet on a public road shall be required.
- c. Farming shall be a primary activity conducted on the premises. Not less than 95 percent of such site shall be utilized as open land for crop cultivation.
- d. The site shall be located on a major thoroughfare as designated on the township master plan and such thoroughfare shall have a paved surface.
- e. Buildings shall be located no nearer than 80 feet to any property line.
- f. A landscaped screening area not less than 40 feet wide shall be provided on those sides of the property where homes exist on abutting properties.
- g. Activities which create any of the following impacts beyond the property line of the farm shall be prohibited:
 - (1) Activities which exceed noise levels of 70 decibels at the property line.
 - (2) Activities which generate vibration felt at the property line.
 - (3) Activities which generate electronic interference beyond the property line.
 - (4) Lighting of an intensity greater than for normal farming activities.
- h. Farming activities that normally produce effects felt beyond the immediate farm property line that are consistent with those effects produced by other farms in the immediate area shall be permitted.
- i. Parking areas shall be provided for all residents, caretakers, instructors and administrative personnel. Visitor parking and parking for any event conducted on the premises shall be provided as off-street parking.
- j. A site plan prepared in accordance with sec. 2115 shall be drawn to scale and submitted for review under this section.
- k. Landscape screening, where required, shall be provided in accord with sec. 2108.
- l. Not more than 13 resident patients per acre may reside on that portion of the farm occupied by buildings. The portion of the farm occupied by buildings shall not exceed five percent of the total farm property.

Sec. 1815. - Keeping of more than four dogs in in one-family residential districts

The keeping of more than four dogs owned by the resident of a property as pets not boarded for others subject to the following conditions:

- a. All dogs shall be licensed per Chapter 14, Article III of the Code of Ordinances of the Charter Township of Ypsilanti.
- b. A nontransferable permit shall be required stating dog ownership and the number of dogs to be kept. The permit shall be required to be renewed annually. Such renewal may be given by the building official provided no increase in number of dogs or violation of any provision of this ordinance or other ordinances has occurred in the prior year or is evident at the time of renewal.

- c. The yard area in which dogs are allowed to run shall be securely fenced and shall not be placed in such a location as to become a nuisance to abutting properties or the neighborhood.
- d. Outdoor areas in which dogs are kept shall be kept free of dog droppings, decayed food and odors. Noticeable odors or an excessive accumulation of insects shall be reason for revocation of the special permit.
- e. A plot plan shall be submitted showing the location and fencing of the outdoor areas in which dogs are kept and showing the relationship to public streets, abutting properties and buildings on abutting properties.

Sec. 1816. - Convalescent homes and nursing homes

Convalescent homes or nursing home must meet following conditions:

- a. The site shall be so developed as to create a land to building ratio on the lot or parcel whereby for each one bed in the convalescent home there shall be provided not less than 1,500 square feet of open space. The 1,500 square feet of land area per bed shall provide for landscape setting, off-street parking, service drives, loading space, yard requirements, employee facilities, and any space required for accessory uses. The 1,500-square-foot requirement is over and above the building coverage area.
- b. No building shall be closer than 40 feet to any property line.
- c. Convalescent or nursing homes in the Town Center districts are not subject to the above regulations.

Sec. 1817. – Retail uses accessory to high-rise multiple-family dwelling

Business uses shall be permitted on a high-rise multiple-dwelling site when developed as retail and/or service uses clearly accessory to the main use, within the walls of the main structure, and totally obscured from any exterior view. No identifying sign for any such business and/or service use shall be visible from any exterior view. Such businesses and/or services shall be prohibited on all floors above the first floor or grade level.

Sec. 1818. – Mortuary establishments

Mortuary establishments must provide adequate assembly area off street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker’s residence may be provided within the building of mortuary establishments.

Sec. 1819. - Private clubs, fraternal organizations and lodge halls in the OS-1 district

Private clubs, fraternal organizations and lodge halls in the OS-1 zoning district must meet the following conditions:

- a. The site abuts a major thoroughfare as designated on the township future land use plan.
- b. Access to and from the site can be safely provided to the satisfaction of the county road commission.
- c. No building or parking area shall be located closer than 50 feet to a property line.
- d. All parking shall be screened from view of all abutting residential districts.
- e. Outdoor lighting of a type and location which will not be a nuisance to abutting residential districts shall be provided and any outdoor lighting shall conform with the guidelines set forth in sec. 2110 of the zoning ordinance.

Sec. 1820. – Veterinary clinics

Veterinary clinics, when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside. All buildings are set back at least 100 feet from abutting residential district on the same side of the street.

Sec. 1821. – Veterinary hospitals

All activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least 100 feet from abutting residential district on the same side of the street.

Sec. 1822 – Restaurants

- a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:
 - (1) Service is wholly within the building and no drive-in facilities are provided
 - (2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.

- (3) Parking areas shall be screened from adjacent residential areas in accord with Sec. 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
- (4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
- (5) All access to the site shall be in accordance with sec. 2118.
- b. In the IRO zoning districts, restaurants or other places serving food and beverages are subject further to the following conditions:
 - (1) Drive-in, fast-food, carry-out or drive-through restaurants are not permitted.
 - (2) The use shall be located within an office structure, hotel or motel building or in a freestanding building within the IRO district directly adjacent to a permitted use in the IRO zoning district.
 - (2) The use is a part of an overall plan for development of not less than 30 acres and shall be part of a service establishment complex for such development.
 - (3) The use shall comprise not more than 20 percent of the land area of an overall development.
 - (4) The location of such uses shall be established at the time of site plan review and approval for the total development complex.
- c. Drive in and drive through restaurants must meet the regulations in Section 1823

Section 1823. – Drive in and drive through facilities

- a. The sale of alcoholic beverages via drive-through service is not permitted. The planning commission may include other restrictions on products sold via the drive-through as applicable.
- b. A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained.
- c. Access points shall be located at least 60 feet from the intersection of any two streets.
- d. All lighting shall be shielded from adjacent residential districts.
- e. When abutting or adjacent to districts zoned for R (residential), a six-foot high, completely obscuring wall, fence or landscaping shall be provided. A four-foot six-inch high partially obscuring wall, fence or landscaping shall be required when abutting all other occupancies. The height of the wall/landscaping/fence shall be measured from the surface of the ground. The wall/landscaping/fence shall extend only to the front yard setback line.
- f. The stacking lane for the drive-through shall be located where it does not conflict with on-site circulation or block access to the site and shall promote pedestrian safety.
- g. A bypass lane for vehicles not utilizing drive-through facilities must be provided. Clear identification and delineation between the drive-through facility and the parking lot shall be provided

Section 1824. – Outdoor storage or display of merchandise, goods or items associated with a permitted use

- a. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use shall be permitted for storage under the subsection.
- b. Location and Size.
 - (1) The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure shall be indicated on a site plan.
 - (2) Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and to the right-of-way; in any required side or rear yard; or in any required transition strip.
 - (3) Such storage shall not be located in any required parking or loading space.
- c. Screening. The area for such storage shall be screened from view on all sides. Screening shall be constructed of wood or masonry materials. Wire fences with inserted strips of metal, plastic and similar materials shall not be substituted for the required screening. The screen shall not be less than the maximum height of the product being stored.
- d. The outdoor storage or display shall be located in the side or rear yards of the site. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.

Section 1825. – Sidewalk and outdoor cafes

Sidewalk or outdoor cafes may be permitted subject to the issuance of a revocable permit to operate a sidewalk cafe or an outdoor cafe as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The permit may be issued under the following terms and conditions:

- a. Sidewalk or outdoor cafe permits may be issued if it is determined that the occupancy will not:
 - (1) Interfere with the use of the street for pedestrian or vehicular travel.
 - (2) Unreasonably interfere with the view of, access to or use of property adjacent to said street.
 - (3) Reduce any sidewalk width to less than six feet.
 - (4) Interfere with street clearing or snow removal activities.
 - (5) Cause damage to the street or to sidewalks, trees, benches, landscaping or other objects lawfully located therein.
 - (6) Cause a violation of any state or local laws.
 - (7) Be principally used for off-premises advertising.
 - (8) Be attached to or reduce the effectiveness of or access to any utility pole, sign or other traffic control device.
 - (9) Cause increased risk of theft or vandalism.
 - (10) Be in or adjacent to property zoned exclusively for residential purposes.
- b. All businesses selling food or beverages to be consumed in a public sidewalk area or outdoor area adjacent to the business shall enclose the area with a temporary structure approved by the building inspector. All construction shall conform with existing building codes and regulations of the township. Such plans shall also include the location of adequate trash receptacles.
- c. Prior to the issuance of a sidewalk or outdoor cafe permit, the applying business must provide the township with a certificate of liability insurance in an amount to be determined solely by the township. The certificate of insurance must be in effect for at least the period of the permit to be issued. In addition, the applying business shall, by written agreement with the township, indemnify and hold harmless the township from all claims or damages incident to the establishment and operation of a sidewalk cafe.
- d. Prior to the issuance of a permit, a fee as specified from time to time by resolution of the township board, shall be paid by the requesting business for the period of the permit. The period of a sidewalk or outdoor cafe permit shall not exceed 180 days. The dates and duration shall be specified on the permit. The permit shall be subject to immediate revocation for failure to properly maintain the area being used as a sidewalk or outdoor cafe, or for any other violation of this section or any other section.

Sec. 1826. – Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles

1. Outdoor sales space for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles, all subject to the following:
 - a. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.
 - b. Access to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
 - c. No major repair or major refinishing shall be done on the lot.
 - d. All lighting shall be shielded from adjacent residential districts.

Sec. 1827. - Motels

Motels are subject to the following conditions:

- a. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
- b. Each unit shall contain not less than 250 square feet of floor area.
- c. No guest shall establish permanent residence at a motel for more than 30 days within any calendar year.

Sec. 1828. - Retail sales of plant material not grown on the site, lawn furniture, playground equipment and/or garden supplies

Plant materials nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:

- a. The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
- b. All loading and parking shall be provided off street.
- c. The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.

Section 1829. - Gasoline Service Station

Gasoline service station for the sale of gasoline, oil and minor accessories only and where incidental repair work is done; provided, however, that other uses permitted and as regulated in the B-3 general business district may be established in conjunction with such gasoline service station, subject to the following conditions:

- a. Gasoline service stations shall directly abut a major thoroughfare as designated in the township's major thoroughfare plan.
- b. The minimum lot area for gasoline service stations shall be 15,000 square feet for stations having no more than two service bays and no more than two pump islands. There shall be added 3,000 square feet for each additional service bay and 1,500 square feet for each additional pump island. At least one street lot line shall be at least 150 feet in length along one major thoroughfare. The lot shall be so shaped and the station so arranged, as to provide ample space for vehicles which are required to wait.
- c. The driveway or curb cuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be located no less than ten feet from an adjoining property line, 25 feet if adjacent to residential districts, as extended to the curb or pavement. Entrances shall also be no less than 25 feet from an intersection street right-of-way line extended to the curb or pavement.
- d. A four-foot six-inch masonry obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.

Section 1830. – Minor automotive repair

Minor automotive repair businesses are subject to the following conditions:

- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
- b. Access to and from such use shall not be cause for traffic to utilize residential streets.
- c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
- d. Vehicles shall not be allowed to be stored outside the building for more than 48 hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
- e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
- f. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing, shall be conducted within a building.
- g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- h. A four-foot, six-inch obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.
- i. A site plan shall be submitted to the planning commission for its review and approval prior to the issuance of a building permit.

Section 1831. – Arcades and similar uses

Business whose primary activity is maintaining and operating three or more coin-operated amusement devices which are to provide facilities and space for patrons to engage in the playing of pinball games or similar electronic gaming devices, pool, billiard, cards or similar activities, shall only be permitted in the B-3 districts, subject further to the following requirements and conditions:

- a. The site shall not be contiguous to a one-family residential district.
- b. The site shall be so located as to abut a major thoroughfare right-of-way, and all ingress-egress to the site shall be directly from said major thoroughfare.
- c. No such business shall be located within 1,500 feet of a similar business.
- d. No such business shall be located within 200 feet distance from the front door of the business to the front door of any residence in a residential district.

Section 1832. – Temporary sidewalk, outdoor and tent sales for principal use

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business

on a portion of the public sidewalk or other public area adjacent to the business. The permit may be issued under the following terms and conditions:

- a. For all uses, the following conditions must be met:
 - (1) Signs shall be limited to sizes and locations in keeping with sec. 2109.
 - (2) Any buildings, tents or structures to be erected and any product to be sold in the open shall meet all setback requirements of the district in which it is located.
 - (3) All temporary buildings, tents and structures shall be constructed, used, occupied and maintained in compliance with the provisions of the state construction code and all ordinances of the township.
 - (4) Building and fire code requirements shall be complied with.
 - (5) The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six feet wide.
 - (6) The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.
 - (7) The sale shall not interfere with street clearing or snow removal activities.
 - (8) The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping or other objects lawfully located on the property
 - (9) Sales areas shall be located so as to provide adequate access for fire and safety vehicles.
 - (10) A permit shall be required. The proprietor of the property shall apply for a building permit and provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.
 - (11) Copies of permits required by any other agencies for the use must be included with the permit application.
- b. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:
 - (1) Permits may be issued for up to six-month periods.
 - (2) Off-street parking shall be provided in keeping with standards of secs. 2104 and 2105. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.
- c. Sidewalk sales areas may be permitted subject to the following:
 - (1) The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travelway.
 - (2) Sidewalk sales areas shall not be fenced or enclosed in any manner.
 - (3) Sidewalk sales shall be conducted for no more than 14 consecutive days and permits shall not be issued for consecutive tent sales beyond a 14-day period.
- d. Tent sales may be permitted subject to the following:
 - (1) No more than three tent sales shall be permitted for a business location within a single calendar year.
 - (2) A tent sale shall be conducted for no more than 14 consecutive days and permits shall not be issued for consecutive tent sales beyond a 14-day period.
 - (3) Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than 15 percent.
 - (4) All tents shall be removed within 48 hours of expiration of the period for which the permit is issued.

Section 1833. – Automobile car wash

Automobile carwash are subject to the following:

- a. All buildings shall have a front yard setback of not less than 50 feet.
- b. All washing facilities shall be within a completely enclosed building.
- c. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard and shall not be closer than 25 feet from any residential district.
- d. All cars required to wait for access to the facilities shall be provided space off the street right-of-way and parking shall be provided in accordance with secs. 2104 and 2105.
- e. Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.
- f. All off-street parking and waiting areas shall be hard-surfaced and dustfree.
- g. All lighting shall be shielded and directed away from adjacent residential districts.
- h. A four-foot six-inch completely obscuring wall shall be provided where abutting to a residential district.

Sec. 1834. - Commercial outdoor recreational space for children's amusement parks, miniature golf courses, golf driving ranges and similar uses

Commercial outdoor recreational space for children's amusement parks, miniature golf courses, golf driving ranges and similar uses, subject to the following:

- a. All adjacent properties shall be zoned for other than residential or office use.
- b. The use shall be fenced on all sides with a four-foot six-inch wall or fence.
- c. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four-foot six-inch wall or fence where adjacent to the use.
- d. All lighting shall be shielded and directed away from adjacent residential districts or dwellings in close proximity to the site.
- e. Devices for transmission or broadcasting of voices or music shall be directed or muffled to prevent said sound or music from being audible beyond the property line of the site.
- f. A four-foot six-inch completely obscuring wall or fence must be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.

Sec. 1835. - Batting cages, archery ranges and similar activities

Commercial outdoor recreation facilities such as batting cages, archery ranges and similar activities all subject to the following:

- a. No such activity shall be permitted within 200 feet of any residential dwelling.
- b. The lot or area utilized for recreation activity shall be provided with a durable and dustless surface.
- c. Off-street-parking shall be provided in accord with section 1801 et seq. of this ordinance.
- d. Lighting shall be shielded to be directed only on the activity on the site.
- e. Noise levels shall not exceed 70 decibels at the property line of the site.
- f. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
- g. The Planning Commission may require setbacks or fencing in order to protect the safety of those on adjacent parcels.

Sec. 1836. – Smoking lounges

Smoking lounges subject to the following:

- a. No such business shall be located within 2,500 feet of a similar business.
- b. A valid smoking lounge business license issued by the township clerk for the premises.
- c. A minimum number of off-street parking calculated by utilizing the parking requirements for bars, lounges, taverns, and nightclubs.

Sec. 1837. – Accessory retail uses in IRO zoning district

Retail and service uses may be permitted as secondary uses to the principal permitted office uses in the IRO zoning district and are limited to the following uses:

- a. Retail businesses or service establishments.
- b. Personal service establishments, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barbershops, laundries or dry cleaners, printing or photographic reproduction, photographic, art or interior decorating studios.
- c. Theaters, bowling alleys, billiard halls, health salons or similar forms of indoor recreation.
- d. Restaurants or other places serving food and beverages, but not including drive-in, fast-food, carry-out or drive-through restaurants and subject further to the following conditions:
 - (1) Such uses shall be located within an office structure or motel building or shall be located in a freestanding building within the IRO district so as to be adjacent to a use designated as being allowed in sec. 1301, paragraphs 2, 3, 4, 5, 6, or 7.
 - (2) Such use shall be planned as a part of an overall plan for development of not less than 30 acres and shall be part of a service establishment complex for such development.
 - (3) The location of such uses shall be established at the time of site plan review and approval for the total development complex.

Sec. 1838. – Airports

Airports subject to all state and federal regulations and subject to all township codes and ordinances and further subject to the following conditions:

- a. An airport shall not be located at the edge of an industrial district which abuts land in the township planned for residential use.

- b. The use shall provide maximum compatibility to abutting uses and to the future land use plan for the immediate area.
- c. Runway location and/or extension shall be reviewed relative to potentials for flight interference in runway approach zones.
- d. Runway location and/or extension shall be reviewed relative to effects on residential areas.
- e. Buildings and structures shall comply with all setback requirements of the I-I district and shall be set back from all runways in accord with all Federal Aviation Agency regulations.
- f. Traffic and parking for the proposed use shall be reviewed to ensure the adequacy of facilities. Parking locations for visitors will be required off the public right-of-way.

Sec. 1839 – Mini Warehouses

Mini-warehouses and storage buildings for lease to the public including the office and dwelling of a caretaker and subject to the following conditions:

- a. A front yard building setback of not less than 40 feet shall be provided, all of which, except for driveway access, shall be landscaped.
- b. Side and rear yard building setbacks of not less than 40 feet shall be provided. Ten feet of width of such yard shall be planted materials sufficient to screen such yards from abutting uses. Side and rear yards may be reduced to 30 feet of width in those instances where a completely obscuring wall not less than six feet in height is provided along the property line for the entire length of the side and rear yards in place of the ten-foot wide plant material screening.
- c. Building shall be spaced not less than 30 feet apart.
- d. Outdoor storage of recreational equipment as an accessory use may be permitted provided that 85 percent of the site shall be occupied with storage buildings and required yards (setback areas) with not more than 15 percent utilized for outdoor storage of recreational equipment. All outdoor storage areas shall be located only in the rear yard of the site and shall be screened with a completely obscuring masonry wall not less than six feet in height located on the property line where such storage area abuts properties not a part of a mini-warehouse facility. Such outdoor storage area shall not be visible from a public street. All recreational equipment shall be in operable condition and appropriately licensed as may be required for such equipment.
- e. Adequate maneuvering space for fire safety vehicles shall be provided.

Sec. 1840. – Indoor recreational facility

- a. All recreational activities shall be conducted within an enclosed building.
- b. Structures shall be set back 100 feet from any abutting residential district, except the planning commission may reduce the setback to 50 feet where the adjacent residentially zoned property is a public park or recreation area.
- c. The off-street parking, passenger loading/unloading and general size layout and its relationship to the surrounding land uses and roads shall be reviewed by the planning commission, who may impose reasonable restrictions or requirements to insure contiguous residential areas will be adequately protected.
- d. A parking study shall be prepared to determine the required number of parking spaces. The study shall indicate to the maximum capacity of the facility, the maximum number of participants that can be involved in the events, with an overlap between two consecutive events, and the maximum number of spectators. Such study shall utilize parking generation estimates based upon the Institute of Transportation Engineers Parking Generation Manual and also a comparison of three similar facilities in the area.
- e. The applicant shall provide documentation showing that the size of the site is adequate, using national facility standards.
- f. Operational hours may be restricted by the planning commission in consideration of adjacent land uses and zoning. All outdoor activities, including floodlighting, public address systems, etc. must cease at 11:00 p.m.
- g. All buildings shall be permanent structures. Inflated domes are not permitted.

Sec. 1841. - Medical marihuana dispensaries and medical marihuana nurseries

- a. No medical marihuana dispensary or medical marihuana nursery shall be located within 1,000 feet of any other medical marihuana dispensary or medical marihuana nursery nor within 1,000 feet of any of the following uses:
 - (1) Any church, synagogue, mosque or any house of worship.
 - (2) Any school, public or private, having a curriculum including kindergarten or any one or more of the grades one through 12.
 - (3) Any child care organization.
 - (4) Any public library.

- (5) Any residentially zoned district or residential use.
- (6) Any community college, university or professional school.
- b. All activity related to a medical marihuana dispensary or medical marihuana nursery including, but not limited to, growing shall be done indoors in a locked structure.
- c. Medical marihuana dispensary and medical marihuana nurseries shall be operated in compliance with the provisions of the Michigan Department of Community Health and the Medical Marihuana Act MCL 333.26421 et seq.
- d. Smoking, inhalation, or consumption of medical marihuana shall not be allowed on the site of the medical marihuana dispensary or medical marihuana nursery.
- e. No qualifying patients under the age of 18 shall be permitted in the medical marihuana dispensary or medical marihuana nursery at any time except in the presence of qualifying patient's parent or legal guardian or their primary caregiver.
- f. No retail sales of drug paraphernalia are permitted at the medical marihuana dispensary or medical marihuana nursery, except to qualifying patients or their primary caregivers.
- g. Each medical marihuana dispensary or medical marihuana nursery shall display in a manner legible and visible to its clientele:
 - (1) Notice that qualifying patients under the age of 18 are not allowed in the medical marihuana dispensary or medical marihuana nursery except in the presence of his/her parent or legal guardian;
 - (2) No consumption, inhalation or consumption of medical marihuana shall occur within the vicinity of the medical marihuana dispensary or medical marihuana nursery.
- h. Only operators and their employees, qualifying patients, parents or guardians of qualifying patients under 18 years of age, and their primary caregiver may be permitted to enter a medical marihuana dispensary or medical marihuana nursery for the purpose of obtaining medical marihuana or other goods or products associated with its use.
- i. Medical marihuana nurseries can grow a maximum of 72 marihuana plants.

Sec. 1842 – Junkyards

Junkyards and places for dismantling, wrecking and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass and other materials of a similar nature, including processing of materials for recycling, subject to the following conditions:

- a. All ordinances of the township, county and state as applied to these activities are complied with.
- b. No such use shall be allowed within 200 feet of a residential district.
- c. Open burning of materials or the open burning of junk cars shall be prohibited.
- d. Storage areas shall be obscured from public view and the storage area shall be entirely enclosed by an eight-foot obscuring wall or fence.
- e. A site plan in full detail and drawn to scale shall be submitted in accordance with sec. 2115 of the township zoning ordinance.
- f. A plan shall be submitted showing proposed use of property as it relates to abutting properties where such property abuts a district other than an I-3 industrial district.

Sec. 1843 – Outdoor Theaters

Outdoor theaters subject to the following conditions:

- a. The proposed internal design shall receive approval from the building official and the township engineer as to adequacy of drainage, lighting and other technical aspects.
- b. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
- c. The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.
- d. Outdoor theaters shall abut major thoroughfares and points of ingress and egress shall be available only from such major thoroughfare.

Sec. 1844 – Adult entertainment facilities

Because minors are excluded from such facilities by virtue of age, the location of such activities shall be limited to I-C industrial commercial districts, subject to the following conditions:

- a. No adult entertainment facility shall be permitted within 1,000 feet of a church or a public or private school property.

- b. No adult entertainment facility shall be permitted within 1,000 feet of a district zoned for residential use.
- c. All other requirements of the I-C district regarding height, area, setback, screening walls, signs, etc., shall be complied with.
- d. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.

Sec. 1845 – Massage establishments

Massage establishment subject to the following conditions:

- a. No massage establishment shall be permitted within 1,000 feet of a church or a public or private school property.
- b. No massage establishment shall be permitted within 1,000 feet of a district zoned for residential use.
- c. All other requirements of the I-C district regarding height, area, setback, screening walls, signs, etc., shall be complied with.
- d. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary line from which the proposed land use is to be separated.

Sec. 1846 - Pawnbroker, secondhand dealer and junk dealer

Pawnbroker, secondhand dealer and junk dealer facilities subject to the following conditions:

- a. No pawnbroker, secondhand dealer or junk dealer business shall be permitted within 1,000 feet of a district zoned for residential purposes.
- b. Storage of all pawned property, secondhand goods and junk shall be within an enclosed building or within a secured area located on the zoning lot of the principal building.
- c. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.
- d. A license shall be required in keeping with Charter Township of Ypsilanti Ordinance No. 123 as amended—Pawnbrokers, secondhand dealers and junk dealers regulation ordinance.

Sec. 1847 – Tattoo facilities

- a. No tattoo facility shall be permitted within 1,000 feet of a district zoned for residential purposes;
- b. The distances provided in this section shall be measured by the following: a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.

Sec. 1848 - Automobile mechanical component dismantling and recycling

Automobile mechanical component dismantling and recycling subject to the following conditions:

- a. Such operations shall be limited to the dismantling of vehicle mechanical components, such as engines and transmissions, for reuse. The receiving, storage, processing or dismantling of whole vehicles shall be prohibited. There shall be no storage, processing or dismantling of vehicle body parts, frames or tires. There shall be no on-site retail sale of automobile parts.
- b. All operations and storage shall be within an enclosed building and there shall be no outdoor storage.
- c. The lot shall not be located within 200 feet of the boundary of a non-industrial zoning district.

Sec. 1849 - Parole or probation offices

Parole or probation offices subject to the following conditions:

- a. No parole or probation supervisory office facilities shall be permitted within 1,000 feet of a church or a public or private school property.
- b. No such office facility shall be permitted within 1,000 feet of a district zoned for residential use.
- c. No parole or probation supervisory office facilities shall be permitted within 1,000 feet of a state licensed child care facility.
- d. All other requirements of the I-C district regarding height, area, setback, screening walls, signs, and similar mass and area requirements, shall be consistently maintained.

- e. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.

Sec. 1850 - Wireless communication towers and antennas

Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification, they may be permitted by the township board under the conditions specified, and after public hearing by the planning commission held in accord with sec. 2309 and further shall be reviewed as provided in sec. 2119 and after a recommendation has been received from the planning commission. In every case, the uses hereinafter referred to shall be specifically prohibited from any residential districts unless otherwise specified.

These uses require special consideration since they service an area larger than the township, creating problems of control with reference to abutting use districts. Reference to those uses falling specifically within the intent of this section is as follows:

1. Wireless communication towers and antennas:
 - a. *Purpose:* The purpose of this section is to establish general guidelines for the location of wireless communications towers and antennas. The objectives of this section are to encourage the co-location of multiple antennas on a single tower, to consider public health and safety in the location and operation of such towers and antennas, to protect residential areas and land uses from potential adverse impacts of towers and antennas, to limit visual impacts by promoting innovative design and screening of towers and to avoid potential damage to adjacent properties from tower failure by requiring careful engineering and proper location of tower structures.
 - b. *Definitions:*
 - (1) *Abandoned tower or antenna:* An antenna that is not operated for a continuous period of twelve months, or a tower constructed or maintained without an operational antenna shall be considered abandoned.
 - (2) *Alternative tower structure:* Man-made trees, clock towers, bell steeples, utility poles, flagpoles and similar decorative structures that camouflage or conceal the presence of antennas or towers.
 - (3) *AM array:* One or more tower units with a supporting ground system that functions as one AM broadcasting antenna shall be considered as one tower with a perimeter equaling the smallest rectangular figure that can encompass all elements associated with the array. Setbacks and other distances shall be measured from this perimeter. Additional tower units may be added within the perimeter of an approved array by right.
 - (4) *Antenna:* Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital or analog signals, radio frequencies (except radar) or other wireless communication signals.
 - (5) *Amateur radio communications antenna:* An antenna and associated support structure that is owned and operated by a federally licensed amateur radio station operator for personal use.
 - (6) *Backhaul network:* The lines that connect a provider's towers or antennas to one or more switching offices, long-distance providers or public-switched telephone network.
 - (7) *Satellite dish:* An antenna structure designed to receive from or transmit to orbiting satellites.
 - (8) *Tower:* A structure, and any support thereto, designed primarily for the purpose of supporting one or more antennas for wireless communication purposes.
 - c. *Required conditions:*
 - (1) *Reviews and approvals:* Construction, installation, replacement, co-location or enlargement of wireless communication towers and antennas shall be reviewed and approved as indicated in Table 1820.1. Towers and antennas requiring planning commission review shall be subject to special land use approval in accordance with section 2119 (special land uses). Applications, reviews and approvals for wireless communication towers and antennas shall be in accordance with the following:
 - a. The application is considered to be complete when the Planning and Zoning Coordinator or his or her designee makes that determination 14 business days after the Planning and Zoning Coordinator or his or her designee receives the application, whichever is first.

If the Planning and Zoning Coordinator or his or her designee notifies the applicant before the expiration of the 14-day period, that the application is not complete, specifying the information necessary to make the application complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the 14-day period shall be tolled until the applicant submits to the Director of the Office of Community Standards or his or her designee the specified information or fee amount due. The notice shall be given in writing or by electronic notification.

- b. The Planning Commission shall approve or deny the application not more than 60 days after the application is considered complete for wireless communication antennas co-located on an existing tower or 90 days for a new wireless communication tower, unless an extension in time is mutually agreed to between the applicant and the Planning Commission. If the Planning Commission fails to timely approve or deny the application, the application shall be considered approved.
- c. A building permit shall not be issued until Special Conditional Use approval and site plan approval have been granted by the Planning Commission. If no building permit is required, a certificate of occupancy or business license shall not be issued until Special Use approval and site plan approval have been granted by the Planning Commission.
- d. The wireless communication tower or antenna shall not be authorized by the Township Board until Special Conditional Use approval and site plan approval have been granted by the Planning Commission, if required.
- e. After approval for a Special Use has been granted, no change in that use may be made, nor may any addition or change in the building or improvements on the property take place until a new request for approval has been filed with the Planning Commission and the Planning Commission has approved the request for change.
- f. After approval of a Special Use has been granted by the Planning Commission, application for a building permit, or if no building permit is required, application for a certificate of occupancy or business license shall be filed with the building department within 120 days thereafter, or such approval shall automatically be revoked unless an extension is granted. The Planning Commission may grant an extension of the first approval for good causes for a period not to exceed six (6) months.

TABLE 1850.1
REQUIRED REVIEW/APPROVAL

SITUATION/USE	Township Board	Planning Commission	Administrative Permits	Exempt
Construction of cellular and similar communications towers.	✓	✓		
Co-location of antennas on an existing approved tower.			✓	
Replacement or enlargement of an existing tower within allowance of The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L.125.3101 et seq.).			✓	
Enlargement, in excess of permitted in Act 110, The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L. 125.3101 et seq.)	✓	✓		
Construction of an alternative tower structure.	✓	✓	✓	
Installation of antennas on an existing building.	✓	✓	✓	
Installation of satellite dish antennas with a diameter of less than 1.5 meters.				✓
Installation of satellite dish antennas with a diameter of 1.5 meters or larger.			✓	

SITUATION/USE	Township Board	Planning Commission	Administrative Permits	Exempt
Installation of amateur radio communication antennas.			✓	
Installation of new antennas or similar transmission devises on light poles and similar public utility structures in a manner visible from the public way.	✓	✓		
Construction of television, radio, microwave, or public utility transmission towers, antennas, or antenna arrays, unless exempt under applicable federal or state law.	✓	✓		

- (2) *State or federal requirements:* Towers and antennas shall meet or exceed current standards of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other agency of the state or federal government with regulatory authority. Failure to maintain a tower or antenna in compliance with current state and federal standards, or failure to bring such towers or antennas into compliance with revised standards within six months of their effective date, shall constitute grounds for removal of the tower or antenna at the owner's expense.
- (3) *Site requirements and setbacks for wireless communication towers:* The following shall apply to all wireless communication towers, and to antennas located on such towers:
- (a) *Permitted locations by district:* Wireless communication towers shall be permitted in non-residential zoning districts. Such towers may be located in residential zoning districts only on parcels of land over 20 acres in area occupied by an institutional or a public recreational use.
 - (b) *Height:* Towers shall not exceed 150 feet in height as measured from grade-level to the highest point of the tower.
 - (c) *Lot boundaries:* Towers shall be set back from all zoning lot boundaries not less than 100 percent of the height of the tower or antenna. Anchoring cables and associated accessory structures shall satisfy minimum zoning district setback requirements with a minimum setback of 20 feet. If located on the same zoning lot with another permitted use, such towers or structures shall not be located in a front yard or side yard abutting a street.
 - (d) *Residential dwellings:* Towers shall be set back a minimum of 300 feet from the boundary of a parcel with an existing dwelling, except where separated by an interstate highway or otherwise provided for herein.
- (4) *Site requirements and setbacks for antennas located on buildings or similar structures:*
- (a) The principal use is a conforming use in a multiple-family or non-residential zoning district and the building is a conforming structure in the district.
 - (b) The height of the building or similar structure shall be a minimum of 50 feet and the antenna and support structure shall not exceed the height of the building by more than 10 feet.
 - (c) The antenna and support structure shall be set back from the outermost vertical wall or parapet of the building a minimum distance equal to 150 percent of the height of the antenna and support structure.
 - (d) The antenna and support structure shall be securely mounted to the building in a permanent manner.
- (5) *Site requirements and setbacks for amateur radio communications antennas:* The following shall apply to all amateur radio communications antennas:
- (a) One such antenna, with a maximum height of 60 feet and a minimum setback from all lot boundaries equal to 100 percent of its height, shall be permitted per zoning lot.
 - (b) Such antennas shall be accessory to a primary structure on the same zoning lot and shall be located in the rear yard of the zoning lot.
- (6) *Site requirements and setbacks for satellite dish antennas:* The following shall apply to all satellite dish antennas:

- (a) One such antenna, with a minimum setback from all lot boundaries equal to 150 percent of the height of the antenna and support structure, shall be permitted per zoning lot and shall be accessory to a primary structure on the lot.
 - (b) Such antennas shall be located in the side or rear yard of the zoning lot or permanently installed upon the primary structure in a manner not visible from any public right-of-way.
- d. *Required information:* The following information shall be provided with an application for a tower or antenna, in addition to that required by section 2115 (site plan review) or section 2119 (special land uses):
- (1) *Site plan:* The petitioner shall submit a site plan, and elevation drawings of all structures, for review in accordance with section 2115 (site plan review). For multiple locations, the plan shall show the location of all equipment, antennas or towers and shall provide a detail of typical site arrangements. Exterior treatments of all accessory structures shall comply with ordinance requirements for the zoning district in which it is located.
 - (2) *Permission to locate:* The petitioner shall submit copies of a signed lease or other proof, satisfactory to the township attorney, of permission to locate a tower or antenna on the site.
 - (3) *Co-location agreement:* Towers shall be designed and operated in a manner that encourages the co-location of multiple antennas on a single tower. The petitioner for a new tower shall submit a written agreement, transferable to all successors and assigns, stating that the tower operator shall make space available on the tower for co-location. Proposed antenna locations shall be indicated on the site plan.
 - (4) *Insurance certificate:* The petitioner shall submit a valid certificate of insurance, to be renewed annually, listing the Charter Township of Ypsilanti as the certificate holder and naming the Charter Township of Ypsilanti, its past, present and future elected officials, representatives, employees, boards, commissions and agents as additional named insured. The certificate shall also state that if any of the described policies are to be canceled before the expiration date thereof, the issuing company will mail 30 days written notice to the township as certificate holder. The petitioner shall supply a \$1,000.00 cash bond to the township, which may be used to reimburse township administrative expenses in the event the certificate is allowed to lapse.
 - (5) *Removal agreement:* The petitioner shall submit a signed removal agreement and a security bond or letter of credit, satisfactory to the township attorney, for the removal of towers or antennas as applicable. The petitioner shall demonstrate that adequate funds will be available to the township for the removal of such towers or antennas, restoration of the site and associated administrative costs incurred by the township in the event that the petitioner, property owner or their successors fail to remove the tower or antenna in a timely manner as required by this article.
 - (6) *Tax-related information:* The petitioner shall supply to the assessor all tax-related information as requested by the assessor's office for assessment purposes. The assessor's office shall provide notice to the community and economic development department that this condition has been satisfied.
 - (7) *Engineering certification:* Signed certification by a professional engineer, licensed by the State of Michigan, specifying the manner in which the tower or antenna structure will fall in the event of accident, damage or failure and verifying that the setback area provided would accommodate the structure and provide a reasonable buffer from adjacent parcels.
 - (8) *Backhaul network information:* The petitioner shall identify the entities providing the backhaul network for the towers or antennas described in the application and other sites owned or operated by the applicant in the township.
- e. *Criteria for approval of new towers and antennas:* The following criteria for approval shall be found to exist for all tower or antenna installations:
- (1) *Operating requirements:* The petitioner shall demonstrate that operating requirements necessitate locating within the township and the general area and shall provide evidence that existing towers, structures or alternative technologies cannot accommodate these requirements.
 - (2) *Engineering requirements:* The petitioner shall demonstrate that existing towers or structures are not of sufficient height or structural strength to meet engineering requirements, or are not located in a geographic area that meets these requirements.
 - (3) *Impact on adjacent residences:* Nearby residential districts and uses will not be negatively influenced by the location of the tower or antenna.
 - (4) *Site characteristics:* Topography, vegetation, surrounding land uses, zoning, adjacent existing structures and other inherent site characteristics are compatible with the installation of towers or antennas on the site.
 - (5) *Site design:* Tower design, lighting, color, construction materials, landscaping, screening and other design elements are in compliance with township ordinances and established land use policies. Wireless communication towers and associated ground

equipment shelter areas shall be designed, constructed and maintained in a manner that accommodates the co-location of multiple antennas on a single tower.

(6) *Security:* Wireless communication towers and associated ground equipment shelter areas shall be secured against unauthorized entry and shall be completely enclosed by an ornamental or industrial fence of not less than six feet in height.

- f. *Tower address:* Each tower shall be designated with a specific and unique mailing address.
- g. *Existing towers and antennas:* A tower or antenna for which a building permit has been properly issued prior to the effective date of this ordinance shall be allowed to continue to be used as it presently exists, provided that such towers or antennas are maintained in a structurally safe condition, in accordance with section 2107.1b(2) [state and federal requirements] and in compliance with township ordinances and conditions of approval in effect when the building permit was issued.
- h. *Removal of abandoned towers and antennas:* Abandoned towers or antennas shall be removed by the owner within 90 days of receipt of notice from the township notifying the owner of such abandonment. Failure by the owner to remove abandoned towers or antennas shall be grounds for the township to seek court approval for such removal at the owner's expense.
- i. *Rescinding approval of a wireless communication tower or antenna:* Failure of the owner, operator or lease holder of an approved tower or antenna to renew or replace any required bonds or insurance certificates, to maintain and operate the tower or antenna in compliance with state and federal requirements, approved permits, site plans or conditions of special land use approval or to provide information to the township about the tower or antenna as required by this article or conditions of special land use approval shall be grounds for the township board to rescind any previous approval to construct or operate the tower or antenna. Such action shall be subject to the following:
 - (1) *Public hearing:* Such action may be taken only after a public hearing has been held pursuant to reasonable advance notice, at which time the owner, operator or lease holder of the tower or antenna shall be given an opportunity to present evidence in opposition to rescission.
 - (2) Subsequent to the hearing, the township board's decision with regard to the rescission shall be made and written notification provided to said owner, operator or lease holder of the tower or antenna.

Sec. 1851 - Railroad lines, rail spurs and similar rail transport access facilities

Railroad lines, rail spurs and similar rail transport access facilities may be permitted in any district subject to the following conditions:

- a. The planning commission, after public hearing, shall recommend and the township board shall determine that operating requirements necessitate the locating of said facilities in the district in order to adequately service the township.
- b. The proposed design, location, drainage and other technical aspects of such facility shall be approved by the township engineer.
- c. When such facilities are proposed to be located within any district, other than an I-1, I-2 district, I-3 or I-C, the planning commission shall review and approve such facilities to insure a satisfactory and harmonious relationship between such development and adjacent land uses (existing and proposed).
- d. In reviewing such development and prior to approval, the planning commission may require the development of such screening devices, access roads, and setbacks as will assure safe and convenient vehicular circulation and sound land use arrangements.

Sec. 1852 - Private or public recreation vehicle campgrounds.

Recreation vehicle campgrounds are intended to provide sites for persons seeking a temporary location for vacation or recreation purposes with recreational units such as, but not limited to: tents, travel trailers, camping trailers, motor homes, truck campers, slide-in campers and chassis-mounted campers. It is recognized that there are areas contained in the community that were subjected to extensive mining operations formerly for sand and gravel with little or no concern given to its ultimate reclamation and reuse. Recreation vehicle campgrounds are considered to be an adaptable use for these areas that due to present grade elevations, drainage conditions, headwall slopes and the like that otherwise could not be developed soundly as a conventional residential subdivision. Therefore, it is the intent of this ordinance to permit recreation vehicle campgrounds to be located so as to allow reasonable use of these areas and provide a transition of use between extensive nonresidential areas, i.e., light and heavy industrial uses and single-family residential areas. Recreation vehicle campgrounds shall further be subject to the following conditions:

- a. *Locational requirements.*
 - (1) Parcels being proposed for recreation vehicle campgrounds may be permitted in the R-4 one-family residential district when said recreation vehicle campgrounds afford a buffer to I-1, I-2, and/or MH districts and single-family districts. A recreation vehicle campground shall not be bounded on more than three sides by a single-family residential district, except that the planning commission and township board may waive this requirement where it can be shown that the abutting property will be developed for nonresidential purposes or for another recreation vehicle campground.

- (2) The site shall have direct access to a major thoroughfare, as designated on the major thoroughfare plan, and with appropriate frontage thereon to provide for the design of entrances and exits.
- b. *Site conditions.* Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.
 - c. *Uses permitted.* Uses such as, but not limited to, campground sites, management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities, parking areas and other uses and structures customarily found incidental to this use, shall be permitted. Such uses shall be restricted in their use to occupants of the site, except that temporary storage of recreational vehicles may be permitted upon the site when it can be clearly demonstrated that such storage is ancillary to the recreation vehicle campgrounds and subject to the conditions set forth under [subsection] g. (5) of this subsection 3.
 - d. *Height and area requirements.*
 - (1) No building or structure hereafter erected or altered in a recreation vehicle campground shall exceed a height of one-story or 14 feet.
 - (2) Recreation vehicle campgrounds shall be permitted only on parcels of 25 acres or more.
 - (3) Each campground site shall have a minimum 40-foot road frontage and a minimum area of at least 2,400 square feet.
 - e. *Yard and setback requirements.*
 - (1) No campground site shall be located closer than 200 feet to the right-of-way line of a major thoroughfare and 100 feet to the campground boundary when it abuts or is adjacent to a residential district. Where the campground abuts or is adjacent to a nonresidential district, no campground site shall be located closer than 35 feet.
 - (2) No service building or any other similar structure shall be located closer than 250 feet to a major thoroughfare or campground boundary.
 - f. *Buffers and landscaping.*
 - (1) A greenbelt 20 feet in width and six feet in height shall be located and continually maintained along all campground borders. Where the campground borders a residential district, this greenbelt will provide a total obscuring effect. This greenbelt shall consist of such materials as trees and shrubs to provide privacy to occupants of the site and to visually shield the recreation vehicle campgrounds from surrounding property. Earthen berms are encouraged to be used to achieve this purpose.
 - (2) A chainlink fence of not less than four nor more than six feet in height shall be erected on the boundary line where any portion of the campgrounds abuts or is adjacent to a single-family residential district.
 - g. *Other conditions.*
 - (1) All sanitary sewage and water facilities including connections provided to individual campground sites, shall meet the requirements of the Ypsilanti Township sewer and water departments and the Michigan state health department.
 - (2) Entrances and exits from county or state highways shall have the prior written approval of the highway authority having jurisdiction within the township.
 - (3) The campgrounds shall be located on a well-drained site properly graded to insure rapid drainage and freedom from stagnant pools.
 - (4) All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from abutting or adjacent properties.
 - (5) Areas provided for the storage of recreational vehicles may be permitted subject to the following:
 - (a) The area shall be enclosed with a chainlink fence of not less than five feet in height.
 - (b) A minimum setback distance of 250 feet is maintained from any abutting or adjacent residential district.
 - (c) Any areas established for this purpose shall not be more than ten percent of the total campgrounds.
 - (6) Occupants of any rented campground site shall not remain in the same recreation vehicle campground for more than 15 consecutive days within any calendar year.
 - (7) The licensee shall provide a sufficient number of containers for the storage of garbage and other refuse, and provide for the transportation of garbage and refuse, not less than once each week at the licensee's own expense to a licensed sanitary landfill.
 - (8) All recreational vehicle campground developments shall further comply with Act No. 171 of the Public Acts of Michigan of 1970 (MCL 325.651 et seq., MSA 14.447(121) et seq.), as amended.

- h. *Procedures, permits and occupancy.* To construct a recreation vehicle campground of facilities herein, a person shall:
 - (1) Obtain a health permit from the Michigan state health department.
 - (2) Present a plot plan to be approved by the planning commission and township board. No variance from this plan may be made without the approval of the planning commission and township board.
 - (3) Obtain a construction permit from the Michigan state health department in the manner prescribed by Act No. 171 of the Public Acts of Michigan of 1970 (MCL 325.651 et seq., MSA 14.447(121) et seq.), as amended from time to time.
 - (4) Obtain necessary building permit from township building inspector.
 - (5) Obtain an annual license from the Michigan state health department in the manner prescribed by Act No. 171 of the Public Acts of Michigan of 1970 (MCL 325.651 et seq., MSA 14.447(121) et seq.), as amended from time to time.
 - (6) Obtain from the township building inspector a certificate of occupancy and compliance as provided for in article [section] 2304.

Sec. 1853 - Storage of recreation vehicles

- a. *Locational requirements.*
 - (1) Recreational vehicle storage may be allowed in the MH mobile home park district when such district abuts an established mobile home park. Such MH district utilized for recreational vehicles storage shall not be bounded on more than two sides by any single-family residential district, except that the planning commission and township board may waive this requirement where it can be shown that the abutting property will be developed for nonresidential purposes or for a mobile home park.
 - (2) The site for recreational vehicle storage shall have direct access to a major thoroughfare, as designated on the major thoroughfare plan.
 - (3) Recreational vehicle storage shall not be permitted within a mobile home park.
- b. *Uses permitted.* The storage of unoccupied recreational vehicles shall be permitted.
- c. *Height requirements.* No building or structure shall hereafter be erected which shall exceed a height of one-story or 14 feet.
- d. *Yard and setback requirements.*
 - (1) No recreational vehicle storage shall be located closer than 100 feet to the right-of-way line of a major thoroughfare and 100 feet to the district boundary where it abuts or is adjacent to a residential district. Where the vehicle storage on the site abuts or is adjacent to a nonresidential district or to an MH district, no vehicle storage shall be located closer than 20 feet.
 - (2) No service building or any other similar structure shall be located closer than 100 feet to a major thoroughfare or MH district boundary.
- e. *Buffers and landscaping.*
 - (1) A greenbelt 20 feet in width and six feet in height shall be located and continually maintained along all borders. Where the storage area borders a residential district, this greenbelt will provide a total obscuring effect. This greenbelt shall consist of such materials as trees and shrubs to visually screen the recreational vehicle storage area from surrounding property. Said greenbelt shall be located inside fences which enclose the storage area.
 - (2) A chainlink fence or other secure fence of not less than five [and] no more than eight feet in height shall be erected to completely enclose the recreational vehicle storage area.
- f. *Other conditions.*
 - (1) All sanitary sewage and water facilities shall meet the requirements of the Ypsilanti Township sewer and water departments and the Michigan state health department.
 - (2) Entrances and exits from county or state highways shall have the prior written approval of the highway authority having jurisdiction within the township.
 - (3) The recreational vehicle storage area shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools.
 - (4) All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from abutting or adjacent properties.
 - (5) The site plan shall receive the review and approval of the fire department for access lanes for firefighting equipment.
- g. *Review and permit.*
 - (1) A site plan shall be submitted for review and approval of the township, all in accord with section 2115 of this ordinance.

- (2) A building permit and certificate of occupancy shall be required for a recreational vehicle storage area.

Sec. 1854 - Sand and gravel excavation

The removal of sand and/or gravel or similar materials by excavation, stripping, mining or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading and sorting operations, may be carried on within the limits of I-2 districts provided all conditions herein required are met. All extraction from new pits begun subsequent to the effective date of this ordinance shall be washed, graded and further processed and/or stored within the limits of the approved extraction area, and no natural resource extracted outside the limits of the approved extraction area shall be brought in for washing, grading or further processing. Resource-related industries including, but not limited to, concrete batching plants and asphalt mix plants shall not be permitted as a part of a plan for sand and gravel excavation.

- a. *Filing of petition.* Petitions for the granting of permits for natural resources operations shall be filed with the building official by the owners and leaseholders, if any, of the land proposed for natural resources development. Petition shall be submitted on letter form, fully supplemented by data, maps and aerial photographs specified, and shall be accompanied by a fee as established by resolution of the township board. A permit for such use may be issued for a one-year period by the township board after recommendation by the planning commission. Unless the owner of the petition ignores and/or violates the restoration plan, the permit is automatically renewable for one-year periods. Petitions shall be accompanied by the following:
 - (1) Vertical aerial photograph, enlarged to a scale equal to one inch equals 200 feet, from an original photograph at a negative scale no smaller than one inch equals 1,000 feet. Area covered by the vertical aerial photograph shall include:
 - (a) All land requested in the petition.
 - (b) All contiguous land which is, or has been, used by the owner or leaseholder applicant for any extraction, treatment and/or storage.
 - (c) All public roads which can provide first point of access.
 - (d) The boundaries of the above listed items (a) through (c) shall be delineated on the aerial photograph and clearly marked as to [items] (a), (b) and (c).
 - (2) Identification survey, prepared by an engineer or surveyor certified by the State of Michigan to prepare such plats, drawn to a scale of one inch equals 200 feet, shall be submitted in five copies. This survey shall include:
 - (a) Boundary of entire tract by courses and distances.
 - (b) Boundary of exact area being petitioned for in permit.
 - (c) Means of vehicular access to the proposed operation.
 - (3) Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such. Data to be provided shall include:
 - (a) Hydrological data:
 - (i) Groundwater levels;
 - (ii) Rainfall data;
 - (iii) Capacity of streams and rivers on or in close proximity to site.
 - (b) Lake level data. General engineering information related to pumping spillways, debris basins, irrigation systems.
 - (c) Soil erosion and sediment control plan construction in a manner consistent with the letter and spirit of Act No. 347 of the Public Acts of Michigan of 1972 (MCL 282.101 et seq., MSA 13.1820(1) et seq.), as amended, and any applicable local ordinances and requirements.
 - (d) General soils data:
 - (i) Soil type;
 - (ii) Soil erodability;
 - (iii) Stability of existing and proposed slopes.
 - (e) Contour map of the reclaimed site at two-foot intervals.
 - (f) Location of all stream flow points:
 - (i) Inflow points;
 - (ii) Outflow points;
 - (iii) Catchment areas.
 - (4) A detailed plan for the extraction of the natural resources deposits. Such plans shall include a timetable for various stages of the operation and shall be accompanied by a

restoration plan indicating how the natural resources area will be reused in a manner compatible with the township master plan for future and use. The restoration plan shall include:

- (a) Proposed use of restored natural resources area.
- (b) Proposed topography drawn as contours at an interval of two feet and indicating water bodies or other major physical features.
- (c) Delineation of areas intended to be partitioned or subdivided, including the proposed layout.
- (d) All excavation shall be made either to a water-producing depth of at least ten feet below the low water mark for at least 80 percent of the water area, or shall be graded or backfilled with noxious-free, noninflammable, and noncombustible materials to secure [insure]:
 - (i) That the excavated area shall not collect and permit to remain therein stagnant water; or
 - (ii) That the surface of such area which is not permanently submerged is graded or backfilled as necessary so as to reduce the peaks and depression thereof, and so as to produce a gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.
- (e) The banks of all sand and gravel excavations shall be sloped to the water line in a water-producing excavation, and to the pit floor in a dry operation, at a slope which shall not be less than five feet horizontal to one foot vertical and said banks shall be restored with vegetation in a manner set forth hereunder.
- (f) Vegetation shall be restored by the use of sufficient soil and overburden and by appropriate seeding of grasses or planting of shrubs or trees in all parts of said reclaimed mining area where such area is not to be submerged under water or within 25 feet of the shoreline as hereinabove provided.
- (g) In the event filling of the mined area is necessary during rehabilitation, said fill material shall be nonorganic only.
- (h) Upon cessation of mining operations by abandonment or otherwise, the operator, within a reasonable period of time not exceeding 12 months thereafter, shall remove all plant structures, buildings, stockpiles and equipment, unless such building or structures can be lawfully used in the district in which the same are located.

b. *Review of permit application.*

- (1) The building official shall be responsible for receiving and processing all applications for permits. His office shall accept for filing only applications completely documented as herein required.
- (2) The building official shall be responsible for coordinating the several separate inspections as required herein.
- (3) The township board shall be authorized to approve the manner and order of restoration of proposed new excavation. So as to assure faithful restoration of the area, the petitioner shall deposit with the clerk cash, a certified check or irrevocable bank letter of credit, whichever the petitioner selects, or a surety bond acceptable to the township board; the amount of such deposit shall be established by the township board based upon an estimate by the township engineer and shall be sufficient to finance restoration of the disturbed area.

This deposit shall be submitted by the petitioner prior to the issuance of any permit, and shall be held in escrow by the township until restoration is completed and has been approved by the township board.

So as to prevent undue hardship, the township board may, at its discretion, approve bonds for areas less than the total acreage applied for. However, at no time shall any excavation be undertaken unless and until sufficient bond has been deposited to ensure restoration of the area to be disturbed.

In the event of deviation from an approved extraction and/or restoration plan, the building official shall notify the permit holder of a violation. Failure to correct said violation within 30 days shall automatically void any permits issued and/or prevent the issuance of new permits until such time as the deviation has been corrected in keeping with requirements set forth by the township board. Appeals from a decision of the building official shall, in regard to an alleged violation, be directed to the township board.

c. *Specific operating requirements.*

- (1) *Setback.* Excavation, washing and stockpiling of extracted material shall not be conducted closer than 75 feet to the outer boundary of the approved extraction area. Fifty feet of the setback area shall not be used for any use in conjunction with a natural resources operation except public notice signs identifying occupation. Access roads

may occupy 25 feet of the outer boundary setback. Greenbelt plantings and landscaping shall be provided in the setback area as required by the township board. Said setback may be varied by the board of appeals when the outer boundary of the approved extraction area abuts a body of water. In granting said variance, the board of appeals shall establish a specific setback so as to secure public safety.

- (2) *Building line for operation structures.* To reduce the effects of airborne dust, dirt and noise, all equipment for sorting, crushing, loading, weighing and other operations structures shall not be built closer than 300 feet from any public street right-of-way or from any adjoining residentially zoned district.
- (3) *Frontage and access.*
 - (a) Each tract of land for sand or gravel extraction shall have a minimum frontage on a major or secondary thoroughfare (a thoroughfare of at least 86 feet of right-of-way, existing or proposed) of at least 500 feet, except that the township board may approve a lesser frontage minimum if written consent of owner in fee of adjoining property is first secured.
 - (b) All means of access to and from the property shall be by way of class A roads as designated by the Washtenaw County road commission. Such road shall be designated as a major or secondary thoroughfare on the township future land use plan.
- (4) *Fencing.* Any excavation which operation results in, or produces for a period of one month, collections of water, or slopes as described below shall be subject to the following safety requirements:
 - (a) Where slopes steeper than 30 degrees exist for a period of one month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six feet high, at least 50 feet outside the edge of the excavation, with suitable gates controlling access to the excavation area.
 - (b) Where collections of water are one foot or more in depth for any period of at least one month, and occupying an area of 200 square feet or more, access to such collections shall be similarly fenced, as required in subparagraph (a) above, for slopes.
 - (c) In those instances where the sand or gravel extraction area is situated in marginal land areas consisting of swampland or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the township board may determine as requiring fencing so as to secure safety. The township board may require the posting of signs "Keep Out - Danger" as needed.
- (5) *Access roads.* All private access roads shall be treated so as to create dustfree surface for a distance of 300 feet from any public access road.
- (6) *Slopes.* Finished slopes of the banks of the excavation shall in no event exceed a minimum of five feet to one foot (five feet horizontal to one foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five feet. Said slopes shall be met as the work in any one section of the excavation proceeds, and the time for completion of said slopes shall not extend beyond one year's time from the date of beginning; provided, that the township board may extend the above one-year period to such longer period as satisfactory under the circumstances.

Sufficient topsoil shall be stockpiled on the site so that the entire area, when excavation operations are completed, may be re-covered with a minimum of six inches of topsoil, and that such replacement of topsoil shall be made immediately following the termination of excavating operations. So as to prevent erosion of slopes, all replaced topsoil shall immediately be planted with grass or other plant material acceptable to the township board.
- (7) *Explosives.* The use of explosives shall be done in accordance with the Regulations for Storage and Handling of Explosives, as published by the Michigan State Police, Fire Marshal Division, East Lansing, Michigan.
- (8) *Site plan review.* All uses proposed for sand and gravel extraction areas shall be further subject to the requirements of section 2115, "Site Plan Review" of this ordinance, as applicable.

Sec. 1855 - Farms with sales and entertainment facilities

Farms with sales and entertainment facilities utilized in promotion of on-site farm product sales may be permitted in residential R-1 districts subject to the following conditions:

- a. Any sales and entertainment facilities shall have direct access to a major or secondary thoroughfare by means of drives or roads which directly service the facility from the major or secondary thoroughfare. Minor streets shall not be utilized for access to such facilities.
- b. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval. Such plan shall show the intended use and location of all buildings and structures,

growing areas, parking facilities, roads and drives to be utilized by the public, pedestrian circulation, location of service areas for various facilities and transition plantings and/or screening devices.

- c. Crop growing areas of a depth of not less than 200 feet shall be provided on those sides of the property not abutting the major or secondary street servicing the farm.
- d. Greenbelt tree plantings or other effective visual screening shall be provided where off-site abutting residential properties are occupied with dwelling structures within 200 feet of any area on the site occupied with sales or entertainment facilities.
- e. All parking shall be provided off the street or road right-of-way.
- f. Noise levels shall not exceed 65 decibels at the property line of the farm where adjacent property has a dwelling unit within 200 feet of the property line nor shall it exceed a maximum of 75 decibels at any other property line.
- g. Hours of operation of any outdoor entertainment facilities shall be limited to reasonable hours.

Sec. 1856 - Racetracks (including midget auto and karting tracks) and dirt tracks

Because racetracks and dirt tracks develop a concentration of vehicular traffic in terms of ingress and egress from their parking area and cause noise levels which may project beyond the property so used, they may be permitted in I-2 districts when located adjacent to a major thoroughfare 120 feet wide or greater and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question, and shall be subject further to the following conditions and such other controls as the planning commission deems necessary to promote health, safety and general welfare in the township:

- a. A site size of not less than 20 acres shall be provided.
- b. All parking shall be provided as off-street parking within the boundaries of the development.
- c. All access to the parking areas shall be provided from roads which have a right-of-way of not less than 120 feet in width.
- d. All sides of the development not abutting a major thoroughfare 120-foot right-of-way or greater shall be provided with a 20-foot greenbelt planting and fence, wall or earth berm so as to obscure from view all activities within the development. The planting shall be in accord with section 2108.
- e. A track shall not be located closer than 500 feet to any residence on property other than the site on which the tract is located.
- f. Dust shall be controlled so as not to be noticeable beyond the property line of the property on which the track is located.
- g. Noise levels shall comply with section 2120, paragraph 5 of this ordinance.
- h. The track area shall be fenced.
- i. Grading on the site which involves one or more acres shall require a building permit and shall comply with State of Michigan Act 347 of 1972, the Soil Erosion and Sedimentation Control Act of 1972, and with applicable Charter township ordinance.

Sec. 1857 - Outdoor spat ball, simulated war games and similar activities

Outdoor spat ball, simulated war games and similar activities may be permitted in I-2 industrial districts subject to the following conditions:

- a. A minimum site size of not less than ten acres shall be provided.
- b. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding area.
- c. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval in accord with sec. 2115. The site plan shall show the layout of the proposed use designating activity areas, location of all buildings and structured parking facilities, roads and drives to be utilized by the public, pedestrian circulation, location of service areas and transition plantings and/or screening devices.
- d. The facility shall abut a major thoroughfare and shall provide all vehicle access to the facility from such abutting thoroughfare.
- e. The property line of any such facility shall not be located within 200 feet of any residential dwelling or within 200 feet of any residential district.
- f. A setback of 50 feet for all activity areas on the site shall be provided. Activities on the site shall in no way extend beyond the property line of the site.
- g. Noise levels shall not exceed 65 decibels at any property line of the site.
- h. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m.
- i. Devices for the transmission of sound, voices or music shall be so directed as to prevent such sound from being audible beyond the property lines of the site.

- j. The township board may impose such reasonable conditions as it deems necessary to protect the public health, safety and general welfare from excessive noise, traffic, obnoxious odors and any detrimental effects from the operation of the facility.

Sec. 1858 - Garbage, refuse and rubbish transfer stations

Garbage, rubbish and refuse transfer stations may be permitted in I-2 and I-3 industrial districts. The township board may grant a use permit under such conditions as it deems necessary for the protection of the public health, safety and general welfare, including but not limited to the following:

- a. The proposed use must be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.
- b. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use and uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the township board shall consider amongst other things: convenient routes for traffic; the relationship of the proposed use to main traffic thoroughfares and to streets and road intersections; vehicular turning movements in relation to routes of traffic flow; location and access of off-street parking and the general character and intensity of the existing and potential development of the neighborhood. All driveways and parking areas on the site should be hard-surfaced to specifications of engineering department.
- c. The location and height of buildings or structures and the location, nature, and height of doors, walls and fences must be such that the proposed use will not have a detrimental effect upon the neighboring property or the neighboring area in general, nor impair the value of neighboring property, nor interfere with or discourage the appropriate development and use of adjacent land or buildings or unreasonably affect their value. Such building shall be completely enclosed.
- d. The standards of density and required open spaces for the proposed use shall be at least equal to those required in the I-2 zoning district or at least equal to those prescribed in the special requirements relating to the proposed use, whichever is the greater.
- e. The location, size, intensity, site layout and periods of operation of any such proposed use must be designated to eliminate any possible nuisance likely to emanate therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration smoke or lights.
- f. The proposed use must provide for proper yard space, parking facilities loading space, percentage of lot coverage, protective walls, size of buildings, lot area and width and other requirements of this ordinance.
- g. The proposed use must be in accord with the spirit and purpose of this ordinance and not be inconsistent with or contrary to the objectives sought to be accomplished by this ordinance and principles of sound planning.
- h. The following conditions shall be prohibited:
 - 1. Incineration or open burning in the building or on the site shall be prohibited.
 - 2. Overnight storage of any refuse material in the building shall be prohibited.
 - 3. Dumping or storage of any material on the site outside the building at any time shall be prohibited.
- i. The township board may impose such reasonable conditions as it deems necessary to protect the public health, safety, and general welfare from excessive noises, excessive traffic patterns, obnoxious and unhealthy odors, and any detrimental effects from the general operation of such transfer station.
- j. The township board may impose additional conditions and safeguards as it deems necessary to minimize the adverse effects of such an installation on the character of the surrounding area.

Sec. 1859 - Lighted outdoor commercial sports centers

Because lighted outdoor commercial sports centers, including baseball and other intense activities, possess the unique characteristic of often being used late into the night while attracting large numbers of spectators and attendant vehicular traffic in conjunction with ingress and egress to parking areas, these uses may be permitted only in I-2 industrial districts subject to the following conditions:

- a. Outdoor commercial sports centers shall be permitted only upon parcels of land zoned I-2 which are surrounded by similarly zoned property on all sides, except a side abutting a major thoroughfare of 120 feet of right-of-way or greater.
- b. Because it is of primary concern to the township to preserve large areas of industrial property for industrial uses, the township when considering approval of such a use shall take into account the compatibility of the lighted outdoor commercial sports center with existing and future industrial development.
- c. In determining the number of parking spaces required to accommodate the lighted outdoor commercial sports center, the township board may take into account the hours of operation

and types of activities conducted upon the site. The minimum parking requirements for baseball facilities shall be no fewer than 75 spaces for each of the first four baseball diamonds plus 50 spaces for each additional baseball diamond.

- d. The proposed internal site design of the facility shall meet all standards of the township and other affected governmental agencies, including but not limited to those standards pertaining to proper drainage, lighting, hard surfacing, and other engineering standards.
- e. Points of ingress and egress shall be available to the complex only from abutting major thoroughfares of 120 feet of right-of-way or greater. The site shall comply with all standards of the township and other affected governmental agencies relative to driveways, acceleration and deceleration lanes, and related items.
- f. The use and parking area shall be screened from adjacent major thoroughfares with berms and other approved landscaping.
- g. All lighting used to illuminate the area shall be installed so as to be confined within and directed upon the site.
- h. Devices for the transmission of broadcasting of voices or music shall be so directed as to prevent said sound from being audible beyond the lot lines of the site.
- i. Storage buildings, restroom facilities, facilities for the sale and consumption of food, beverages and refreshments and other similar accessory uses shall comply with all standards of the township and other affected governmental agencies. Such accessory facilities shall operate only during the hours of operation of the principal use of the property.

Sec. 1860 - Wastewater treatment plants

Wastewater treatment plants may be permitted in the I-3 industrial district and the I-C industrial commercial district. The township board may grant a use permit under such conditions as it deems necessary for the protection of the public health, safety and general welfare, including but not limited to the following:

- a. There shall be a demonstrated need in the community for such facility.
- b. The proposed plant shall be designed and located within an area where the impacts shall be limited in terms of visual impacts, odors and surrounding land use character.
- c. The location, size, operation and design shall utilize measures to eliminate any possible nuisance likely to emanate therefrom, which might be noxious to the occupants of any other nearby use, whether by reason of odors, fumes or lights. Such measures shall include implementation of odor control measures.
- d. Any such use shall conform to current standards established by the U.S. Environmental Protection Agency and the Michigan Department of Environmental Quality.
- e. The township board may impose such reasonable conditions as it deems necessary to protect the public health, safety and general welfare from obnoxious and unhealthy odors, visual impacts and any detrimental effects to the character of the surrounding area.

Sec. 1861 - State-licensed residential child and adult care facilities

State-licensed child and adult care facilities, as defined in Article 2, Definitions, shall meet the following regulations:

- a. These facilities, except for adult/child family day care homes, shall be registered with the Ypsilanti Township Community Development Department and shall continually have on file with the township documentation of a valid license as required by the state.
- b. Since the state law preempts in this area, these facilities shall be brought into compliance with all state building and fire codes pursuant to State Licensing Rules R400.1831—R400.1835. Documentation of such compliance with state requirements shall be provided.
- c. The site shall comply with the sign provisions of section 2109.
- d. Off street parking shall be provided for the number of employees on site at any one time.
- e. If located in a single-family residential district, the building shall have an appearance which is nonintrusive and consistent in color, materials, roof-line and architecture, as determined by the planning commission.
- f. Documentation of sufficient indoor classroom, crib or play area meeting state requirements shall be provided. Documentation of approved areas, as licensed by the state, shall be provided.
- g. There shall be sufficient outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a four-foot tall fence, provided that no fence shall be located in a front yard.

Sec. 1862. – Towing services

Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots, subject to the following:

- a. All repair work on vehicles and equipment associated with the use shall be conducted completely within an enclosed building.
- b. Outdoor storage of vehicles and equipment associated with the use is permitted, provided that the site includes a building of at least 500 feet of gross floor area for office use in conjunction with the use.

Sec. 1863. – Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies

Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential or business districts, and on any yard abutting a public thoroughfare. In any I-1 district, the extent of such fence or wall may be determined by the planning commission on the basis of usage. Such fence or wall shall not be less than five feet in height, and may, depending on land usage, be required to be eight feet in height. A chain link-type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence.

SECTION 21. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XX: Township Zoning Ordinance Article XX, “Schedule of Regulations” by amending Section 2000 “Schedule limiting height, bulk, density and area by zoning district, residential districts”, and Notes to schedule of regulations d,g, m through aa, as follows:

ARTICLE XX. - SCHEDULE OF REGULATIONS

Sec. 2000. - Schedule limiting height, bulk, density and area by zoning district, residential districts:

Zoning District (aa)	Minimum Zoning Lot Size Per Unit (b, v, y)		Maximum Height of Structures		Minimum Yard Setback (per lot in feet) (d, I, j, k, s, t, u, x)				Minimum Ground Floor Area Per Unit (sq. Ft)	Maximum % of Lot Area Covered (by all buildings)
	Area in Sq. Ft. (a, w)	Width in Feet (c)	In Stories	In Feet (g)	Front	Side (n)		Rear		
						Least	Total of Two			
R-1 one-family residential	32,500	100	2	25	25	12(e)	25	35	1 story 1,200 2 story 900	30
R-2 one-family residential	21,780	90	2	25	25	10(e)	20	35	1 story 900 2 story 720	30
R-3 one-family residential	14,000	80	2	25	25	5(e)	16	35	1 story 720 2 story 600	30
R-4 one-family residential	8,400	60	2	25	25	5(e)	16	35	1 story 720 2 story 600	30
R-5 one-family residential	5,400	50	2	25	20	5(e)	16	35	1 story 720	35

Zoning District (aa)	Minimum Zoning Lot Size Per Unit (b, v, y)		Maximum Height of Structures		Minimum Yard Setback (per lot in feet) (d, l, j, k, s, t, u, x)				Minimum Ground Floor Area Per Unit (sq. Ft)	Maximum % of Lot Area Covered (by all buildings)
	Area in Sq. Ft. (a, w)	Width in Feet (c)	In Stories	In Feet (g)	Front	Side (n)		Rear		
						Least	Total of Two			
									2 story 600	
RM-1 multiple-family	(f)	—	2	25	30(l)	30(l)	60(l)	30(l)	Eff. 350 1 br. 500 2 br. 700 3 br. 900	15
RM-2 multiple-family	(f)	—	3	35	30(l)	30(l)	60(l)	30(l)	4 br. 1,100	25
RM-3 multiple-family	(f)	—	4	45	40(l)	40(l)	80(l)	50(l)	Eff. 350 1 br. 500 2 br. 700 3 br. 900	15
RM-4 multiple-family	(f)	—	No maximum (h)		50(l)	50(l)	100(l)	50(l)	4 br. 1,100	15
RM-5 townhouse residential	(f)	—	3	35	10 (z)	10		10	Minimum total area/unit: 1,000	None
MHP mobile home park	5,500	(r)	(r)	25(r)	(r)	(r)	(r)	(r)	600(r)	(r)
PD planned development	See article XIX for standards									

Sec. 2001. - Schedule limiting height, bulk, density and area by zoning district, commercial, office and industrial districts:

Zoning District	Minimum Zoning Lot Size Per Unit		Maximum Height of Structures		Minimum Yard Setback (per lot in feet) (d, i, j, k, o,s,x)				Minimum Ground Floor Area Per Unit (sq. Ft)	Maximum % of Lot Area Covered (by all buildings)
	Area in Sq. Ft. (a)	Width in Feet (c)	In Stories	In Feet (g)	Front	Side (n)		Rear		
						Least	Total of Two			
OS-1 office space	None	None	2	25	20	(m)	(m)	20	None	None

Zoning District	Minimum Zoning Lot Size Per Unit		Maximum Height of Structures		Minimum Yard Setback (per lot in feet) (d, i, j, k, o,s,x)				Minimum Ground Floor Area Per Unit (sq. Ft)	Maximum % of Lot Area Covered (by all buildings)
	Area in Sq. Ft. (a)	Width in Feet (c)	In Stories	In Feet (g)	Front	Side (n)		Rear		
						Least	Total of Two			
B-1 local business	None	None	2	25	20	(m)	(m)	20	None	None
B-2 community business	None	None	3(q)	30(q)	70	(m)	(m,n)	(n)	None	None
B-3 general business	None	None	2	25	20	(m)	(m)	20	None	None
IRO industrial, research, office	None	None	3(q)	30(q)	50	20	40	(p)	None	None
I-1 light industrial	None	None	(q)	40(q)	40	20	40	40(p)	None	None
I-2 general industrial	None	None	(q)	50(q)	50	40	80	50(p)	None	None
I-3 industrial	None	None	(q)	40(q)	50	40	80	50(p)	None	None
I-C industrial commercial	None	None	(q)	50(q)	50	40	80	50(p)	None	None
P-1 vehicular parking	See article XII for standards									
PD planned development	See article XIX for standards									

Notes to schedule of regulations:

- (d) For all uses permitted other than single-family residential, i.e., places of worship, schools, etc., the setback shall equal the height of the main building or the setback required in section 402 or 2000, whichever is greater.
- (g) The following kinds of structural appurtenances may exceed the height limitations for authorized use:
 - (1) Schools, places of worship and other similar institutional buildings may be erected to a height not exceeding 48 feet provided the front, side and rear yards shall not be less than the height of the building wall abutting such yard;
 - (2) The highest point of chimneys, ~~church~~ spires, cupolas, domes, towers, flag poles, radio and television antennae may be erected to a height not exceeding 60 feet; the average height of such elements which are an architectural feature shall be 48 feet. Radio, television and personal short-wave radio antennae may be permitted up to a height of 100 feet provided the tower is setback from all property lines and buildings a distance equal to half the height of the structure tower.
 - (3) Penthouse or roof top structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits if the planning commission finds that the elevation plans illustrate the following conditions are met:

- a. All roof top equipment and apparatus shall be housed in a penthouse, parapet wall or screening structure constructed of the same type of building material and same color used in the principal structure.
 - b. Penthouses and structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two times the height of such penthouse or structure. The height of such penthouse or structure shall in no instance exceed 15 feet.
 - c. Such penthouse or structure shall not have a total floor area greater than 15 percent of the total roof area of the building.
- (m) No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code, provided that if walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten feet shall be provided. Where a lot borders on a residential district or a street, there shall be provided a setback of not less than ten feet on the side bordering the residential district or street.
 - (n) No building shall be closer than 75 feet to the outer perimeter (property line) of such district, or to any major thoroughfare.
 - (o) No building shall be closer than 50 feet to the outer perimeter (property line) of such district when said property abuts any residential district. This requirement does not apply to sites zoned B-5 East Michigan Avenue business district or B-6 Ecorse/Ford business district.
 - (p) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six feet high, or with a chainlink-type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office or business district or from a public street.
 - (q) The height of structures may exceed the maximum required herein for planned developments of 20 acres or more in area, provided that all yards shall be increased at least one foot in depth for each additional foot of building height above the maximum herein permitted.
 - (r) See article XVIII for modifications allowed and additional requirements. Mobile home parks shall be regulated in accord with Act No. 96 of the Public Acts of Michigan of 1987 (MCL 125.1101 et seq.), as amended.
 - (s) Setback requirements, where such setbacks are to be provided from abutting streets, shall be provided whether such right-of-way is public, private or an access easement.
 - (t) In subdivisions platted prior to the date of adoption of this zoning ordinance and in which a building setback line is established on the lots abutting a lot or lots to be developed, such building line may be utilized as the setback line for new building construction.
 - (u) Minimum yards for site condominiums shall be provided in accordance with this zoning ordinance and shall be computed as follows:
 - (1) Minimum front yard setbacks shall be equal to the distance between the front yard area line and the condominium dwelling.
 - (2) Minimum rear yard setbacks shall be equal to the distance between the rear yard area line and the condominium dwelling. For two back-to-back units, the separation shall equal two rear yard setbacks.
 - (3) Minimum side yard setbacks shall be equal to the distance between the side yard area line and the condominium dwelling. For two side-to-side units, the separation shall equal two side yard setbacks.
 - (v) Dwellings existing and dwellings to be constructed on lots of record in and subdivisions having received tentative preliminary plat approval and on sites in site condominium subdivisions having received preliminary approval prior to the date of adoption of this amendment shall be permitted provided such lots and structures comply with lot area, width and setback requirements of the zoning ordinance at the time of approval.
 - (w) Any submerged area of a lake, river, pond or stream, or regulated wetlands shall not count towards meeting the minimum lot area for single-family lots. Computation of dwelling unit density requirements in RM zones shall not include submerged areas of a lake, river, pond or stream, and regulated wetlands.
 - (x) *Open space setback:* An undisturbed open space setback of not less than 50 feet shall be maintained from the edge of any lake, pond, river or stream, including, but not limited to the Huron River, Paint Creek and their tributaries. An undisturbed open space setback of not less than 25 feet shall be maintained from the edge of any drain or wetland. Such setbacks shall be measured from the top of the bank or other defined edge and shall not be subject to topography.

The township may permit trails, boardwalks, observation platforms or similar structures that enhance passive enjoyment of a site's natural amenities within the setback as part of an approved site plan.

- (y) Any residential subdivision, condominium or multiple-family development comprising 20 or more lots or dwelling units, either as a single development or as a group of adjacent developments offered by a single proprietor, shall provide an active recreational area which shall contain an area equal in size to 1,500 square feet for each lot or dwelling unit in the subdivision or condominium project or multiple-family development. Said recreational area shall be well drained, graded, seeded or sodded, safe from hazard, accessible to all dwellings, and the location shall be approved by the planning commission. Reservation of the recreational area shall be achieved through deed restrictions or dedication to a subdivision homeowner's association.

- (z) The planning commission may approve a reduction of the minimum required front yard setback for buildings in this district, subject to the following conditions:
 - (1) The development parcel or zoning lot has frontage on only one public street and is not a corner lot,
 - (2) The architectural character of all facades that are visible from the street shall be upgraded to include primarily glass, brick, cut stone, cast stone, smooth stucco or wood. Concrete block, EIFS and other synthetic materials shall be eliminated from these facades, except for minor architectural accents as may be approved by the planning commission.
 - (3) A reduction in the required front yard setback would result in an unsafe traffic or pedestrian safety condition.
- (aa) Where a parcel that is within 500 feet of the I-94 right-of-way is proposed to be developed for residential purposes by means of a multiple family development, condominium, subdivision plat or planned development, such site plan or plat shall delineate that area of the site with sound levels of 61 dBA or greater. No dwelling units shall be located within this 61 dBA or greater area unless one of the following measures is taken:
 - (1) Sound walls or earth berming are installed to attenuate the noise level to less than 61 dBA at the location of all dwellings and all yard areas within 35 feet of all single family dwellings.
 - (2) Sound attenuation measures incorporated into the design and construction of the dwellings, such as masonry construction and insulation resulting in interior noise levels less than 52 dBA.

SECTION 22. AMENDMENT TO TOWNSHIP ZONING ORDINANCE

ARTICLE XXI: Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2103 “Accessory buildings and accessory uses”, amending sub-Section 2104.5 “Parking Location”, amending Section 2106 “Off-street loading and unloading” and deleting Section 2107 “Uses not otherwise included within a specific use district” and replacing with Section 2107 “Trash and recycling receptacles”, amending sub-Section 2108.2.i “Trash Receptacle”, amending Section Sec. 2115 “Site plan review”, and deletion of Section 2122 “State-licensed residential child and adult care facilities” and replacement of Section 2122 as a reserved section, as follows:

Sec. 2103. - Accessory buildings and accessory uses:

Accessory buildings and uses, except as otherwise permitted in this ordinance shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this ordinance, applicable to main buildings.
2. A building or structure accessory to a residential building shall not be erected in any yard except a rear yard unless otherwise provided for herein.
3. An accessory building shall not occupy not more than 25 percent of a required rear yard, plus 40 percent of any nonrequired rear yard provided that in no instance shall the accessory building exceed the ground floor area of the main building.
4. No detached accessory building shall be located closer than ten feet to any main building nor shall it be located closer than five feet to any side or rear lot line. A structure built of noncombustible product may be located closer than ten feet to the main building at the discretion of the building official.

In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.

5. Detached accessory building in all one-family residential, multiple family residential, office, B-1 and P-1 districts shall not exceed one story or 14 feet in height unless otherwise provided for herein.
6. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than ten feet to a street right-of-way line.
7. One recreational vehicle owned by residents of the township and stored on their individual lots shall be stored only within the confines of the rear yard and shall further respect the requirements of this section applicable to accessory buildings, insofar as distances from principal structures, lot lines and easements are concerned. All recreational equipment parked or stored shall not be connected to sanitary facilities and shall not be occupied. In those instances where the rear yard is not accessible by means of a driveway or alley or has insufficient side yard clearance for the passage of a recreational vehicle, the building inspector may allow the parking or storage of such recreational vehicle in the side or front yard. In those instances where a recreational vehicle is to be parked or stored in a front yard, only the driveway portion of such yard shall be utilized and in

no instance shall such recreational vehicle be parked or stored closer than ten feet to the front property line.

8. Accessory buildings on farms shall be excluded from the requirements of this section, provided such buildings are clearly an accessory use to farming activity being conducted on the site, provided further that all other requirements of this ordinance are complied with.
9. On lots of one and one-half acres or more in area located in areas zoned for residential use and having a frontage of not less than 150 feet, pole barns may be constructed as an accessory use provided the following conditions are met:
 - a. Setbacks from side or rear lot lines shall not be less than ten feet.
 - b. The height of such building shall not be more than 20 feet.
 - c. The accessory building shall only be erected in a rear yard and may exceed the ground floor area of the main building but shall not exceed other lot area coverage requirements of this ordinance.
 - d. All building and construction codes of the township shall be complied with.
 - e. Any such lot shall not be located in a platted subdivision.
10. A resident of a dwelling unit may have not more than one motorized vehicle for sale on the site of such dwelling unit at any time and in no instance shall vacant residential lots or parcels be utilized for the sale of vehicles. A resident may repair vehicles of the resident on the property of the resident's dwelling unit; however, in no instance shall a resident repair the vehicle of other than a resident of the dwelling unit on said property. In no instance shall vehicles for sale be displayed in a front yard other than on the driveway portion of such yard. The sale of vehicles from a residential property shall not exceed two vehicles in any one year.
11. Freestanding solar panels shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances.
12. On-site use wind energy system may be located within a rear yard when the following conditions are adhered to:
 - a. *Height:* The highest point of any portion of a tower and/or generator shall not exceed 65 feet in height above the average grade of the parcel.
 - b. *Property setback:* The distance between a tower and the owner's property line shall be at least one and one-half times the height of the tower including the top of the blade in its vertical position. No part of the wind energy system structure, including guy wires may be located within ten feet of a property line.
 - c. *Sound pressure level:* On-site wind energy systems shall not exceed 55 dB(A) at the property line closest to the wind energy system. This sound pressure level may be exceeded during short-term events such as utility outages and/or severe wind storms. If the ambient sound pressure level exceeds 55dB(A), the stand shall be ambient dB(A) plus five dB(A).
 - d. *Construction codes, towers and interconnection standards:* On-site use wind energy systems including towers shall comply with all applicable state construction and electrical codes and local building permit requirements. On-site use wind energy systems including towers shall comply with Federal Aviation Administration (FAA) requirements, the Michigan Airport Zoning Act (Public Act 23, 1950, MCL 259.431 et seq.) the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.), and local jurisdiction airport overlay zone regulations. An interconnected on-site use wind energy system shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.
 - e. *Safety:* An on-site use wind energy system shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six feet above the guy wire anchors. The minimum vertical blade tip clearance from grade shall be 20 feet for a wind energy system employing a horizontal axis rotor.
13. In all office, service and business districts, rooftop equipment and apparatus shall be screened from ground level by being housed in a penthouse or structure constructed of the same type of building materials used in the principal structure, or by building design.
14. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:
 - a. There shall be a minimum distance of not less than ten feet between the adjoining property line, or alley right-of-way, and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten feet.
 - b. There shall be a distance of not less than four feet between the outside pool wall and any building located on the same lot.
 - c. No swimming pool shall be located less than 35 feet from any front lot line.
 - d. No swimming pool shall be located closer than one foot from any recorded easement.
 - e. For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a fence not less than four feet in height. The gates shall be of a self-

closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premises of the residence is enclosed, then this provision may be waived by the building inspector upon inspection and approval.

- f. All electrical installations or wiring in connection with swimming pools shall conform to the provision of the National Electrical Code. If service drop conductors of (or) other utility wires cross under or over a proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a permit shall be issued for the construction of a swimming pool. No portion of a swimming pool or associated structure shall be permitted to encroach upon any easement or right-of-way which has been granted for public utility use.

Sec. 2104. - Parking requirements:

5. *Parking Location.*

- a. Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback, except in the office, business and industrial districts (OS-1, B-1, B-2, B-3, IRO, I-1, I-2, I-3, I-C). In the office, business and industrial districts, off-street parking may be permitted in the required front yard provided a minimum unobstructed and landscaped setback of 20 feet is provided. The setback is measured from the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the thoroughfare plan of the master plan of future land use.
- b. Off-street parking shall be set back a minimum of ten feet from all lot lines in all zoning districts.
- c. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
- d. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve, and subject to the provisions of sec. 2103, "Accessory Buildings and Accessory Uses" of this article. Front yard parking on other than a driveway or in an established apron between a curb and property line shall be prohibited.

Sec. 2106. - Off-street loading and unloading:

On the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

1. All spaces shall be provided in the rear yard in the ratio of at least ten square feet per front foot of building and shall be computed separately from the off-street parking requirements. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley. In OS districts off-street loading may take place in undesignated places in parking lots provided such loading is of a short term nature..

Sec. 2107. – Trash and recycling receptacles

A space for the location of a separate trash and recycling receptacle, paved and with minimum dimensions of 16 feet wide and 12 feet deep, shall be provided for each zoning lot in the nonresidential districts (OS-1, B-1 through B-6, FS, IRO, I-1 through I-3, I-C, RM-1 through RM-5 and nonresidential uses proposed within a PD district) regardless of whether or not the use of a trash and recycling receptacle is intended, trash and recycling receptacles are permitted provided that:

1. The trash and recycling receptacles are located in a rear yard or interior side yard and are clearly accessible to servicing vehicles.
2. Trash and recycling receptacles shall be screened from view on all sides. Such screening shall consist of walls constructed of a brick or finished concrete materials or earth mound either of which are less than six feet in height or at least one foot above the height of the enclosed trash and recycling receptacles whichever is greater. Gates providing access shall also provide screening and may consist of an approved treated wood material. When possible, trash and recycling receptacles screening should be constructed of the same material type as the main building facade.
3. In those districts mentioned above, trash and recycling receptacles and their screening enclosures shall be located as far as practical from any adjoining residential district or use and shall in no instance be located within 20 feet of any single family residential property line or district.
4. The location of trash and recycling receptacles shall be indicated on site plans and the location and screening shall be subject to the approval of the community and economic development director, or of the planning commission when the planning commission reviews the site plan.

Sec. 2108. - Landscape requirements.

A landscape plan shall be submitted for any proposed use or building which requires the submittal of a site plan or when otherwise required by this ordinance. In cases where a site plan is submitted for alterations or additions to an existing building, all of the standards set forth herein shall be met. Landscape plans shall be approved by the planning commission prior to the issuance of a building permit and shall be prepared in accordance with the following:

2. *Landscaping design standards*
 - i. *Trash receptacle screening.* See section 2107.

Sec. 2115. - Site plan review.

- (3) *Planning commission site plan review procedures and requirements.* Site plans and sketch plans must be submitted in accordance with the following procedures and requirements. Plans are reviewed and approved following a process of pre-conceptual review, preliminary site plan review by the planning commission and final site plan review by the community development department.
 - (a) *Applicant attendance:* The application shall be submitted by the owner of an interest in the land for which site plan approval is sought, or the designated agent of said owner. The applicant or a designated representative must be present at all scheduled review meetings or consideration of the plan shall be tabled due to lack of representation. Absence at two consecutive meetings without prior notice to the township community and economic development department shall result in denial of the application. The township office of community standards may recommend to the planning commission chairperson that the applicant's architect or engineer be required to be present at the meeting in order to address technical matters related to the application.
 - (b) *Pre-application meeting:* The applicant is encouraged to schedule a meeting with the township office of community standards to discuss the project, submittal requirements and review procedures. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine the appropriate type of review process based on Table 2115.1. If the project is determined to be eligible for administrative approval, the procedures of section 2115(4) shall be followed; in other cases, the process shall proceed as described below.
 - (c) *Preliminary site plan or sketch plan submittal:* The applicant shall submit 5 paper copies and a single digital copy of the following to the office of community standards no more than 20 business days prior to the planning commission meeting that the site plan is tentatively scheduled for:
 1. A complete application form supplied by the township.
 2. A complete site plan or sketch plan that includes the information listed in section 2115(5) "Submittal Requirements."
 3. Any additional information the planning commission finds necessary to make the determinations required herein.
 - (d) *Technical (staff) reviews:* The township office of community standards shall forward the application and site plan(s) to the township planning, traffic and engineering consultants, the fire chief, and police chief. All reviews shall be submitted back to the township office of community standards.
 - (e) *Planning commission consideration of preliminary site plan:* Following technical review and comment, and compliance with administrative procedures, the site plan shall be placed on the agenda of the planning commission. The planning commission shall review the application for site plan approval, together with the reports and recommendations from staff, consultants and other reviewing agencies, as appropriate. The planning commission shall then make a determination based on the requirements and standards of this section. The planning commission is authorized to postpone, grant approval, approval subject to revisions or denial as follows:
 1. *Postpone:* The application may be postponed if it is determined to be incomplete, the applicant has not fully responded to deficiencies identified in the technical review, an ordinance interpretation or variance is needed from the zoning board of appeals, or that revisions are necessary to bring the site plan into compliance with applicable standards and regulations. The planning commission shall direct the applicant to prepare additional information, revise the site plan or direct the township staff to conduct additional analysis. The applicant shall be required to prepare revised plans accompanied by a complete list of all changes, certified as such by the applicant's design professional. Full sets of plans must be resubmitted. Amended plans or other material which show a diligent effort to address all reasons for tabling shall be placed on the agenda of the planning commission for further review and action.
 2. *Approval:* Upon determination that all requirements for site plan approval, as set forth herein, are met and a recommendation for approval has been forwarded to the planning commission by all reviewing agencies of the township, approval shall be granted subject to the applicant providing copies of all required outside agency approvals. In those instances where approval authority is vested with the township board, a recommendation shall be made by the planning commission to the township board.
 3. *Approval subject to revisions:* Upon determination that a site plan is in compliance except for minor revisions, said revisions shall be identified and the applicant shall be given the opportunity to correct the site plan prior to applying for final site plan approval. The applicant shall submit with the final site plan a complete list of all changes, certified by the applicant's design professional, to the township office of community standards for final approval after

said revisions have been completed. At its discretion, the planning commission may require the right to review the revised final site plan.

4. *Denial of approval:* Upon determination that a site plan does not comply with standards and regulations set forth in this section, requires extensive revision in order to comply with said standards and regulations, or the applicant has not satisfactorily addressed all reasons for site plan tabling, site plan approval shall be denied. The applicant must revise the plans and resubmit if the applicant is still interested in pursuing the project. A re-submittal shall be considered a new site plan and be required to re-initiate the full site plan review process. Any person aggrieved by the decision of the planning commission in denial of a site plan shall have the right to appeal the decision to the zoning board of appeals. A site plan, by request of the applicant, needs an official denial by the planning commission in order to gain access to the zoning board of appeals.
- (f) *Multiple-family and condominiums preliminary approval:* Site plans for multiple-family and condominium developments shall require the review and approval of both preliminary and final plans by the planning commission and township board. The planning commission shall make a recommendation to the township board to approve, approve with conditions or deny the preliminary site plan. Following receipt of the planning commission's recommendation, the preliminary site plan shall be considered by the township board. The township board shall take action on the request following the same standards as subsection (f) above.
- (g) *Effect of preliminary site plan review action:* Any preliminary site plan approved under this provision shall expire after one year from the date of such approval. If construction has not commenced within one year of site plan or sketch plan approval by the planning commission or the township office of community standards (as applicable), approval becomes null and void and a new application for site plan or sketch plan review shall be required. The applicant may request a one year extension by the planning commission, provided a written request is received before the expiration date and the site plan complies with current standards (i.e. any amendments to the zoning ordinance since the site plan was approved). This limitation shall not apply to preliminary PD site plans accompanying approved PD rezonings.
- (h) *Final site plans (detailed construction and engineering plans):* Except where otherwise set forth in this section, final site plan approval may be given administratively when all conditions set forth herein for final site plans are complied with except the planning commission may, at the time of preliminary site plan approval, require final site plan approval by the commission as well. The township office of community standards shall grant final site plan approval where the following requirements are met:
 1. That all local, county and state requirements as may apply to the proposed use are met. The applicant shall be required to obtain all other necessary agency permits from the Michigan Department of Environmental Quality, the Washtenaw County Road Commission, Drain Commission and Health Department, and all applicable utility companies. Copies of applications and approvals from all applicable outside agencies shall accompany submission of the application and final site plan to the township.
 2. All applicable engineering requirements are met. Complete engineering plans shall be submitted for approval by the township engineer.
 3. The design shown on the final site plan shall remain unchanged from the approved preliminary site plan. Upon determination that the final site plan does not comply with the conditions of preliminary site plan approval or that required engineering plan revisions alter the site plan configuration approved by the planning commission, the applicant shall be required to revise the site plan and engineering plans and resubmit the site plan to the body that approved the site plan for review and approval as an amended site plan.
- (i) *Multiple-family and condominiums:* Final site plans for multiple-family and condominium developments shall require the review and approval by the township board based upon a review and recommendation by the planning commission.
- (j) *Final site approval:* Final site plan approval, except as specifically permitted in subsections 1 and 2 below, shall not be given until all the above requirements are met. No work shall commence on any site, except as specifically permitted herein, or any buildings requiring site plan approval and no permits shall be issued until after final site plan approval is granted.
 1. Upon request, the township may permit, when justifiable conditions are found to exist, and after preliminary site plan approval has been given, the movement of soil on the site, prior to final site plan approval, provided:
 - a. A grading and soil erosion and sedimentation control plan, drawn to local specifications and when necessary to county specifications, has been reviewed and approved.
 - b. A soil erosion permit, when required, has been secured.
 2. Upon request, the township may permit, when justifiable conditions are found to exist, and after preliminary site plan approval has been given, the layout of footings and the construction of foundation walls prior to final site plan approval, provided:
 - a. A grading and soil erosion and sedimentation control plan, drawn to local specifications and when necessary to county specifications, has been reviewed and approved.
 - b. A soil erosion permit, when required, has been secured.

- c. Detailed engineering plans for all aboveground and belowground utilities shall be submitted for review and approval.
 - d. Footing and foundation design plans have been approved by all applicable state, county, local departments and consultants.
 - e. A resolution absolving the Township of Ypsilanti of any liability has been submitted by the applicant and approved by the township.
- (k) *Completion of site design in accordance with approved site plan.*
- 1. Following approval of the site plan or sketch plan and final approval of the engineering plans by the township engineer and the office of community standards, a building permit may be obtained. It shall be the responsibility of the applicant to obtain all other applicable township, utility, county, or state permits prior to issuance of a building permit.
 - 2. The approval of any site plan under this provision, other than subdivisions (subdivision shall follow the procedures of the Land Division Act) shall expire one year after the date of such approval, unless actual construction and development have been commenced in accordance with said site plan prior thereto. If such construction and development is commenced within said one year period, then such approval shall continue for a period of five years from the date thereof; provided, however, that a lapse of more than one year in continuous substantial construction and development does not occur, in which event, said approval shall expire. The township building official shall not issue a building permit for any type of construction on the basis of the approved site plan after such approval has expired unless such plan has received an extension for from the planning commission or township board. Fees for review of expired site plan may be waived or reduced in those instances where no substantial change in conditions of the site plan nor of abutting uses has taken place. In those instances where conditions have changed, the fee for review of expired site plans shall be the same as for the initial submittal. Any preliminary site plan approved under this provision shall expire after one year from the date of such approval.
 - 3. It shall be the responsibility of the owner of a property for which site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site approval was based, or until a new site design approval is sought. Such maintenance shall include all building and site elements depicted on the site plan including parking configuration, lighting and landscaping. Any property owner who fails to maintain a site as approved shall be deemed in violation of the applicable use provisions of this section and shall be subject to penalties.
 - 4. A development agreement with suitable guarantee may be required by the township to assure compliance with an approved final site plan.
- (4) *Administrative plan review.* For uses and projects eligible for administrative review, as identified in Table 2115.1, the following procedure shall apply:
- (a) *Submittal requirements:* Five paper copies and a single digital copy of the sketch plan that contains the information listed in section 2115(5) shall be submitted to the township office of community standards.
 - (b) *Review:* The office of community standards shall review and either approve the sketch plan, approve the sketch plan with a condition that certain revisions be made, or deny the sketch plan.
 - (c) *Appeal:* Either the township office of community standards or the applicant shall have the option to request sketch plan review by the planning commission.
 - (d) *Issuance of building permit:* A building permit shall be issued following review and approval of any engineering or construction plans by the building department and township engineer, as appropriate.
- (5) *Submittal requirements.* The following information shall be included with and as part of the site plan(s) or sketch plan(s) submitted for review. Each category of site plan items ((a), (b), (c), etc.) shall be included on a separate sheet. Applications considered to be incomplete by the office of community standards may not be reviewed by the planning commission.

Sec. 2122. – RESERVED

SECTION 23. 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.

SECTION 24. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required bylaw.

SECTION 25. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 26. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Paula Gabriel
Franchise & Right-of-Way Group

verizon

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December 19, 2017

Ypsilanti Charter Township

Karen Lovejoy Roe – Township Clerk
7200 S. Huron Drive
Ypsilanti, MI 48197

Subject: METRO ACT PERMIT

Dear Karen:

MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services requests the Township grant it a Bilateral Permit under the METRO Act. Verizon Access Transmission Services is seeking use of the public right-of-way to install fiber-optic facilities, as described further below.

Enclosed are three (3) copies of the application along with a check for \$500 to cover the application fee. The METRO Act states that “A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way.” MCL 484.3115(3).

Below is more background on Verizon Access Transmission Service’s planned fiber project:

- Fiber will be deployed to provide wireline, fiber-based high speed telecommunications services to existing and new small, medium and large business (enterprise) customers.
- The fiber facilities will not be used to offer wireline residential services such as home phone or cable television services.
- Fiber-optic cable will be installed within the right-of-way (underground within conduit or aerial on poles).
- In addition to installing fiber for small, medium, and large business customers, Verizon Access Transmission Services will also deploy fiber to wireless facilities.
- Verizon Access Transmission Services does not seek permission through this Metro Act Permit Application to construct or install wireless facilities. Verizon Wireless may separately seek approval in conformance with applicable law to site wireless facilities.

The route map of the proposed facilities required in Section 2.3 of the application is shown in Exhibit 1. Final design of the facilities has not been completed, thus the route map is high level and subject to

change. Specific design details (e.g., aerial vs. buried, which side of the street, linear footage) will be provided during the construction permit stage.

The following exhibits are also attached:

- Exhibit 2 – MPSC order approving MCImetro's license to provide basic local exchange service
- Exhibit 3 – Certificate of Good Standing
- Exhibit 4 – Certificate of Insurance

If you have any questions regarding the application, please give me a call at 972-457-8392 or email me at paula.gabriel@verizon.com.

Sincerely,

A handwritten signature in blue ink that reads "Paula Gabriel".

Paula Gabriel

Attachments

**METRO Act Permit Application Form
Revised February 2, 2015**

Ypsilanti Charter Township
Name of Local Unit of Government

**APPLICATION FOR
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY
TELECOMMUNICATIONS PROVIDERS
UNDER
METROPOLITAN EXTENSION TELECOMMUNICATIONS
RIGHTS-OF-WAY OVERSIGHT ACT
2002 PA 48
MCL SECTIONS 484.3101 TO 484.3120**

BY

**MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission
Services
("APPLICANT")**

Unfamiliar with METRO Act?--Assistance: Municipalities unfamiliar with Michigan Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act") permits for telecommunications providers should seek assistance, such as by contacting the Telecommunications Division of the Michigan Public Service Commission at 517-284-8190 or via its web site at http://www.michigan.gov/mpsc/0,4639,7-159-16372_22707---,00.html.

45 Days to Act—Fines for Failure to Act: The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3). The Michigan Public Service Commission can impose fines of up to \$40,000 per day for violations of the METRO Act. It has imposed fines under the Michigan Telecommunications Act where it found providers or municipalities violated the statute.

Where to File: Applicants should file copies as follows [municipalities should adapt as appropriate—unless otherwise specified service should be as follows]:

-- Three (3) copies (one of which shall be marked and designated as the master copy) with the Clerk at [insert address].

Ypsilanti Charter Township
Name of local unit of government

**APPLICATION FOR
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY
TELECOMMUNICATIONS PROVIDERS**

By
MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services
("APPLICANT")

This is an application pursuant to Sections 5 and 6 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48 (the "METRO Act") for access to and ongoing usage of the public right-of-way, including public roadways, highways, streets, alleys, easements, and waterways ("Public Ways") in the Municipality for a telecommunications system. The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3).

This application must be accompanied by a one-time application fee of \$500, unless the applicant is exempt from this requirement under Section 5(3) of the METRO Act, MCL 484.3105(3).

1 GENERAL INFORMATION:

1.1 Date: December 19, 2017

1.2 Applicant's legal name: MCImetro Access Transmission Services Corp.
d/b/a Verizon Access Transmission Services
Mailing Address: 600 Hidden Ridge Dr., HQE02E51
Irving, Texas 75038

Telephone Number: (703) 694-6050
Fax Number: (703) 886-4399
Corporate website: www.verizon.com

Name and title of Applicant's local manager (and if different) contact person regarding this application:

Applicant Manager: Robert Hayes, Sr. Manager-Network Eng. & Ops.

Mailing Address: 600 Hidden Ridge Dr., HQE02E102
Irving, TX 75038
Telephone Number: (972) 457-7420
Fax Number: (972) 457-7253
E-mail Address: hayes.robert@verizon.com

Applicant Contact: Paula Gabriel, Franchise Specialist
Mailing Address: 600 Hidden Ridge Dr., HQE02E51
Irving, TX 75038
Telephone Number: (972) 457-8392
Fax Number: (972) 457-7253
E-Mail Address: paula.gabriel@verizon.com

1.3 Type of Entity: (Check one of the following)

- Corporation
 General Partnership
 Limited Partnership
 Limited Liability Company
 Individual
 Other, please describe: _____

1.4 Assumed name for doing business, if any:

Verizon Access Transmission Services

1.5 Description of Entity:

Certified local telecommunications provider in the State of Michigan.

1.5.1 Jurisdiction of incorporation/formation; State of Delaware

1.5.2 Date of incorporation/formation; 05/21/1998

1.5.3 If a subsidiary, name of ultimate parent company;

Verizon Communications Inc.

1.5.4 Chairperson, President/CEO, Secretary and Treasurer (and equivalent officials for non-corporate entities).

George J. Fischer - President/CEO, Steven Tugentman - Secretary, and Scott Krohn - Treasurer

1.6 Attach copies of Applicant's most recent annual report (with state ID number) filed with the Michigan Department of Licensing and Regulatory Affairs and certificate of good standing with the State of Michigan. For entities in existence for less than one year and for non-corporate entities, provide equivalent information.

Applicant will provide annual report if necessary; see attached Exhibit 3 Certificate of Good Standing

1.7 Is Applicant aware of any present or potential conflicts of interest between Applicant and Municipality? If yes, describe: **No**

1.8 In the past three (3) years, has Applicant had a permit to install telecommunications facilities in the public right of way revoked by any Michigan municipality?

Circle: Yes No

If "yes," please describe the circumstances.

1.9 In the past three (3) years, has an adverse finding been made or an adverse final action been taken by any Michigan court or administrative body against Applicant under any law or regulation related to the following:

1.9.1 A felony; or No

1.9.2 A revocation or suspension of any authorization (including cable franchises) to provide telecommunications or video programming services?

Circle: Yes No

If "yes," please attach a full description of the parties and matters involved, including an identification of the court or administrative body and any proceedings (by dates and file numbers, if applicable), and the disposition of such proceedings.

1.10 [If Applicant has been granted and currently holds a license to provide basic local exchange service, no financial information needs to be supplied.] If publicly held, provide Applicant's most recent financial statements. If financial statements of a parent company of Applicant (or other affiliate of Applicant) are provided in lieu of those of Applicant, please explain.

MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services holds a Certificate of Public Convenience and Necessity with the Michigan Public Service Commission.

1.10.1 If privately held, and if Municipality requests the information within 10 days of the date of this Application, the Applicant and the Municipality should make arrangements for the Municipality to review the financial statements.

If no financial statements are provided, please explain and provide particulars.

2 DESCRIPTION OF PROJECT:

2.1 Provide a copy of authorizations, if applicable, Applicant holds to provide telecommunications services in Municipality. If no authorizations are applicable, please explain.

Applicant is certified local telecommunications provider in the State of Michigan. See attached Exhibit 2.

2.2 Describe in plain English how Municipality should describe to the public the telecommunications services to be provided by Applicant and the telecommunications facilities to be installed by Applicant in the Public Ways.

Applicant is providing competitive local exchange (voice and data) services, internet access services, private line services, wireless network fronthaul and backhaul transport and provision of facility access to third parties including conduit access and dark fiber.

2.3 Attach route maps showing the location (including whether overhead or underground) of Applicant's existing and proposed facilities in the public right-of-way. To the extent known, please identify the side of the street on which the facilities will be located. (If construction approval is sought at this time, provide engineering drawings, if available, showing location and depth, if applicable, of facilities to be installed in the public right-of-way).

There are no existing facilities included in the route.

Route map showing applicant's proposed facilities is shown in Exhibit 1. Applicant can provide additional detail in the coming months as we finalize our high-level design and move in to the permitting stage of our project.

2.4 Please provide an anticipated or actual construction schedule.
Construction to begin 2018 and phased-in over 3 years ending in mid-year 2021.

2.5 Please list all organizations and entities which will have any ownership interest in the facilities proposed to be installed in the Public Ways. Only MCImetro Access Transmission Services Corp.

2.6 Who will be responsible for maintaining the facilities Applicant places in the Public Ways and how are they to be promptly contacted? If Applicant's facilities are to be installed on or in existing facilities in the Public Ways of existing public utilities or incumbent telecommunications providers, describe the facilities to be used, and provide verification of their consent to such usage by Applicant.

All existing facilities are operated and maintained by applicant's local staff identified in Sec. 3.3

3 TELECOMMUNICATION PROVIDER ADMINISTRATIVE MATTERS:

Please provide the following or attach an appropriate exhibit.

3.1 Address of Applicant's nearest local office;
Marlon Redd, Engineering III Spec, 21500 Melrose Ave, Southfield, MI 48075;
(313) 588-0849 marlon.redd@one.verizon.com.

3.2 Location of all records and engineering drawings, if not at local office;
Mark Wingate, Senior Manager, 400 International Parkway, Richardson, TX 75081; (469) 886-4230 (office), mark.wingate@one.verizon.com

3.3 Names, titles, addresses, e-mail addresses and telephone numbers of contact person(s) for Applicant's engineer or engineers and their responsibilities for the telecommunications system;

Marlon Redd
21500 Melrose Ave.
Southfield, MI 48075
313-588-0849
E-mail: marlon.redd@one.verizon.com

3.4 Provide evidence of self-insurance or a certificate of insurance showing Applicant's insurance coverage, carrier and limits of liability for the following:

See Certificate of Insurance in attached Exhibit 4.

3.4.1 Worker's compensation;

3.4.2 Commercial general liability, including at least:

3.4.2.1 Combined overall limits;

3.4.2.2 Combined single limit for each occurrence of bodily injury;

3.4.2.3 Personal injury;

3.4.2.4 Property damage;

3.4.2.5 Blanket contractual liability for written contracts, products, and completed operations;

3.4.2.6 Independent contractor liability;

3.4.2.7 For any non-aerial installations, coverage for property damage from perils of explosives, collapse, or damage to underground utilities (known as XCU coverage);

3.4.2.8 Environmental contamination;

3.4.3 Automobile liability covering all owned, hired, and non-owned vehicles used by Applicant, its employee, or agents.

3.5 Names of all anticipated contractors and subcontractors involved in the construction, maintenance and operation of Applicant's facilities in the Public Ways.

Henkels and McCoy

4 CERTIFICATION:

All the statements made in the application and attached exhibits are true and correct to the best of my knowledge and belief.

NAME OF ENTITY ("APPLICANT")

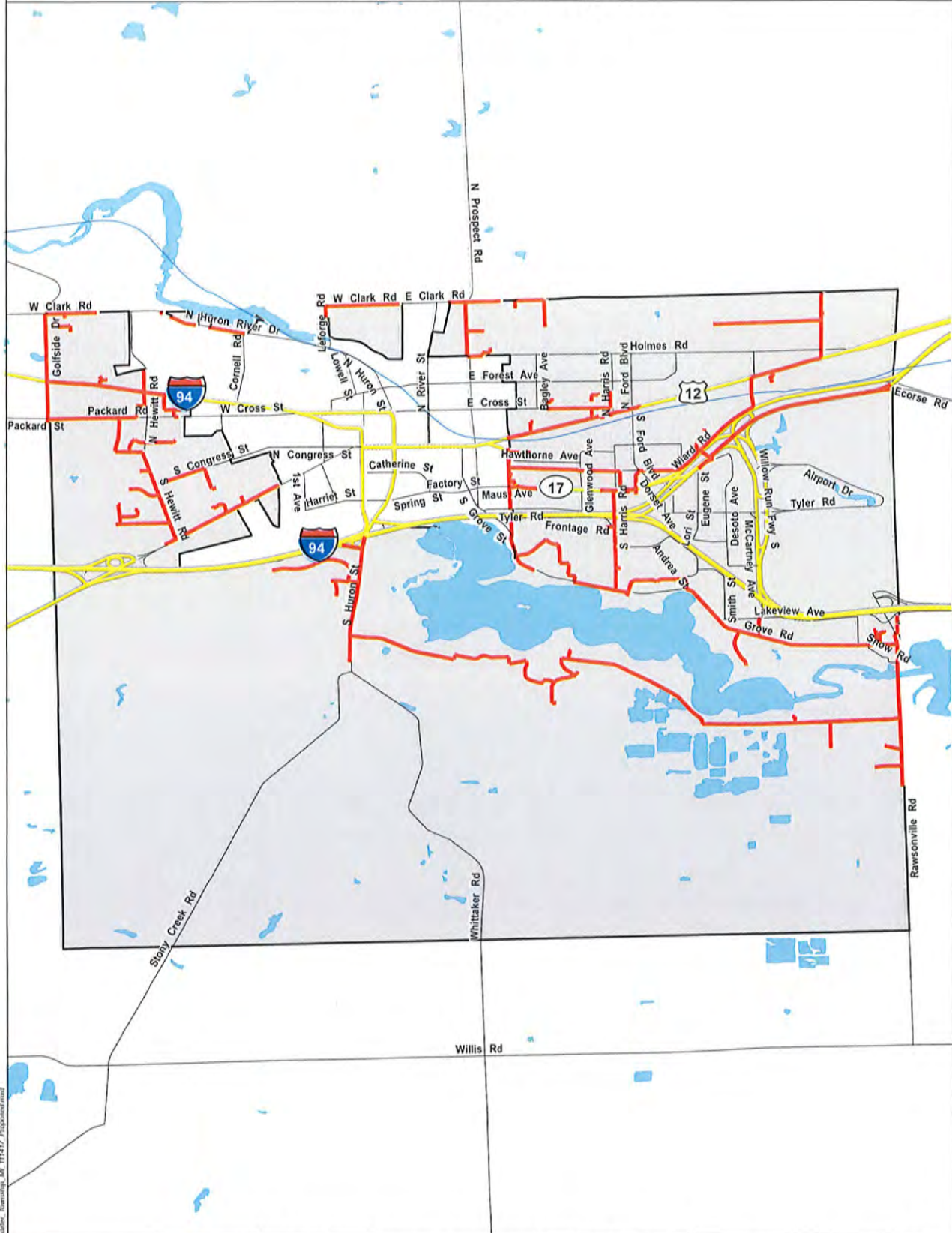
MCImetro Access Transmission Services Corp.

December 19, 2017
Date

By: Paula Gabriel
Type or Print Name: Paula Gabriel
Title: Franchise Specialist

S:\metroapplicationform.doc

**MCI Metro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services
METRO Act Permit
Ypsilanti Charter Township, MI**



C:\Users\jrc\Documents\Ypsilanti Charter Township MI 111417 Proposed.dwg

Legend

- Proposed Routes - 295,747 Linear Feet
- Ypsilanti Charter Township, MI

Confidentiality Statement: Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any authorized persons or third parties except by written agreement.

Data Source: VZB
 Projection: GCS_WGS_1984
 Map Created: 11/14/2017
 Map Created By: Arron Cannon


NTS 

EXHIBIT 2

STATE OF MICHIGAN
Michigan Public Service Commission

I, Dorothy Wideman, Executive Secretary of the Michigan Public Service Commission, certify with the Michigan Public Service Commission seal, that the attached copy of the Order in Case No. U-11345 dated June 5, 1997,

in the matter of the application of
**MCImetro ACCESS TRANSMISSION
SERVICES, INC.**, to amend its license to
provide basic local exchange services in all
Michigan exchanges currently serviced by
Ameritech Michigan and GTE North
Incorporated,

is a true and complete copy of the original.

Sealed and signed at Lansing,
Michigan, on December 10, 1998

A handwritten signature in cursive script, appearing to read 'D. Wideman', written in dark ink. The signature is fluid and extends across the width of the text area below it.

Executive Secretary
Dorothy Wideman

STATE OF MICHIGAN

BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION

In the matter of the application of)
MCIMETRO ACCESS TRANSMISSION SERVICES,)
INC., to amend its license to provide basic local)
exchange services in all Michigan exchanges)
currently serviced by Ameritech Michigan and)
GTE North Incorporated.)

Case No. U-11345

At the June 5, 1997 meeting of the Michigan Public Service Commission in Lansing,
Michigan.

PRESENT: Hon. John G. Strand, Chairman
Hon. John C. Shea, Commissioner
Hon. David A. Svanda, Commissioner

OPINION AND ORDER

On March 21, 1997, MCImetro Access Transmission Services, Inc., (MCI) filed an application to expand its license to provide basic local exchange service, pursuant to the Michigan Telecommunications Act, MCL 484.2101 et seq.; MSA 22.1469(101) et seq. MCI proposes to provide service to customers in all Michigan exchanges currently served by Ameritech Michigan and GTE North Incorporated (GTE), including those exchanges that GTE proposed to transfer to PTI Communications of Michigan, Inc.

On March 24, 1997, the Commission directed MCI to publish a notice of opportunity to comment in newspapers of general circulation in MCI's proposed service area. The Commis-

sion Staff was the only party to file comments. It noted a concern, but does not oppose the granting of the application.

The Commission FINDS that:

- a. Jurisdiction is pursuant to 1991 PA 179, as amended by 1995 PA 216, MCL 484.2101 et seq.; MSA 22.1469(101) et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; MSA 3.560(101) et seq.; and the Commission's Rules of Practice and Procedure, as amended, 1992 AACRS, R 460.17101 et seq.
- b. Amending MCI's license to provide basic local exchange service is in the public interest.
- c. MCI should continue to be bound by the regulatory requirements for basic local exchange service set forth in the Commission's March 29, 1995 order in Case No. U-10610.

THEREFORE, IT IS ORDERED that:

- A. The license of MCImetro Access Transmission Services, Inc., to provide basic local exchange service is amended to include all Michigan exchanges currently served by Ameritech Michigan and GTE North Incorporated.
- B. MCImetro Access Transmission Services, Inc., shall continue to be bound by the regulatory requirements for basic local exchange service set forth in the Commission's order in Case No. U-10610.
- C. Before commencing service, MCImetro Access Transmission Services, Inc., shall submit its tariff to reflect the scope of the services that it will offer.

The Commission reserves jurisdiction and may issue further orders as necessary.

Any party desiring to appeal this order must do so in the appropriate court within 30 days after issuance and notice of this order, pursuant to MCL 462.26; MSA 22.45.

MICHIGAN PUBLIC SERVICE COMMISSION

|
|
/s/ John G. Strand
Chairman

(S E A L)

|
/s/ John C. Shea
Commissioner

|
/s/ David A. Svanda
Commissioner

By its action of June 5, 1997.

/s/ Dorothy Wideman
Its Executive Secretary

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the APPLICATION FOR CERTIFICATE OF AUTHORITY

for

MCIMETRO ACCESS TRANSMISSION SERVICES CORP.

ID NUMBER: 60987W

received by facsimile transmisslon on December 5, 2016 Is hereby endorsed.

Filed on December 9, 2016 by the Administrator.

***This document Is effectlve on the date filed, unless a subsequent effective date wthln 90 days after
received date Is stated In the document.***



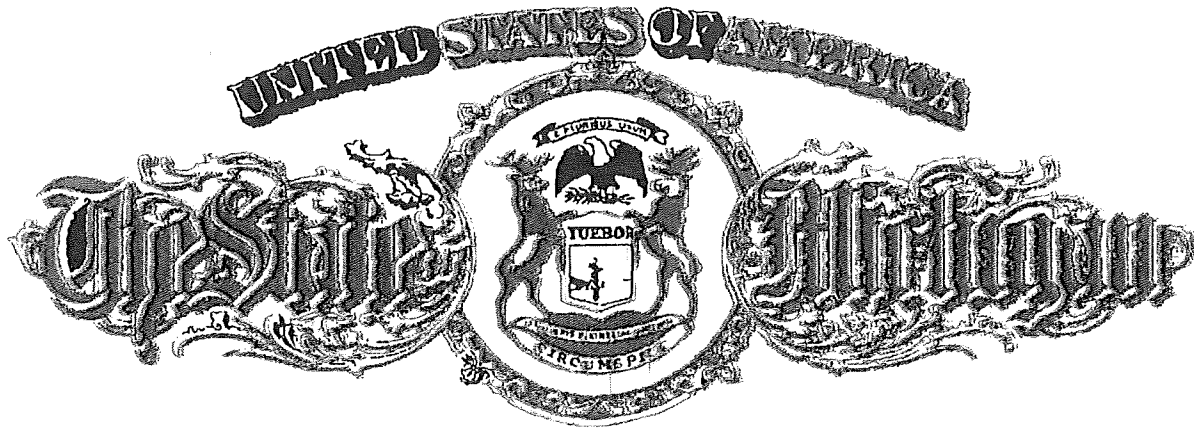
Sent by Facsimile Transmission

***In testlmony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
In the City of Lansing, this 9th day
of December, 2016.***

Julia Dale

***Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau***

EXHIBIT 3



Department of Licensing and Regulatory Affairs
Lansing, Michigan

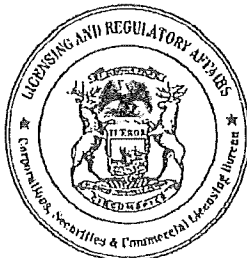
This is to Certify That

MCIMETRO ACCESS TRANSMISSION SERVICES CORP.

a(n) DELAWARE profit corporation, was validly authorized on December 9, 2016, to transact business in Michigan, and that said corporation holds a valid certificate of authority to transact business in this state.

This certificate is issued pursuant to the provisions of 1972 PA 284, as amended, to attest to the fact that the corporation is in good standing in Michigan as of this date and is duly authorized to transact business in this state any business of the character set forth in its application which a domestic corporation formed under this act may lawfully conduct

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States



Sent by Facsimile Transmission
1436722

In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 27th day of February, 2017.

Julia Dale

Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau

EXHIBIT 4



ADDITIONAL REMARKS SCHEDULE

AGENCY Aon Risk Services Northeast, Inc.		NAMED INSURED MCImetro Access Transmission	
POLICY NUMBER See Certificate Number: 570069464171			
CARRIER See Certificate Number: 570069464171	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	WORKERS COMPENSATION							
C		N/A		WC063724384 CA	06/30/2017	06/30/2018		
D		N/A		WC063724386 FL	06/30/2017	06/30/2018		
B		N/A		WC063724387 ME	06/30/2017	06/30/2018		
B		N/A		WC063724383 NJ , NY , TX , VA	06/30/2017	06/30/2018		
B		N/A		WC063724389 MA , ND , OH , WA , WI , WY	06/30/2017	06/30/2018		

CHARTER TOWNSHIP OF YPSILANTI

INFORMATION SERVICES

Computer Support • Web Content Management • Communications Services

To: Ypsilanti Township Board
From: Travis McDugald, IS Manager
Re: Request approval for Township to participate in the US Communities Government Purchasing Alliance.
Date: April 10, 2017

There are no fees, commitments or order minimums when you register with U.S. Communities. However, representatives of a public agency, educational institution or nonprofit organization must agree to the Master Intergovernmental Cooperative Purchasing Agreement Terms and Conditions. The agreement and ToS are attached to this memo.

Like many other purchasing cooperatives (NASPO, MIDeal, GSA, NJPA, etc) competitively bid out. This would simple be another tool the Township can leverage to help reduce costs.

Sign up into the US Communities program is only available online at <http://www.uscommunities.org>

Vendors currently participating in US Communities include: Amazon.com, Cintas, Dell, Hewlett Packard Enterprise, Home Depot, Microsoft, VMWare, and more.

Local communities participating in US Community include: Ann Arbor Township, Canton Township, City of Ann Arbor, State of Michigan, Van Buren Township, Ypsilanti District Library, and more.

I respectfully request permissions to sign the Township of for participation to the U.S.Communities Government Purchasing Alliance.

Thank you for your consideration

Travis McDugald, IS Manager



U.S. COMMUNITIES[®]
GOVERNMENT PURCHASING ALLIANCE



MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (“Agreement”) is made between certain government agencies that execute a Lead Public Agency Certificate (collectively, “Lead Public Agencies”) to be appended and made a part hereof and other government agencies (“Participating Public Agencies”) that agree to the terms and conditions hereof through the U.S. Communities registration process and made a part hereof.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Lead Public Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers (each, a “Contract Supplier”) have entered into Master Agreements with Lead Public Agencies to provide a variety of goods, products and services based on national and international volumes (herein “Products and Services”);

WHEREAS, Master Agreements are made available by Lead Public Agencies through U.S. Communities and provide that Participating Public Agencies may purchase Products and Services on the same terms, conditions and pricing as the Lead Public Agency, subject to any applicable local purchasing ordinances and the laws of the State of purchase;

WHEREAS, the parties desire to comply with the requirements and formalities of any intergovernmental cooperative act, if applicable, to the laws of the State of purchase;

WHEREAS, the parties hereto desire to conserve resources and reduce procurement cost;

WHEREAS, the parties hereto desire to improve the efficiency, effectiveness and economy of the procurement of necessary Products and Services;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties agree as follows:

1. That each party will facilitate the cooperative procurement of Products and Services.
2. That the procurement of Products and Services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules and regulations that govern each party’s procurement practices.
3. That the cooperative use of solicitations obtained by a party to this Agreement shall be in accordance with the terms and conditions of the solicitation, except as modification of those terms and conditions is otherwise allowed or required by applicable law.
4. That the Lead Public Agencies will make available, upon reasonable request and subject to convenience, information which may assist in improving the effectiveness, efficiency and economy of Participating Public Agencies’ procurement of Products and Services
5. That the Participating Public Agency will make timely payments to the Contract Supplier for Products and Services received in accordance with the terms and conditions of the procurement. Payment, inspections and acceptance of Products and Services ordered by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency. Disputes between the Participating Public Agency and Contract Supplier are to be resolved in accordance with the applicable laws and venue rules of the State of purchase.
6. The Participating Public Agency shall not use this Agreement as a method for obtaining additional concessions or reduced prices for similar products or services.
7. The Participating Public Agency is solely responsible for ordering, accepting, and paying and any other action, inaction or decision regarding the Products and Services obtained under this Agreement. A Lead Public Agency shall not be liable in any fashion for any violation by a Participating Public Agency, and the Participating Public Agency shall be responsible for its own conduct to the extent permitted by law.
8. The exercise of any rights or remedies by the Participating Public Agency shall be the exclusive obligation of such Participating Public Agency.
9. This Agreement shall remain in effect until termination by a party giving thirty (30) days prior written notice to U.S. Communities at 2999 Oak Road, Suite 710, Walnut Creek, CA 94597.
10. This Agreement shall become effective after execution of the Lead Public Agency Certificate or Participating Public Agency registration, as applicable.

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



Supervisor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-0002
www.ytown.org

TO: Karen Lovejoy Roe, Clerk
FROM: Brenda L. Stumbo, Supervisor
DATE: January 9, 2018
RE: Request to appoint Morley Stevenson to the Board of Review

Due to a recent resignation from the Ypsilanti Township Board of Review, we are requesting that Morley Stevenson be appointed to fill this vacant seat.

Please place this request on the January 16, 2018 agenda for the Board's consideration.

tk

Attachment

Zimbra

tkeen@ytown.org

Board of Review Appointment

From : Morley Stevenson <morley.stevenson@gmail.com> Mon, Jan 08, 2018 09:12 PM
Subject : Board of Review Appointment
To : bstumbo@ytown.org, tkeen@ytown.org

Brenda L. Stumbo
Township Supervisor
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, Michigan 48197-7099

Ms. Stumbo:

I am writing to ask that I be considered for appointment to the Ypsilanti Board of Review for the term beginning in January of this year.

I am a registered architect and have been a property owner in Ypsilanti Township since 1987, and a resident since 1989. Prior to 2006, I served on the Board of Review for a number of years.

I thank you for your consideration.

Sincerely,

Morley Scott Stevenson, AIA

AUTHORIZATIONS AND BIDS

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: Charter Township of Ypsilanti Board of Trustees

FROM: Michael Saranen, Hydro Operations

DATE: January 5, 2018

RE: **Authorization to seek quotes for the replacement of runner shaft bearing for Runner #2 at the Hydro Station in the estimated project amount of \$285,000**

During staff inspections at the Hydro Station, it was found the runner shaft bearing for Runner #2 is at the end of the serviceable life and requires replacing. The part that needs replacement was put into service in 2003 and is operating beyond its design life.

There are two (2) companies that are “pre-qualified” to do this specific type of repair work. They are James Leffel & Company that manufactured the turbines at the hydro and Padnos Leitelt Iron Works have serviced our turbines for nearly 20 years.

We are requesting authorization to seek quotes from the two pre-qualified companies for parts, disassemble and reassemble of the runner shaft bearing for runner #2 in an estimated amount of \$285,000. Once received, the quotes would come back to the Board for approval. This is a budgeted item for 2018.

There is a long lead time to make the necessary parts and the goal would be to have replacement bearing onsite in July or August of 2018.

Please place this request on the January 16, 2018 agenda for Board consideration.

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

Date: January 5, 2018

To: **Contractor (Contractor)**

CC:

From: Michael Saranen, Hydro Operation Manager

Subject: RFP for Runner Bearing Project on a 1600 KVA Hydro Generator

The Charter Township of Ypsilanti (Twp.) is seeking Proposals for labor to remove and replace (customer supplied runner bearing on the 1600 KVA generator located at the Ford Lake Hydroelectric Project in Ypsilanti, Michigan.

Scope;

- Pre dismantle alignment assessment
- Dismantle of the old runner shaft bearing, extension shaft and stub runner shaft.
- Extension shaft may need machining to clean up packing gland seal
- Removal of intermediate bearing (for final alignment)
- Fix oil leak on top oil sump pan
- Reassemble of new bearing, stub shaft and extension shaft
- Alignment of unit
- Reinstall intermediate bearing
- Recheck alignment

Additional work may be identified during the course of the project. When additional is needed, the Twp. must approve change orders before additional work can begin.

Unit background-

The unit is operating, but has excessive wear to the runner bearing. There is no evidence of top or middle bearing wear. Plan is not to do a full dismantle, but to remove the extension shaft to allow working distance to remove the stub shaft with the runner in place. The stub shaft will either needs to be machined or replaced.

Timeline

This work, would start early-July, start date will depend on when the replacement parts will be available. Work startup may begin prior of the parts arrival and is solely decided by the discretion of the Twp. Work hours will be 10 hours (on-site) per day between the hours of 7:00 am to 5:30 pm, Monday through Friday, no holidays.

Additional Proposal requirements

Contractors providing a Proposal must provide the following:

- a. Provide Insurance documentation naming the Twp. as additionally insured (see sample enclosed) or a statement they can meet insurance requirements.
- b. Proof of OSHA training for applicable articles for contractor's employees.
- c. Supply skilled labor experienced in hydro generators.
- d. Supply tools required to dismantle, install and align hydro generators
- e. Old parts to be placed on Level #1 of the powerhouse. Old parts are property of the Twp.
- f. At the completion of the pre-dismantle alignment, provide a detail assessment drawing of the generator alignment. This report is to be provided within 24 hours of completion of the inspection. This report is to include findings and any recommendation. The Twp. will have 1-2 business days to review the report to decide if/any additional actions are required.
- g. Prep work area for the acceptance of new parts. Prepping can include actions to ensure sound operational performance of new parts.
- h. Install new customer supplied stub shaft and runner shaft bearing.

Charter Township of Ypsilanti to be Responsible for Providing the Following:

- Sealant for the Pit Covers
- Generator bearing oil
- 115 VAC Electrical Service to operate hand tools and lights
- Restroom
- Compressed Air
- Lock Out/Tag Out Instructions
- Confined Space, Rescue Personnel with equipment when needed

Walkthrough and Questions

If you have questions and/or to schedule a plant visit please contact;

Michael Saranen at (734) 368-4169

Submittal

Proposals supplied do not guarantee any work with the Twp. The Twp. has the right to reject any and/or all proposals. The Twp. may require additional information from the contractor in order to decide on the best contractor(s) for the project.

Acceptance

The Twp. will notify the contractor of services accepted. The Twp. will issue PO # of the approved services. **Any work done outside the PO requires a change order.**

Payment

The contractor is to submit invoices to the Twp. on an AIA form (Twp. provided) for parts &/or work performed as defined by the award. These can be submitted up to 2 times a month. For this project invoices should be emailed to:

Michael Saranen
Hydro Operations
msaranen@ytown.org

The Twp. has 30 business days to pay complete and approved AIA Payment Request without penalty. Contractor will be notified in writing either by email or US Mail of contested AIA. Contested amounts are not subject to the 30 day payment schedule until the issue is resolved.

Proposal- Standard charges- Please include in your proposal, a per diem of \$160 per employee work day that would be working on the project. This would include the cost of a hotel & food / per employee day, so that we may compare competitive bids fairly. Actual Payments / reimbursements will be made from receipts provided to us along with the AIA form.

Proposal Deadline

Proposals should be sent to:

Charter Township of Ypsilanti
Clerk Office
Attention: 1600 KVA Runner Bearing Project- Hydro Station
7200 S. Huron River Dr.
Ypsilanti, MI 48197

By no later the 4:30 pm February 28th, 2018

CONTRACT PROVISION CHECKLIST

BONDS:

PERFORMANCE BOND- _____

GUARANTEES COMPANY WILL DO THE JOB CORRECTLY.
AMOUNT EQUAL TO THE AMOUNT OF THE BID.

The contractor accepted for scope will be required to supply a performance bond (certified funds) equaling the amount of proposal. This bond is released after the project is satisfactorily completed.

MAINTENANCE & GUARANTEE BOND- _____

INSURES THE BIDDER WILL COVER THE WARRANTY
ON THE WORK. 5% OF THEIR BID

Contractor will include in the proposal a 5% Maintenance and Guarantee Bond (good for 1 year from the closing of the project) (certified funds) equaling the amount of the bid. This bond covers workmanship for the scope.

PAYMENT OR LABOR & MATERIAL BOND _____

GUARANTEES CONTRACTOR WILL PAY SUBCONTRACTORS
AND SUPPLIERS. EQUAL TO THE AMOUNT OF THEIR BID.

The contractor(s) are required to have a Payment/Material Bond equal of the awarded Task. The Bond will be released after the work is done and confirmation of the contractor and any sub-contractors are paid to the agreed dollar amounts. Awarded contractor(s) will supply a list of sub-contractors and/or suppliers used for this Project.

BID BOND OR SURETY BOND- (IF REQUIRED) - _____

GUARANTEES PRICE OF PROJECT. 5% OF THEIR BID.

Contractor will include in the proposal a 5% bid bond (certified funds) equaling the amount of the bid. Bid bonds will be returned for proposals not accepted. Accepted proposal will be held until close of the project. Contractor who fails to start project on time will forfeit Bid Bond.

INSURANCE CERTIFICATES:

WORKERS COMPENSATION – (\$500,000.00 LIMIT _____
EACH ACCIDENT)

GENERAL LIABILITY-(COMBINED SINGLE LIMIT OF \$1,000,000.00 EACH OCCURRENCE FOR BODILY INJURY & PROPERTY DAMAGE) MUST INCLUDE 60 DAY WRITTEN NOTICE FOR CHANGE OF COVERAGE , CANCELLATION, OR NON-RENEWAL OF COVERAGE. _____

PROTECTIVE POLICY- (COMBINED SINGLE LIMIT OF \$1,000,000.00 EACH OCCURRENCE FOR BODILY INJURY & PROPERTY DAMAGE) MUST NAME **“THE CHARTER TOWNSHP OF YPSILANTI AND ITS PAST, PRESENT, AND FUTURE ELECTED OFFICIALS, APPOINTED COMMISSIONS AND BOARDS, AGENTS AND EMPLOYEES SHALL BE NAMED AS “ADDITIONAL NAMED INSURED” (UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ATTORNEY) ON THE GENERAL LIABILITY POLICY WITH RESPECT TO THE SERVICES PROVIDED UNDER THIS CONTRACT”** _____

AUTOMOBILE LIBILITY-COVERS OWNED, HIRED AND NON-OWNED VEHICLES WITH PERSONAL PROTECTION INSURANCE AND PROPERTY PROTECTION. INCLUDES RESIDUAL LIABILITY INSURANCE WITH A COMBINED SINGLE LIMIT OF \$1,000,000.00 EACH ACCIDENT FOR BODILY INJURY AND PROPERTY DAMAGE. _____

UMBRELLA POLICY/EXCESS COVERAGE- (OPTIONAL). MAY BE USED TO COVER EVERYTHING. _____

CORRECT COVERAGE AMOUNTS _____

TOWNSHIP NAMED AS “ADDITIONAL NAMED INSURED” _____

“THE CHARTER TOWNSHP OF YPSILANTI AND ITS PAST, PRESENT, AND FUTURE ELECTED OFFICIALS, APPOINTED COMMISSIONS AND BOARDS, AGENTS AND EMPLOYEES SHALL BE NAMED AS “ADDITIONAL NAMED INSURED”

Example

APPLICATION FOR PAYMANT				APPLICATION #			
TO:	CHARTER TOWNSHIIP OF YPSILANTI 7200 S. HURON RIVER DR. YPSIALNTI, MI 48197	PROJECT NAME:	1600 KVA Runner Bearing				
		Location:	Ford Lake				
		TERMS:					
		P.O. NUMBER:	123456789				
FROM:	ABC Machine	CONTRACTOR PROJECT #					
		PERIOD FROM:		PERIOD TO:			

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS																									
Change Orders approved in Previous periods by owner	\$ -	\$ -	Application for Payment, as shown below, in connection with the Schedule of Values Sheet(s) is attached																								
TOTALS	\$ -	\$ -																									
Approved this Period																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Number</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr> <td colspan="2" style="text-align: right;">TOTAL this period</td> <td style="text-align: center;">\$ -</td> </tr> <tr> <td colspan="2" style="text-align: right;">Net Change by Change Orders</td> <td style="text-align: center;">\$ -</td> </tr> </tbody> </table>	Number	Date	Description																TOTAL this period		\$ -	Net Change by Change Orders		\$ -			
Number	Date	Description																									
TOTAL this period		\$ -																									
Net Change by Change Orders		\$ -																									
The undersigned, certifies that to the best of his/her knowledge, that Work covered by this Application for Payment has been completed in accordance with the Contract Documents, and the contractor is legally entitled to payment.																											
			1 ORIGINAL CONTRACT SUM \$ -																								
			2 NET CHANGE BY Change Order \$ -																								
			3 CONTRACT SUM TO DATE \$ -																								
			4 TOTAL COMPLETE & STORED TO DATE \$ -																								
			5 RETAINAGE:																								
			a. on Completed Work: \$ -																								
			6 TOTAL EARNED LESS RETAINAGE \$ -																								
			7 LESS PREVIOUS CERT FOR PAYMANT \$ -																								
CONTRACTOR: ABC Machine																											
By: _____			8 CURRENT PAYMENT DUE \$ -																								
Date: _____																											

SCHEDULE OF VALUES									
APPLICATION #:	0			PROJECT NAME:	1600 KVA Runner Bearing				
	CONTRACTOR PROJECT #			0			LOCATION:	Ford Lake	
	PERIOD FROM:			0			PERIOD TO:	0	

Line #	DESCRIPTION	SCHEDULED	WORK COMPLETED		TOTAL COMPLETED	%	BALANCE	RETAINAGE
		VALUE	PREVIOUS	CURRENT	STORED TO DATE		TO FINISH	(IF VARIABLE)
1	(de)mobilization		\$ -		\$ -	#DIV/0!	\$ -	
2	pre dismantle alignment		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
3	dismantle		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
4	reassemble		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
5	anlingment		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
6	Machaning extension shaft		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
7	machaning stub shaft		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
8	Bonding @ cost		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
9			\$ -	\$ -	\$ -	#DIV/0!	\$ -	
10	pre diem (\$160xemployeesxdays)		\$ -	\$ -	\$ -	#DIV/0!	\$ -	
11				\$ -	\$ -	#DIV/0!	\$ -	
12				\$ -	\$ -	#DIV/0!	\$ -	
13				\$ -	\$ -	#DIV/0!	\$ -	
14				\$ -	\$ -	#DIV/0!	\$ -	
15				\$ -	\$ -	#DIV/0!	\$ -	
16				\$ -	\$ -	#DIV/0!	\$ -	
17				\$ -	\$ -	#DIV/0!	\$ -	
18				\$ -	\$ -	#DIV/0!	\$ -	
19				\$ -	\$ -	#DIV/0!	\$ -	
20				\$ -	\$ -	#DIV/0!	\$ -	
21				\$ -	\$ -	#DIV/0!	\$ -	
22				\$ -	\$ -	#DIV/0!	\$ -	
23				\$ -	\$ -	#DIV/0!	\$ -	
24				\$ -	\$ -	#DIV/0!	\$ -	
25				\$ -	\$ -	#DIV/0!	\$ -	
TOTAL BASE CONTRACT		\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -

OTHER BUSINESS
