

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.

February 6, 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



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, FEBRUARY 6, 2018

5:00pm

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

1. CONCENTRATE MEDIA PROPOSALPAUL SCHUTT, CONCENTRATE MEDIA
2. ECONOMIC DEVELOPMENT STRATEGY...RICHARD CARLISLE, CARLISLE WORTMAN
3. 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" FOR GAULT VILLAGE PROPERTY
4. AGENDA REVIEW SUPERVISOR STUMBO
5. OTHER DISCUSSION BOARD MEMBERS



Concentrate Media & Charter Township of Ypsilanti Partnership – On The Ground Program Year Two

Strategy

Concentrate will use an embedded journalism model to maintain a presence in Ypsilanti and Ypsilanti Township from January-December of 2018 to continue coverage of On The Ground Ypsilanti, launched in July of 2017.

Concentrate will focus weekly coverage on the area to tell the story of the businesses, nonprofits, community groups, artists, neighborhood organizations and residents who live there.

On The Ground Program

Concentrate's project editor will maintain a presence in Ypsilanti and Ypsilanti Township, as well as attend weekly community events and convenings and host dedicated editorial advisories to engage residents and citywide stakeholders for story ideas and networking.

Throughout the program, Concentrate will publish weekly content, send a monthly dedicated mailing, and manage consistent social media coverage about Ypsilanti and Ypsilanti Township. Concentrate will produce videos and host, cover, and promote a finale event upon completion of the project.

Concentrate produces a comprehensive evaluation of the program after completion.

Charter Township of Ypsilanti ads can be placed alongside On The Ground content in Concentrate.

— Program Pricing —

Coalition

The On The Ground program in Ypsilanti will be funded by a coalition of partners:

- Washtenaw County Parks & Recreation Commission
- Washtenaw County Administration
- Eastern Michigan University
- Downtown Association of Ypsilanti
- City of Ypsilanti
- Washtenaw County CVB
- Ypsilanti DDA
- Ann Arbor/Ypsilanti Regional Chamber
- Charter Township of Ypsilanti
- Ann Arbor SPARK

Total for Charter Township of Ypsilanti	\$12,000
Program total	\$120,000

— Contract Terms —

Payment terms: Payment due upon receipt of invoice(s).

Contract duration: January – December 2018

No amendment, change or modification to this contract will be effective unless it is in writing and signed by both parties. Either Concentrate or Charter Township of Ypsilanti may terminate this contract for any reason by giving the other party 30-days written notice.

This contract contains the entire agreement between Concentrate and Charter Township of Ypsilanti, and there are no other conditions in any other written or oral agreement concerning the subject matter in this contract. This contract supersedes any prior written or oral agreement between Concentrate and Charter Township of Ypsilanti.

Issue Media Group's Underwriting Policy

Issue Media Group (IMG) offers its underwriters the opportunity to directly align their brands with content about talent, innovation, diversity, and place. In addition, IMG provides corporations, governments, institutions, nonprofits, and foundations with similarly focused missions a way to use their media budgets to support and expand coverage of job growth, economic development, real estate, non-profit innovation, city building, and place making.

Underwriting is the basis of our model as a publication. Underwriters are considered crucial to our organization and their support is the reason that IMG is able to produce content within a broad spectrum of topics. Support from underwriters allows IMG to dedicate editorial resources to cover key issue areas that are of importance to both the underwriter and IMG's mission.

We work with like-minded stakeholders who have shared values and missions.

Because of our intersecting interests, we may cover our underwriters' work journalistically. However, IMG observes strict boundaries regarding the direction, review, and approval of content that is published.

IMG encourages underwriters to pitch ideas through Editorial Advisories and to our editorial teams. We value the knowledge our partners bring to our work, and we encourage underwriters to send story ideas, trends in underwriters' areas of expertise, and press releases. However, published content is at the discretion of the editorial teams and all final decisions regarding content are made without client approval.

While underwriters are not allowed to review or approve content, IMG works with them to establish focus areas that will be included in coverage. If an underwriter desires the ability to direct or edit content, the content will be considered "Partner Content," and given a treatment that distinguishes it from editorial content. The underwriter's logo will be embedded in the story and a transparency statement will be included.

IMG works with underwriters to fully understand the issues they care about. However, IMG trusts its editorial teams to shape stories around issues in a way that will resonate with readers.

IMG honors truthfulness and strives to avoid conflicts of interest in our reporting. This includes real conflicts and acts that may appear to be a conflict. To this end, we opt to disclose any relationships with underwriters that could be perceived as complicating our journalistic mission.

— Partnership Approval —

By signing this proposal, the undersigned Client representing Charter Township of Ypsilanti authorizes Concentrate to proceed with the work described in this proposal and to bill according to the terms indicated above.

<p>Accepted by Charter Township of Ypsilanti:</p> <hr/> <p>Signature</p> <hr/> <p>Name</p> <hr/> <p>Date</p>	<p>Accepted by Concentrate:</p> <hr/> <p>Signature</p> <hr/> <p>Paul Schutt</p> <hr/> <p>Date</p>
--	---

About Issue Media Group and Concentrate

Issue Media Group publishes weekly digital magazines focused on what's next for cities and regions across the country. IMG publications aim to connect readers to their city's most visionary and active people, businesses and organizations—the people who are making changes and solving problems.

IMG publications cover corporate growth to small neighborhood movements, highlighting the development and innovation that are propelling cities and communities forward. IMG magazines focus on solutions journalism and cover topics such as economic and neighborhood development, healthy communities, arts and culture, entrepreneurship, non-profits, sustainability, leadership, and technology.

IMG's 10 Michigan publications reach roughly 1.3 million readers across the state. Concentrate, which focuses on Ann Arbor and Ypsilanti, has 146,206 annual readers, a 79% increase since 2016. Concentrate's social media presence is growing, too. With a 88% increase in followers this year, Concentrate is now able to reach more readers than ever before.



Ypsilanti Economic Development Strategy
Township Board Working Session Agenda
Tuesday, February 6, 2018

Purpose: The Township, assisted by Carlisle/Wortman, has been formulating an Economic Development Strategy to address both the changing economy and new opportunities. After conducting extensive background studies and community engagement, the Project Team is prepared to present findings and recommendations to the Township Board.

- I. Review Overall Study Process
- II. Overarching Themes
 - A. Creating an Environment for Investment
 - B. What it Means to be Development Ready
 - C. Focus on Small Business
- III. Market Studies
 - A. Retail Market
 - B. Industrial Market
- IV. Property Inventory/Database
 - A. Township owned
 - B. Privately owned
- V. Community Engagement
 - A. Surveys
 - B. Interviews
 - C. Steering Committee
 - D. Real Estate Forum
- VI. Vision, Principles and Strategies
 - A. Vision
 - B. Guiding Principles
 - C. Strategies

Charter Township of Ypsilanti

Economic Development Strategy

Executive Summary



Carlisle | Wortman
ASSOCIATES, INC.

Ypsilanti Township finds itself in a regional and national, if not world-wide, competition to retain and attract business as well as workers. In an economy where driving forces are changing from industry and manufacturing to technology and the management of information, traditional economic development strategies of financial incentives are no longer sufficient. Communities must also create an environment for investment through placemaking and place-based investment.

Process

In the fall of 2017, Ypsilanti Township received a grant from the Washtenaw County Office of Community and Economic Development for an economic development strategy. Working with a consultant, the Township administration formed a steering committee of sixteen local business owners, realtors, property managers, economic development specialists, elected and appointed officials.

The process included an asset inventory, community engagement, analysis of the investment environment for retail, industrial and office businesses, and education on the benefits of small businesses and how a community can be ready for development. The resulting economic development strategy lays out a path for Ypsilanti Township to be a great place to live, work and invest.

Assets and Opportunities

The strategy is based on the assets, business mix and emerging opportunities distinct to Ypsilanti Township. The unique features of the Township - its location and quality of life - are important competitive advantages that need to be protected, nurtured, and promoted.

While the top three employers in the Township are manufacturing or distribution companies with hundreds of employees, ninety-six percent of the businesses in Ypsilanti Township are small businesses with less than 50 employees. These small businesses need an environment for investment to flourish.

Meanwhile, the redevelopment of the Willow Run Factory into the Yankee Air Museum, slated to be a world-class destination and conference center, and the American Center for Mobility (ACM), a federally designated testing and product development facility for connected and automated vehicles, has changed the economic landscape for the Township. Both facilities will bring visitors from around the nation. ACM also plans to create a research campus adjacent to the facility. Ypsilanti Township plans to build on these assets, businesses and opportunities.

Market Demand

The strategy keys off of the market demand to support additional retail businesses and industrial enterprises in Ypsilanti Township. Ford Lake and Interstate 94 divide the Township into eastern and western retail trade areas, both of which can support more retail and commercial services businesses.

On the industrial side, the vacancy rate of industrial building space in Ypsilanti Township is less than two percent, consistent with trends in the metropolitan Detroit region. However, the Township has 664 acres of vacant industrially zoned land. With shifting demand from solely factory floor area to a mixture of office, manufacturing and warehousing under a single roof, the available industrial land in the Township will need physical and aesthetic improvements.

Placemaking and Investment *A Model for Township Success*



Vision, Principals and Strategies

The strategy also addresses structural weaknesses in the Township’s ability to create an investment environment – coordination, communication, and policies. While a wealth of economic development agencies exist in Washtenaw County, the Township has not effectively tapped them. Staff to collaborate across the web of resources as well as with neighboring communities is an essential implementation step.

Investing in communications, external and internal, is also a key component of the strategy. Within the Township, the administration will improve communications through newsletters and small businesses forums. Moreover, with the lack of a community newspaper and a changing digital media landscape, the Township recognizes that they need to actively influence the narrative about their community through marketing, branding, and social media.

Finally, the Township has committed to updating its zoning ordinance and land development policies to provide a coherent land development process that protects the quality of life in Ypsilanti Township.

The strategy also recognizes that the success of Township businesses is linked to the success of the three school districts serving Ypsilanti Township. The public education system was noted in every community engagement interaction as a weakness. While the school districts are using creative solutions to improve, their low test scores have been detriments to attracting housing developers, retail and other businesses.

The Township is committed to supporting the public schools, creating workforce development opportunities, fostering partnerships and celebrating educational accomplishments, such as Washtenaw

Intermediate High School, whose students achieved the 2nd highest average SAT scores amongst Michigan high schools in 2016.

The strategy lays out a vision of Ypsilanti Township as an attractive environment in which to invest by promoting its unique assets, engaging talented and committed people, creating places which advance quality of life, investing in infrastructure, public streetscapes and cultural amenities, supporting regional collaboration, and forming innovative partnerships between public, private and educational/institutional sectors. The guiding principles are collaboration, a diversified economic base, a skilled and educated workforce, high quality of life and a sense of place support the vision. Each principle is backed by strategies ranging from policy changes to programs to new hires by the Township.

Charter Township of Ypsilanti

Economic Development Strategy

Creating an Environment for Investment



Carlisle | Wortman

ASSOCIATES, INC.

Why the Township needs an Economic Development Strategy

- Location in an area that is generating new investment
- American Center for Mobility magnet for new growth
- Strong Demand for new businesses, especially service oriented
- Recession affected the Township's ability to address economic development
- Planned and strategic approach is the best way to capitalize on new interest in township.

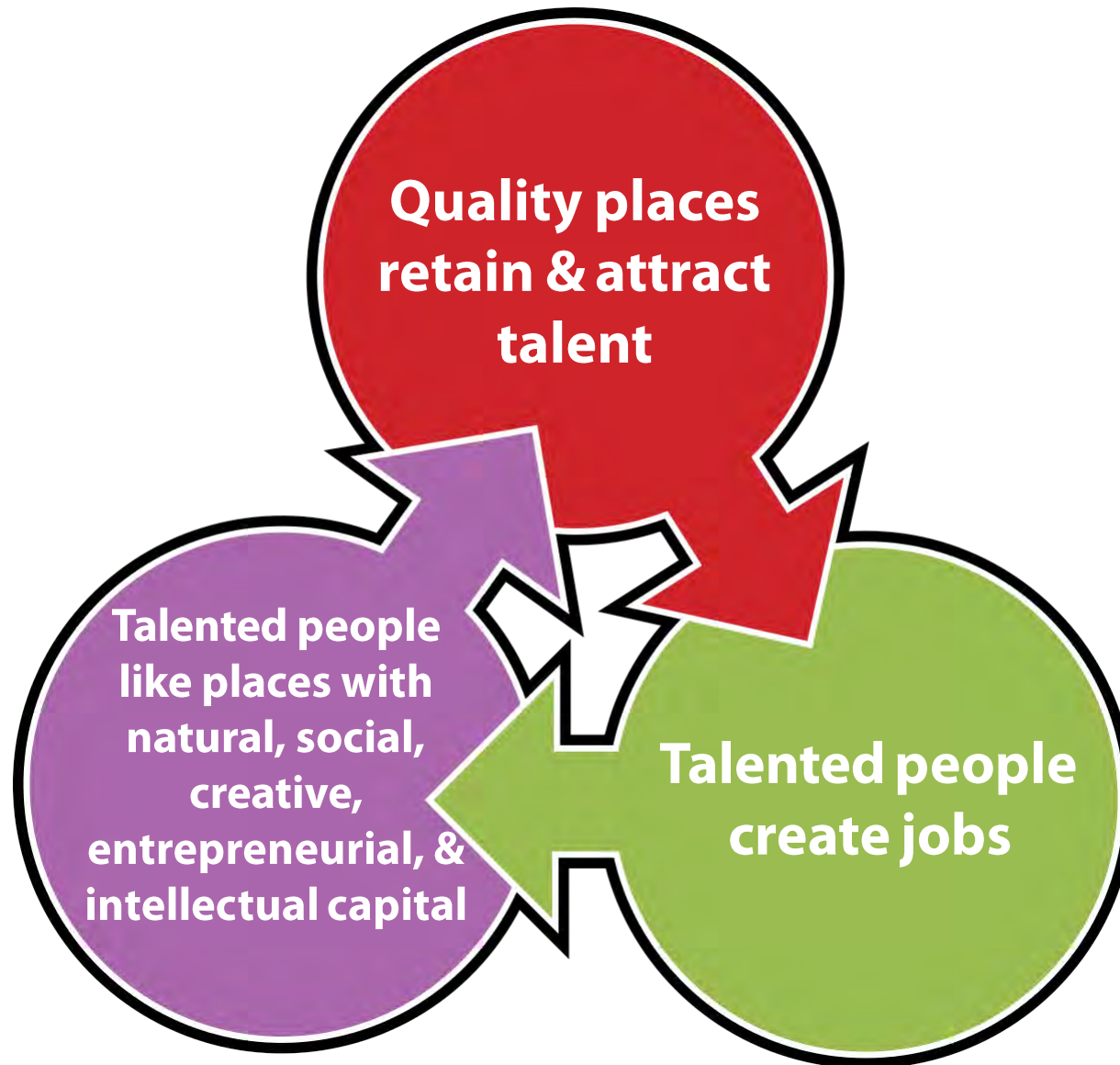
Creating an Investment Environment

- Township should be viewed as an investment environment
- Decision to invest is influenced by how a community is perceived
- Why would someone invest in Ypsilanti Township?
- What assets, services and growth opportunities does the Township offer?

A place-based investment strategy signals a stronger commitment to the community

- Key to Township success is creating better , high paying jobs
- Old approach focused on attracting large companies
- Better approach is to improve foundation for expanding existing businesses and attract talent who will create new businesses
- Companies with strong roots in the community will be more sustainable and committed

Placemaking and Investment *A Model for Success*



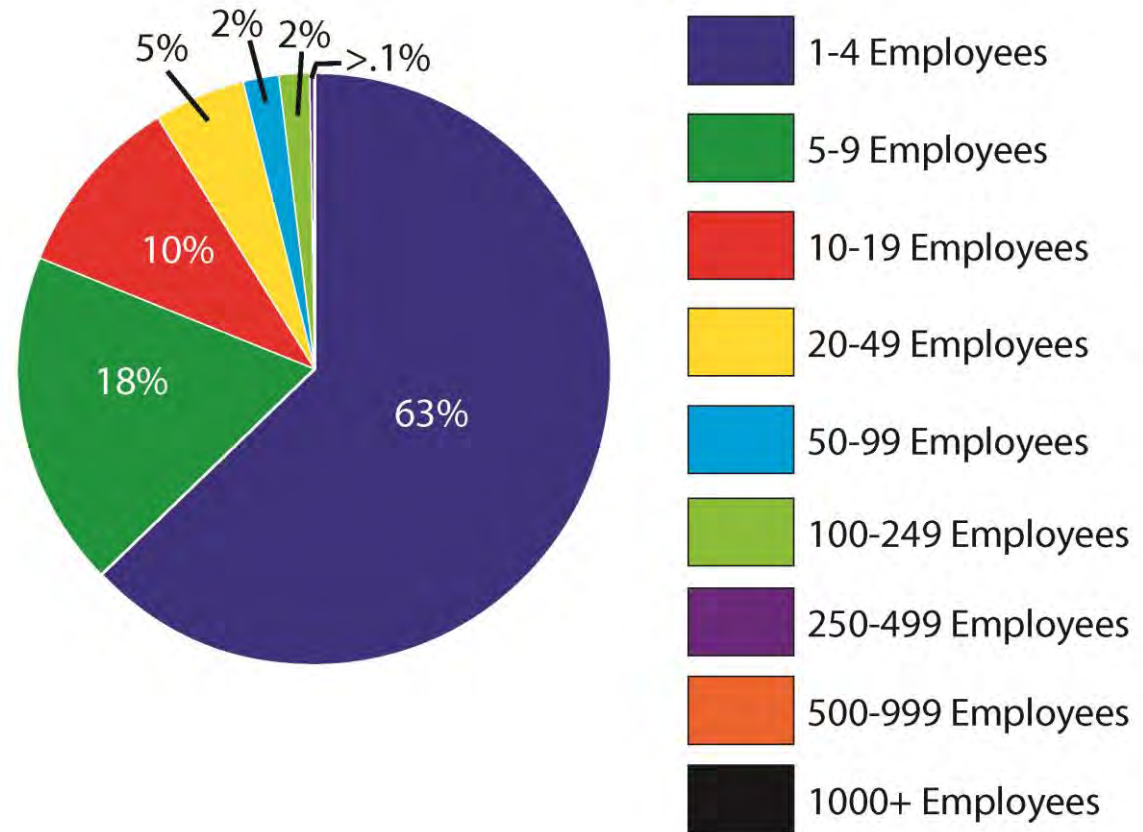
Township Assets

People

- 2nd largest municipality in Washtenaw County
54,613 people in 2015
- Younger population
Median Age 33.7 years
Less than median age for Michigan of 39.5 years
- Educated population
39.5% have a bachelor's degree or higher

How Big is Small Business

- Small business accounts for over half of new job creation
- Small businesses have a high rate of survival, attract talent, and innovations
- Small business invest 48% of their revenue back into the community as opposed to 14% for retail chain businesses
- Small business is a BIG deal



Very Good Development Partners

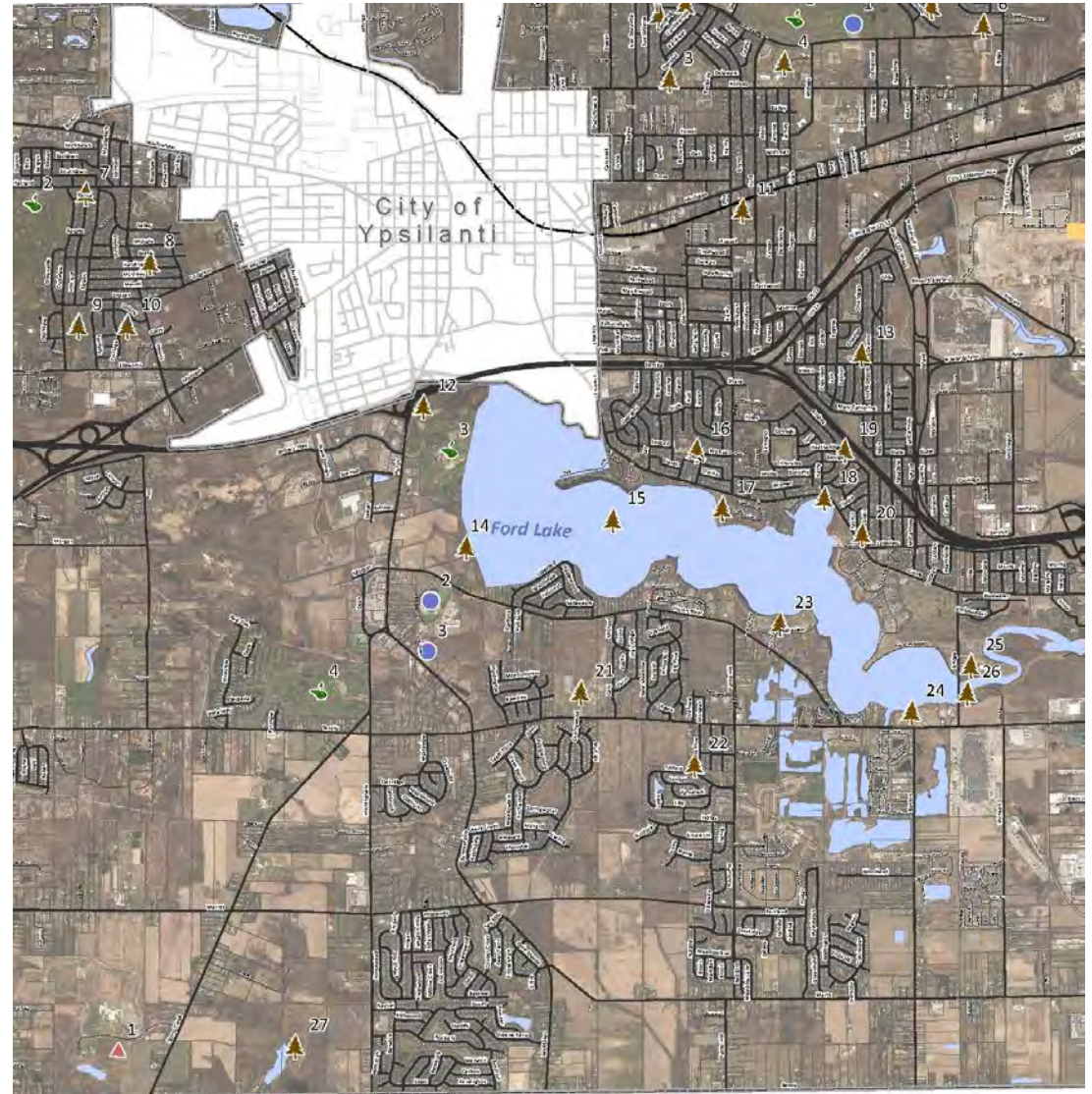
- SPARK
- Innovate Ypsi Incentive Program
- Ypsilanti Township Local Development Finance Authority
- Washtenaw County Office of Community & Economic Development
- VantagePort
- WCC Entrepreneurship Center
- Small Business Development Center at WCC

Beautiful Natural Features



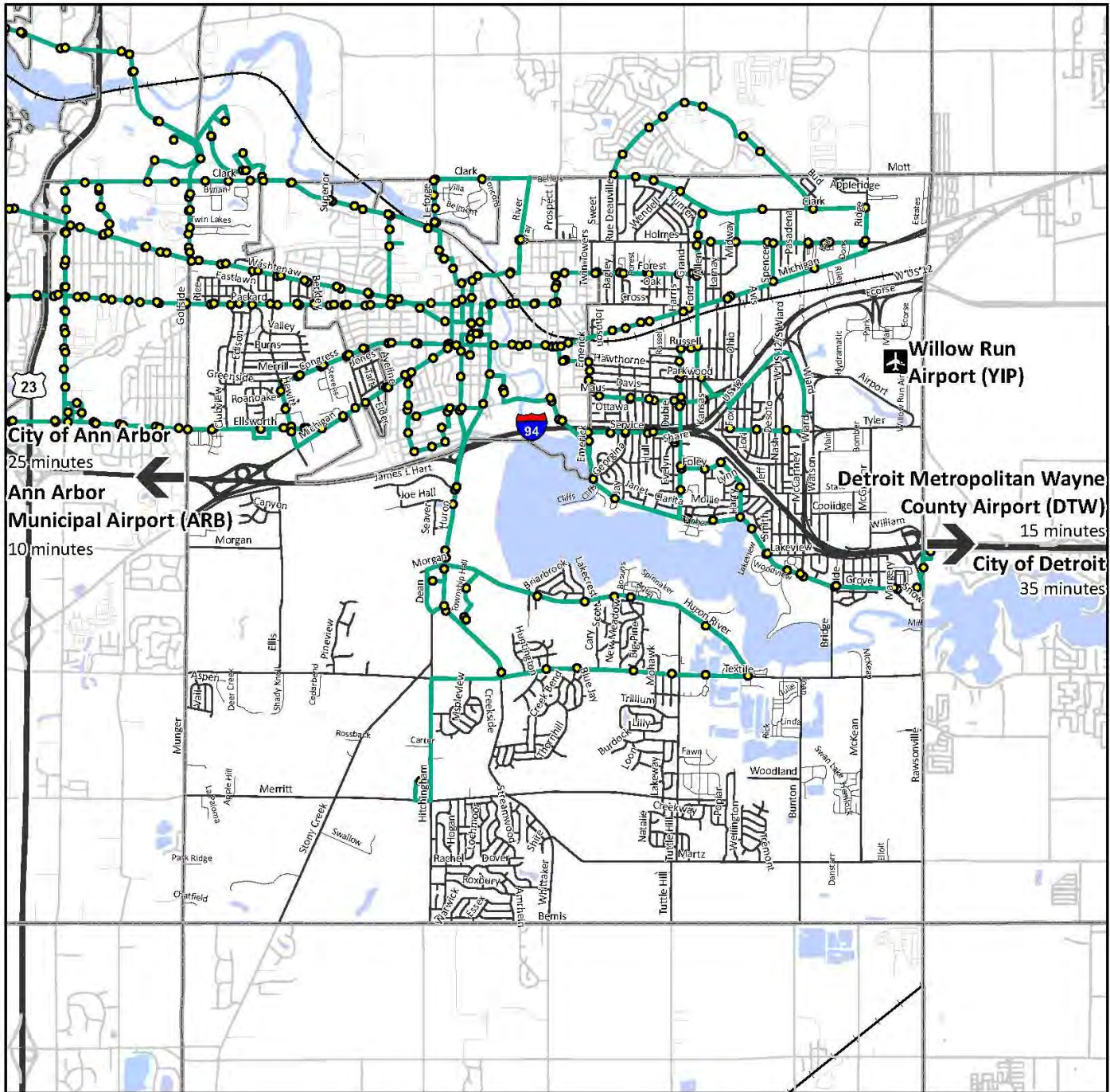
Ford Lake

Image from <http://visitypsinow.com/play/ford-lake-park/>

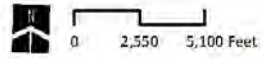


Huron River, Ford Lake, Other Lakes & Open Space

Transportation/Location is Prime



- AAATA Stops (January 2017)
- AAATA Routes (January 2017)



Source: AATA, SEMCOG, MIGDL
Carlisle/Wertman Associates
May 5th, 2017

Access to Higher Education/Health Care

Higher Education

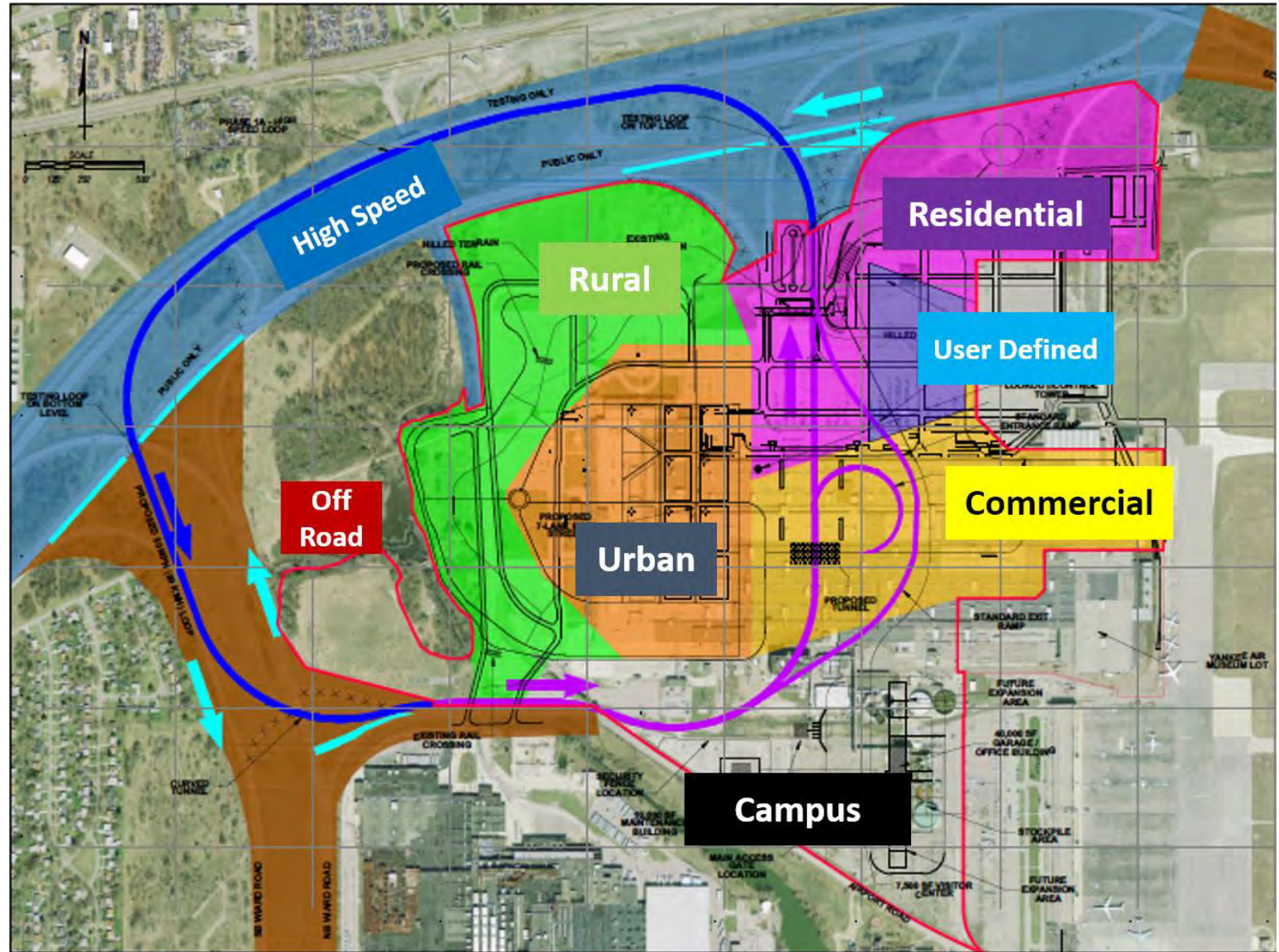
- Eastern Michigan University
- Washtenaw Community College
- Concordia University
- Cleary University
- University of Michigan

Health Care

- U of M
- St. Joe's

Willow Run

- Yankee Air Museum
- American Center for Mobility
- Tech Park



Challenges

- Primary/Secondary Schools
- Underutilized/Vacant Land
- Blighted corridors (Michigan Ave. and Ecorse)

However.....all of these challenges present opportunities

Environment for Retail, Industrial/Research Office Investment

Retail Environment

- 54,000 residents represent significant spending power
- In both eastern and western portions of Townships, dollars are being spent outside the Township
- Retail market potential for groceries/specialty foods, restaurants, entertainment establishments, building materials and supplies, furniture and many other categories

Retail Environment

However...retail market is changing

- Retailers who promote product quality and sustainability will flourish
- Unique in-store experiences will thrive
- Smaller stores are in and larger stores are out
- Personal service is increasingly important
- Understanding the customer base and generational trends will be a key to success

Industrial/Research Office Environment

Key Findings

- The Township has over 2,400 acres zoned for Industrial or Research Office with 664 acres vacant
- Less than 2% of vacant industrial building space
- Demand is shifting towards flex space
- Available land in the Township will need physical and aesthetic improvements

Industrial Market Trends

- Decreasing demand for conventional office, industrial and manufacturing space
- Increasing demand for flex space that can accommodate variety of uses
- Need broadband access
- Community amenities and quality of life are important
- Regional collaboration is key

Community Engagement

Community Engagement

- Steering Committee
 - Local insight
 - Sound board
 - Champions for Township

- Business Survey

- Personal Interviews

- Real Estate Forum

Key Findings/Survey and Interviews

- Common Themes
 - Communicate a clear vision
 - Importance of leadership
 - Emphasize education and workforce development
 - Create Township identity

- Improving business climate
 - Become development ready
 - Improve access to business and development resources
 - Build on existing and emerging Township assets

Key Findings/Real Estate Forum

- Common Themes
 - ACM will be a gravity center
 - Increased works skills and training are needed
 - Promote/improve quality of life
 - Rejuvenate commercial corridors
 - Promote food innovation/agricultural opportunities
 - Collaboration is key

Vision, Principles and Strategies

Vision, Principles and Strategies

Our Vision

A vision is an image of the future, a future that the Township desires and is dedicated to achieve.

Ypsilanti Township recognizes the key to its future success is through better, high paying employment opportunities created with the expansion of existing businesses and the attraction of new investment in the community.

Ypsilanti Township will strive to become an attractive environment in which to invest by promoting its unique assets, engaging talented and committed people, creating places which advance quality of life, investing in infrastructure, public streetscapes and cultural amenities, supporting regional collaboration, and forming innovative partnerships between public, private and educational/institutional sectors.

Vision, Principles and Strategies

Guiding Principles

The following principles will guide the execution of this Strategy:

- Collaboration is the key
- A diversified economic base will be more sustainable
- An educated and skilled workforce is essential
- Economic development must be compatible with the Township's quality of life
- Improving a sense of place will benefit economic development

Vision, Principles and Strategies

Strategies

- **Leadership and Organizational Capacity** – Strengthen and expand ability and capacity
 - Commit fully to higher quality economic development outcomes
 - Provide funding to support capacity improvements
 - Provide training programs for all elected officials and appointed staff members
 - Build Economic Development staff capacity – eg, an Economic Development Director
 - Build and maintain public engagement, feedback, and support mechanisms

Vision, Principles and Strategies

Strategies

- **Land Development Policies and Processes** – Review and reform key policies and processes that drive and improve economic development.
 - Revise the Zoning Ordinance to be more user-friendly and effective in fostering redevelopment.
 - Review and revise zoning categories for specific properties and areas.
 - Clarify and streamline development processes.
 - Encourage the development of more flex space (office, research and development, warehousing) in Township.

Vision, Principles and Strategies

Strategies

- **Image and Communication Enhancements** – Improve the communication of Township's Vision
 - Tell Ypsilanti Township's compelling story – past, present, and future
 - Build authenticity in the Ypsilanti Township's brand
 - Determine the best methods of sharing and communicating the message
 - Broaden public participation and engagement in YT's future economic development strategies

Vision, Principles and Strategies

Strategies

- **Enhancing Ypsilanti Township's Business Climate** – Undertake comprehensive coordinated actions to improve present and prospective business investments.
 - Establish robust business retention practices
 - Support small businesses and aspiring business entrepreneurs
 - Expand access to existing regional business resources
 - Create organizational/networking opportunities
 - Create a Township Business to Business marketing program
 - Establish a micro-loan program

Vision, Principles and Strategies

Strategies

- **Workforce Development and Education** – Find effective ways to help Ypsilanti Township citizens and business develop their capacity to fully participate in today's and tomorrow's economy.
 - Connect people to enhancement programs
 - Compile a resource guide of workforce development opportunities
 - Create a private fund to support access to training and certification
 - Expand partnerships with local schools through support of STEMM (Science, Technology, Engineering, Mathematics and Manufacturing) curriculum
 - Sponsor “job fairs” – that bring employers and potential employees together
 - Share education success stories in the community, such as Washtenaw International High School

Vision, Principles and Strategies

Strategies

- **Physical Revitalization and Placemaking** – Make strategic investments in key public infrastructure and gathering places
 - Improve Gateways and enhance key commercial corridors
 - Create new Gathering Places that are attractive to citizens and visitors
 - Begin beautification campaigns
 - Sell excess Ypsilanti Township land parcels for strategic gain

**Discussion on
Gault Village Property**

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, FEBRUARY 6, 2018

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC COMMENTS
4. CONSENT AGENDA
 - A. MINUTES OF THE JANUARY 16, 2018 WORK SESSION, REGULAR MEETING AND CLOSED SESSION AND FEBRUARY 1, 2018 SPECIAL MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR FEBRUARY 6, 2018 IN THE AMOUNT OF \$2,042,948.77
5. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

NEW BUSINESS

1. BUDGET AMENDMENT #3
2. REQUEST APPROVAL OF AGREEMENT WITH CONCENTRATE MEDIA FOR MEDIA COVERAGE OF YPSILANTI TOWNSHIP FOR 2018 IN THE AMOUNT OF \$12,000.00 BUDGETED IN LINE ITEM #101-956-000-801-000
3. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION TO ABATE PUBLIC NUISANCE DRUG HOUSES BY PADLOCKING LOCATED AT 34 JOHNSON IN THE AMOUNT OF \$10,000.00 BUDGETED IN LINE ITEM #101-950-1-801-023
4. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 386 S. FORD BLVD., 1478 DESOTO AVE., AND 908 ECORSE RD IN THE AMOUNT OF \$30,000.00 BUDGETED IN LINE ITEM #101-950-000-801-023
5. RESOLUTION 2018-03, RELOCATION OF YPSILANTI TOWNSHIP VOTING PRECINCTS 19 AND 20
6. RESOLUTION 2018-04, PROPOSITION TO AUTHORIZE THE LEVYING OF .50 MILLS TO PROVIDE FUNDING, DEDICATED SOLELY FOR THE PURCHASE AND MAINTENANCE OF VEHICLES, BUILDINGS, GROUNDS AND EQUIPMENT FOR THE YPSILANTI TOWNSHIP FIRE DEPARTMENT AND TO AUTHORIZE A MAY 8, 2018 SPECIAL ELECTION

OTHER BUSINESS

PUBLIC COMMENTS

CONSENT AGENDA

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 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, Clerk Lovejoy Roe, Treasurer Larry Doe, Trustees: Stan Eldridge, Heather Jarrell Roe, Jimmie Wilson, Jr. and Monica Ross-Williams

Members Absent: none

Legal Counsel: Wm. Douglas Winters

- 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” IN REGARD TO GAULT VILLAGE PROPERTY**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to go into Closed Session.

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

The motion carried unanimously.

The Board went into Executive Session at 5:00PM

The Board came out of Executive Session at 5:24PM

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 2**

Trustee Wilson wanted to clarify what he said at the December 19, 2017 Closed Session and asked the minutes be changed to reflect it. Trustee Ross-Williams wanted the work session meeting minutes from December 19, 2017 to clarify what she said and asked the minutes be changed to reflect it.

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

NEW BUSINESS

1. BUDGET AMENDMENT #1

Supervisor Stumbo explained items that were in the Budget Amendment #1.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 3**

**2. 1ST READING OF RESOLUTION 2018-01, PROPOSED ORDINANCE 2018-476,
AN ORDINANCE AMENDING THE ZONING CODE OF THE CHARTER
TOWNSHIP OF YPSILANTI**

Megan Masson-Minock, Carlisle, Wortman & Associates explained the ordinance amendments of the zoning code. She said the amendments would achieve better organization of the zoning ordinances, it would make them easier to understand for the public and developers. Ms. Masson-Minock said they added three districts that were not on the zoning map. She said the changes that were made will enable people to find what they are looking for quicker and easier. Ms. Masson-Minock explained the updating of the terms they changed throughout the ordinances which clarified their meaning.

Clerk Lovejoy Roe asked if they changed or added definitions. Ms. Masson-Minock stated they did both and explained the changes and additions.

Supervisor Stumbo stated this was the first reading and it would be brought back to the board for the second reading.

**3. REQUEST APPROVAL OF METRO ACT APPLICATION OF MCIMETRO ACCESS
TRANSMISSION SERVICES CORP. DBA VERIZON ACCESS TRANSMISSION
SERVICES PER PUBLIC ACT 48 OF 2002**

Attorney McLain stated that he reviewed the application and it was in proper form. Attorney McLain stated he was putting together an instruction manual for township staff on how to process an application of this kind when we receive another in the future.

Supervisor Stumbo stated that she would like to meet with the applicant and hoped they would be at the board meeting tonight.

Attorney McLain stated the board could approve or deny the application but the township only has 45 days from the day we received the application to take action.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 4**

Supervisor Stumbo stated that it does not make sense that someone could send in an application and never have to meet with the Township. She said, in the future she would like part of the procedure to be that the applicant must be present at the board meeting when the board is discussing their request.

4. REQUEST OF TRAVIS MCDUGALD, IS MANAGER FOR APPROVAL OF MEMBERSHIP IN THE US COMMUNITIES GOVERNMENT PURCHASING ALLIANCE

Supervisor Stumbo stated this request was for us to become a member which enables us to purchase at a discount similar to the MIDEAL program.

5. REQUEST TO APPOINT MORLEY STEVENSON TO THE YPSILANTI TOWNSHIP BOARD OF REVIEW

AUTHORIZATION 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

Supervisor Stumbo provided an update on the final stages of hiring for the Community Engagement position. She said they distributed to the Trustee's mailboxes the annual report for the Ypsilanti Township Sheriff Department Operations and also the new budget. She stated AAATA is now offering an express bus that will begin on January 29, 2018 and will go from the Shell Station on Huron Street to Mott Childrens' Hospital, and the U of M central campus for \$1.50 each way. It will run from 9am to 5pm.

Trustee Ross-Williams stated that MDOT is finished at Dorset and they did everything they promised they would do and it looks great. Supervisor Stumbo stated she believed the area would benefit from improved lighting.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 5**

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated the check was received from the sale of the cell tower and deposited December 28, 2017. He said those funds were used to pay off the Seaver Farm bond and the Township is now debt free. He said this prime property would be presented to interested developers. Attorney Winters stated the township was in a strong position since they own the property free and clear and could be selective in what it would be used for.

Attorney Winters said that tonight it was on the agenda to go out for bid for a generator at the hydro station. He said that DTE has \$800,000.00 in an escrow account which belonged to the Township and they had a meeting asking for a lump sum payment since it was set up 25 years ago in an escrow account to show performance which we have shown for 25 years. Attorney Winters said we were requesting a lump sum of \$500,000.00 and that would still leave \$300,000.00 in security. He said the \$500,000.00 could pay for the generator without getting the funds from somewhere else. He said they are continuing to move forward in getting DTE to pay the Township what is already the Townships' money.

Attorney Winters stated they are still in negotiations with the Teamsters'.

Attorney Winters stated they did conclude the arbitration hearing for the workplace violence case. He said the testimony has been completed and the briefs are due to the American Arbitration Association on February 4, 2018 and stated the Arbitrator has 30 days to make a decision.

Attorney Winters stated that although the township was in better shape than it was 10 years ago with vacant houses it was still a problem. He said an example of how we turned them around would be 1571 Russell, which was a vacant property and was turned over to Habitat for Humanity and now will become an owner occupied home.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 6

Attorney Winters stated that a group home on E. Cross Street had its' special conditional use permit revoked after an incident occurred in the home. He said since the incident the house had been sold and asked Mike Radzik to elaborate.

Mike Radzik, OCS Director explained the house was licensed by the state as a medium group home which could have up to 12 residents. He said the house had ten bedrooms and at the time of the incident there were 5 clients and one caregiver living in the home. He said the owners of the home were in Arizona when a death occurred. He said the death was ruled that he died of natural causes. Mr. Radzik stated that when reading the report it stated other residents had noticed this person had been slumped over in his wheelchair as early as one or two in the morning. He said it was about noon when the caretaker called 911 after first calling the owner of the property. He said the caregiver was walked through the CPR process with the dispatchers because he did not know CPR, he was never trained to care for people, never trained on dispensing medication, never filled out a job application, or ever had a background check which are all required for AFC licensing. He said the caretaker gave the police a fake name and said the owner had his ID and the owner of the house stated that he was aware of the fake name and said he had the caretakers' ID. Mr. Radzik said the ID was found under the kitchen sink. He said the caretaker was either in the country illegally or he was illegally working in the country. The caretaker was turned over to federal authorities. He said the facility owner stated he knew the caretaker used a fake name and stated he had his ID but lied to police to protect his business. Mr. Radzik said protective services arrived and called an ambulance to remove the other residents and took them to the hospital for evaluation. He said the residents were placed in alternative housing. Mr. Radzik stated the E. Cross house was closed immediately pending disciplinary action. He said one of the residents was not at the house because he got on a bus earlier in the day. He stated the police tracked him down and found him in Ann Arbor. He said a notice was sent to the owner from the state but the owners did not respond so the license was revoked on December 5, 2016. Mr. Radzik said from the time the incident occurred, and the hearing, the house had been sold. He said the new owner attended the meeting with the Ypsilanti Township Planning Commission and he was told he would need to get the license from the State before the Planning Commission would consider his special land use application.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 WORK SESSION
PAGE 7**

Work session adjourned at 6:48PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 REGULAR MEETING

Supervisor Stumbo called the meeting to order at approximately 7:02 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, Clerk Lovejoy Roe, Treasurer Doe, Trustees: Stan Eldridge, Heather Jarrell Roe, Jimmie Wilson, Jr., and Monica Ross Williams

Members Absent: none

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

Ms. Kaiser, Township Resident stated she was concerned over the Verizon business and the \$45,000.00 penalty given by the Michigan Public Service Commission. She said they are having a meeting next week and would like those interested to attend.

Chris Rizzo, Township Resident stated he was angry and disappointed that Comcast has a monopoly on internet service in Ypsilanti Township. He said they are raising their prices in 2018 and they have no competition. He said he would like Ypsilanti Township to purchase and install a municipal broadband network to replace Comcast for internet services. He said other cities have done this throughout the United States. He said he had documentation from those areas and would provide these reports to the board. He said he would also like a response from the board regarding this request by the February 6, 2018 board meeting.

Steven Hudak, Township Resident said he would be interested in the township wide internet service but said he came here tonight to ask the status on the sidewalk ordinance for snow removal. He would like to know how to get a snow removal ordinance.

Lawrence Johnson, Township Resident said he was interested in the vacancy for the Park Commission. He said he had served on the park commission previously and would like to serve on it again.

Ms. Kaiser, Township Resident stated she was against an ordinance for snow removal.

Lewis Dumas, Township Resident stated that it was a good job that was done on the I-94 connector. He said since the median was no longer there the speed limit should be regulated because cars were coming close together in that area. He asked about the connector express bus to Ann Arbor that was to begin at the end of January and wondered if it was free. Clerk Lovejoy Roe stated it would be \$1.50 per ride.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 REGULAR MEETING
PAGE 2**

Supervisor Stumbo stated the we do not have a snow ordinance and if the community gets more involved in wanting one than the board would look into it. She said in the past most of the residents at neighborhood watch were against it.

Supervisor Stumbo stated that it would not be feasible to decide on a township wide internet service by the next board meeting. Clerk Lovejoy Roe stated there were other companies beside Verizon offering wireless service. Chris Rizzo stated he would email Supervisor Stumbo the information regarding municipal broadband and the cities who offer it.

CONSENT AGENDA

A. MINUTES OF THE DECEMBER 19, 2017 WORK SESSION, REGULAR MEETING AND CLOSED SESSION (Supervisor Stumbo stated with the corrections made at the work 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 DECEMBE 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

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 he gave his update during the work session but said he had one additional item. He said the ACM development continues to move forward and in November, 2016 the Township negotiated a development agreement with ACM that had a section devoted to a Pilot Payment to the Township. Attorney Winters stated the Pilot Payment is Payment In Lieu of Taxes. He said that the payment of \$18,837.00 is a base minimum for fire and police protection. He said that added to that in the next year and for about 15 years the

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 REGULAR MEETING
PAGE 3**

township would receive a payment based on the actual capital investment formula. Attorney Winters said that he would be meeting with the Assessor and the Supervisor when they receive validation of what the annual investment was and what the Pilot Payment would be.

NEW BUSINESS

1. BUDGET AMENDMENT #1

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Budget Amendment #1 (see attached).

The motion carried unanimously.

2. 1ST READING OF RESOLUTION 2018-01, PROPOSED ORDINANCE 2018-476, AN ORDINANCE AMENDING THE ZONING CODE OF THE CHARTER TOWNSHIP OF YPSILANTI

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve 1st Reading of Resolution 2018-01, Proposed Ordinance 2018-476, an Ordinance Amending the Zoning Code of the Charter Township of Ypsilanti (see attached).

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

The motion carried unanimously.

3. REQUEST APPROVAL OF METRO ACT APPLICATION OF MCIMETRO ACCESS TRANSMISSION SERVICES CORP. DBA VERIZON ACCESS TRANSMISSION SERVICES PER PUBLIC ACT 48 OF 2002

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Request Approval of Metro Act Application of Mcimetro Access Transmission Services Corp. DBA Verizon Access Transmission Services per Public Act 48 of 2002.

Supervisor Stumbo asked if the petitioner was present. She said she would like to speak to the applicant and it was discussed at the work session not to approve this until we speak with the applicant. Trustee Wilson asked if we could put a contingency on it. Supervisor Stumbo stated Attorney McLain said they had to vote yes or no. Trustee Eldridge stated he would not vote for it tonight and would like to get this clarified. Trustee Jarrell Roe suggested we call a special meeting before February 3, 2018 because that would be before the 45 days. Attorney Winters suggested the Board table it and have a special meeting when we receive information from the applicant. Trustee Ross-Williams said she would like

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 REGULAR MEETING
PAGE 4**

clarification before she would vote yes. Clerk Lovejoy Roe stated the applicant was contacted about the meeting but didn't attend.

A motion was made by Treasurer Doe, supported by Trustee Wilson to Table this Request until we get additional information prior to the 45 days and call a special meeting.

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

The motion carried unanimously.

4. REQUEST OF TRAVIS MCDUGALD, IS MANAGER FOR APPROVAL OF MEMBERSHIP IN THE US COMMUNITIES GOVERNMENT PURCHASING ALLIANCE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge, to Approve Request of Travis McDuglad, IS Manager for Approval of Membership in the US Communities Government Purchasing Alliance.

The motion carried unanimously.

5. REQUEST TO APPOINT MORLEY STEVENSON TO THE YPSILANTI TOWNSHIP BOARD OF REVIEW

A motion was made by Trustee Wilson, supported by Trustee Eldridge to Approve Request to Appoint Morley Stevenson to the Ypsilanti Township Board of Review.

The motion carried unanimously.

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

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

The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE TUESDAY, JANUARY 16, 2018 REGULAR MEETING
PAGE 5**

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

The meeting was adjourned at approximately 7:36PM.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**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 \$5,207.80

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 \$210,000.00

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 \$30,030.00

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

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. 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":
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:
- a. OS-1 Office service districts: The intent is to accommodate uses such as offices, banks and personal services.
 - b. 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.
 - c. 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.
 - d. 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 devices 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

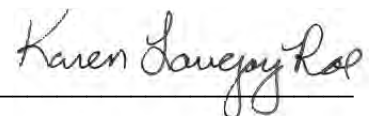
SECTION 23. SEVERABILITY. In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words 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.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2017-476 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on January 16, 2018. The second reading is scheduled to be heard on February 20, 2018.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Closed Session Minutes

- A. The January 16, 2018 Closed Session Minutes will be distributed to Board Members prior to the meeting.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES FOR THURSDAY, FEBRUARY 1, 2018 SPECIAL MEETING**

Supervisor Stumbo called the meeting to order at approximately 8:30 a.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, Clerk Lovejoy Roe, Treasurer Doe, Trustees: Stan Eldridge, Heather Jarrell Roe, and Monica Ross-Williams

Members Absent: Trustee Jimmie Wilson, Jr.

Legal Counsel: Wm. Douglas Winters

CONSENT AGENDA

- 1. REQUEST APPROVAL OF METRO ACT APPLICATION OF MCIMETRO ACCESS TRANSMISSION SERVICES CORP. DBA VERIZON ACCESS TRANSMISSION SERVICES PER PUBLIC ACT 48 OF 2002
(TABLED AT THE JANUARY 16, 2018 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to remove from Table.

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

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Approve Request Approval of Metro Act Application of Mcimetro Access Transmission Services Corp. DBA Verizon Access Transmission Services per Public Act 48 of 2002.

Tony Tate, One Fiber Project Manager, Verizon Corporation, stated the purpose of the permit request was for density work for Tyner Network Tower Sites. He said as they do the build out they would try and get additional customers to offset the cost of the build out. He said when Verizon receives the permit they would send it to the construction office and if additional permits were needed they would apply for them to complete the job. He said when they need to attach to existing poles they would get the proper permits that were required.

Trustee Ross-Williams asked for explanation of the expansion. Mr. Tate stated they were trying to create fiber density for their network to tie towers together and to manage their traffic better. He said that anywhere along the lines where they feel they could provide service for residents they would try to acquire them as customers. Ms. Ross-Williams asked if this was to fill gaps between service areas they already have. Mr. Tate said it would provide better cover. Supervisor Stumbo stated when she reviewed the map it looked like they would be coming down S. Huron River Drive. Mr. Tate said they might purpose various routes if issues arise.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2018 SPECIAL MEETING
PAGE 2

Supervisor Stumbo asked if all of it would be underground and Mr. Tate said it would not. Mr. Tate stated they go the path of least resistance and that may be above or below ground.

Marlon Redd, Engineering III Specialist for Verizon, said he was one of the engineers that attends the meetings with Washtenaw County Road Commission, utility companies and MDOT to make sure they are adhering to any permit agreements. Mr. Redd said they would not purpose any new poles but they would tie into existing poles.

Attorney McLain asked about the Certificate of Liability Policy expiration date of June 30, 2018 and stated the project would not be completed by the expiration date. Mr. Tate said they would submit another Certificate of Liability. Attorney McLain asked if any bond would be posted for this project. Mr. Redd stated that when they file for the application and work with the permit department they would determine the cost of any bonds.

Supervisor Stumbo stated that under the Metro Act, Comcast pays the Township a franchise fee and asked if they would also pay a fee to the Township. Mr. Tate stated the standard rate, if they are in the utility right of way, was 5 cents a foot. He said that it would not include pole attachment since they pay a fee to DTE for being on their poles. Mr. Redd said that some franchise fees were paid when they are in neighborhoods or subdivisions. Supervisor Stumbo stated the franchise fees were paid based on their sales. Mr. Tate said that it was for a basic subscriber and second tiered premium customers but what they were purposing was for the community right of way and that was 5 cents a foot.

Supervisor Stumbo stated the motion should include the renewal of the Liability Insurance in June 2018 and the annual payment of 5 cents a foot. Clerk Lovejoy Roe and Trustee Ross-Williams agreed to the amendment to the motion.

Clerk Lovejoy Roe requested the as-built drawings in both hard copy and digital format.

Attorney Winters asked if they knew the value of this construction project so at the time the Building Department was requesting a performance bond they could accurately assess the amount for that bond. Mr. Tate said they can't give an overall cost because it's on a case by case basis and they may have multiple bonds. He said they continue to add sections providing the requirements and maps with applications as needed until the job is completed. He said most of the projects they have been doing have averaged about 70% above ground and underground was only used as a last resort because of the cost involved. Mr. Tate said they would give a general estimate of the construction at the time we submit the permit.

Mr. Redd said during this high level design phase there were just under 300,000 linear footage of fiber optic being proposed. He said that could change but that was the current estimate.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2018 SPECIAL MEETING
PAGE 3**

Clerk Lovejoy Roe asked Supervisor Stumbo to restate motion.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Approve Request Approval of Metro Act Application of Mcimetro Access Transmission Services Corp. DBA Verizon Access Transmission Services per Public Act 48 of 2002 with the conditions that Verizon will pay the Township \$.05 per foot for new fiber optic installation and will ensure that the Township will receive an updated Certificate of Liability Insurance once the current certificate expires in June 2018.

The motion carried unanimously.

- 2. REQUEST APPROVAL OF PROPOSAL FROM OHM FOR PROJECT REVIEW, OVERSEE BID PACKAGE PREPARATION AND BIDDING AND CONSTRUCTION ADMINISTRATION FOR ROOF REPLACEMENTS AT THE CIVIC CENTER AND COMMUNITY CENTER IN A NOT TO EXCEED AMOUNT OF \$16,520.00 BUDGETED IN LINE ITEM 101-956-000-801-000**

A motion was made by Treasurer Doe, supported by Trustee Jarrell Roe to Approve Request Approval of Proposal from OHM for Project Review, Oversee Bid Package Preparation and Bidding and Construction Administration for Roof Replacements at the Civic Center and Community Center in a Not to Exceed Amount of \$16,520.00 Budgeted in Line Item 101-956-000-801-000

The motion carried unanimously.

- 3. BUDGET AMENDMENT #2**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve Budget Amendment #2 (see attached).

The motion carried unanimously.

- 4. RESOLUTION 2018-02, APPROVAL OF POVERTY EXEMPTION GUIDELINES AND APPROVAL OF 2018 BOARD OF REVIEW MEETING DATES**

A motion was made by Treasurer Doe, supported by Trustee Ross-Williams to Approve Resolution 2018-02, Approval of Poverty Exemption Guidelines and Approval of 2018 Board of Review Meeting Dates.

The motion carried unanimously.

- 5. REQUEST OF MICHAEL RADZIK, OCS DIRECTOR FOR APPROVAL OF CONSTRUCTION EASEMENT AGREEMENT BETWEEN AMERICAN CENTER FOR MOBILITY AND YPSILANTI TOWNSHIP FOR TOWNSHIP OWNED PARCEL 2935 AIRPORT RD**

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2018 SPECIAL MEETING
PAGE 4**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve Request of Michael Radzik, OCS Director for Approval of Construction Easement Agreement Between American Center for Mobility and Ypsilanti Township for Township Owned Parcel 2935 Airport Rd (see attached)

The motion carried unanimously.

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

The motion carried unanimously.

The meeting adjourned at approximately 9 a.m.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #2**

February 1, 2018

AMOUNTS ROUNDED TO THE HIGHEST DOLLAR FOR BUDGET PURPOSE ONLY

101 - GENERAL OPERATIONS FUND	Total Increase	<u><u>\$445.00</u></u>
--------------------------------------	-----------------------	-------------------------------

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 18.5 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$445.00
		Net Revenues	<u><u>\$445.00</u></u>
Expenditures:	Salaries pay out -PTO	101-371-000-708.004	\$413.00
	FICA	101-371-000-715.000	\$32.00
		Net Expenditures	<u><u>\$445.00</u></u>

226 - ENVIRONMENTAL SERVICES FUND	Total Increase	<u><u>\$983.00</u></u>
--	-----------------------	-------------------------------

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 50.5 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	226-000-000-699.000	\$983.00
		Net Revenues	<u><u>\$983.00</u></u>
Expenditures:	Salaries pay out -PTO	226-226-000-708.004	\$913.00
	FICA	226-226-000-715.000	\$70.00
		Net Expenditures	<u><u>\$983.00</u></u>

248 - HOUSING & BUSINESS INSPECTION FUND	Total Increase	<u><u>\$445.00</u></u>
---	-----------------------	-------------------------------

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

Revenues:	Prior Year Fund Balance	248-000-000-699.000	\$445.00
		Net Revenues	<u><u>\$445.00</u></u>
Expenditures:	Salaries pay out -PTO	248-248-000-708.004	\$413.00
	FICA	248-248-000-715.000	\$32.00
		Net Expenditures	<u><u>\$445.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #2**

February 1, 2018

249 - BUILDING DEPARTMENT FUND

Total Increase \$888.00

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 37 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	249-000-000-699.000	\$888.00
		Net Revenues	<u><u>\$888.00</u></u>
Expenditures:	Salaries pay out -PTO	249-249-000-708.004	\$825.00
	FICA	249-249-000-715.000	\$63.00
		Net Expenditures	<u><u>\$888.00</u></u>

266 - LAW ENFORCEMENT FUND

Total Increase \$1,776.00

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 74 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	\$1,776.00
		Net Revenues	<u><u>\$1,776.00</u></u>
Expenditures:	Salaries pay out -PTO	266-301-000-708.004	\$825.00
	FICA	266-301-000-715.000	\$63.00
	Salaries pay out -PTO	266-304-000-708.004	\$825.00
	FICA	266-304-000-715.000	\$63.00
		Net Expenditures	<u><u>\$1,776.00</u></u>

590 - COMPOST FUND

Total Increase \$983.00

Request to increase budget for PTO payout request over the budgeted 32 hours, an additional 50.5 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	590-000-000-699.000	\$913.00
		Net Revenues	<u><u>\$913.00</u></u>
Expenditures:	Salaries pay out - PTO	590-590-000-708.004	\$913.00
	FICA	590-590-000-715.000	\$70.00
		Net Expenditures	<u><u>\$983.00</u></u>

Motion to Amend the 2018 Budget (#2):

Move to increase the General Fund budget by \$445 to \$8,994,632 and approve the department line item changes as outlined.

Move to increase the Environmental Services Fund budget by \$983 to \$2,766,876 and approve the department line item changes as outlined.

Move to increase the Housing & Business Inspection Fund budget by \$445 to \$327,299 and approve the department line item changes as outlined.

Move to increase the Building Fund budget by \$888 to \$763,188 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by \$1,776 to \$7,272,341 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$983 to \$464,806 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2018-02

POVERTY EXEMPTION GUIDELINES

WHEREAS, the homestead of persons who, in the judgment of the Supervisor and Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in whole or part from taxation under Section 7u of the Michigan Property Tax Act, Public Act 206 of 1893; and

WHEREAS, pursuant to Section 211.7u, Ypsilanti Charter Township, Washtenaw County adopts the following guidelines for the Supervisor and Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns filed in the current or immediately preceding year;

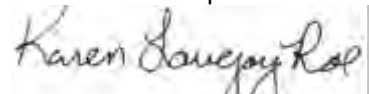
To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner and occupy as a homestead (primary residence) the property for which an exemption is requested.
- 2) File a claim with the Supervisor or board of Review, accompanied by federal and state income tax returns for all persons residing in the homestead, including property tax credit returns, filed in the current or immediately preceding year.
- 3) Meet the income threshold guidelines (maximum income) adopted by the Township Board. The income threshold as adopted is that all household income cannot exceed 30% of the median income for Ann Arbor (Washtenaw County) as published by the United States Department of Housing and Urban Development (HUD) as of December 31 of the preceding year. These income thresholds will be used as long as they are higher than the Federal Poverty Guidelines as determined annually by the United States Office of Management and Budget.
- 4) Meet the maximum asset eligibility test as follows: Assets other than the taxpayer's primary residence and usual household goods valued at more than 50% of all annual household income will be considered and added to the household income to determine eligibility.
- 5) The revised Taxable Value with the Poverty Exemption, subject to the above guidelines, shall be the lesser of the current taxable value on the assessment roll and the following formula calculating the minimum taxable value via the Poverty Exemption Guidelines.

(State of Michigan Homestead Tax Credit (MI 1040CR) + 3.5% of Income) / Current Millage Rate = Minimum Taxable Value

NOW THEREFORE, BE IT RESOLVED, that the Board of Review shall follow the above stated policy and guidelines in granting or denying exemptions. If the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the above policy and guidelines based upon extraordinary circumstances and these are documented in writing, then the Board of Review may deviate from the above guidelines.

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. 2018-02 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Special Meeting held on February 1, 2018.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

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



Charter Township of Ypsilanti

Assessor's Office

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

Below is the tentative schedule set by Linda Gosselin for the March 2018 Board of Review Hearings.

ORGANIZATIONAL MEETING –All Board Members Must Attend

No Public Appeals – Roll Presented to Board for Review

Tuesday March 6 9:00 AM – 10:00 AM

PUBLIC HEARINGS

Tuesday March 6 10:00 AM - 3:00 PM

Wednesday March 7 9:00 AM - 4:00 PM

Thursday March 8 9:00 AM - 4:00 PM

Monday March 12 5:00 PM - 9:00 PM

Tuesday March 13 9:00 AM - 3:00 PM

Assessment Notices Mailed

Tentative date range for assessment notices to be mailed is the week of February 19th.

CONSTRUCTION AGREEMENT

THIS AGREEMENT was made and entered into this 1 day of February, 2018 by and between the *Charter Township of Ypsilanti, Michigan*, hereinafter referred to as the "Township" and the *American Center for Mobility*, hereinafter referred to as "ACM".

WHEREAS, the Township is the owner of real estate known as 2935 Airport Dr. Ypsilanti, Michigan, hereinafter referred to as the "Property"; and,

WHEREAS, ACM has requested access to the Property for the installation of water main within the road right-of-way adjacent to the Property; and,

WHEREAS, the Washtenaw County Road Commission has granted a right-of-way construction permit for the construction of the water main; and,

WHEREAS, the Ypsilanti Community Utilities Authority has approved the design and construction of the water main; and

WHEREAS, the removal of the existing fencing, trees, shrubs and vegetation and restoration there-of at the Property will be completed at the expense of ACM.

NOW, THEREFORE, **WITNESSETH:**

The Township grants ACM a Temporary Construction Easement over, under, and through the real estate described as 2935 Airport Dr. Ypsilanti, Michigan in the area as shown on Attachment A. Consideration for the easement, the receipt of which is hereby acknowledged, is the restoration of the property of 2935 Airport Drive, Ypsilanti, Michigan.

The temporary construction easement is to be used for locating, staging, constructing, improving, and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress.

ACM agrees to surrender possession of the premises upon the expiration of this temporary easement or any extension thereof, and to leave the premises in substantially the same or better condition than it was on the date this easement was executed.

IN WITNESS WHEREOF, the undersigned parties hereto have made and executed this Agreement as the day and year first above written.

Witness:

Kiva L. Starfield

Witness:

Charter Township of Ypsilanti

By: *Brenda L. Stumbo* *Karen Lovejoy Roe*
Its: *Brenda L. Stumbo* *Karen Lovejoy Roe*
Supervisor Clerk 2-1-18
American Center for Mobility

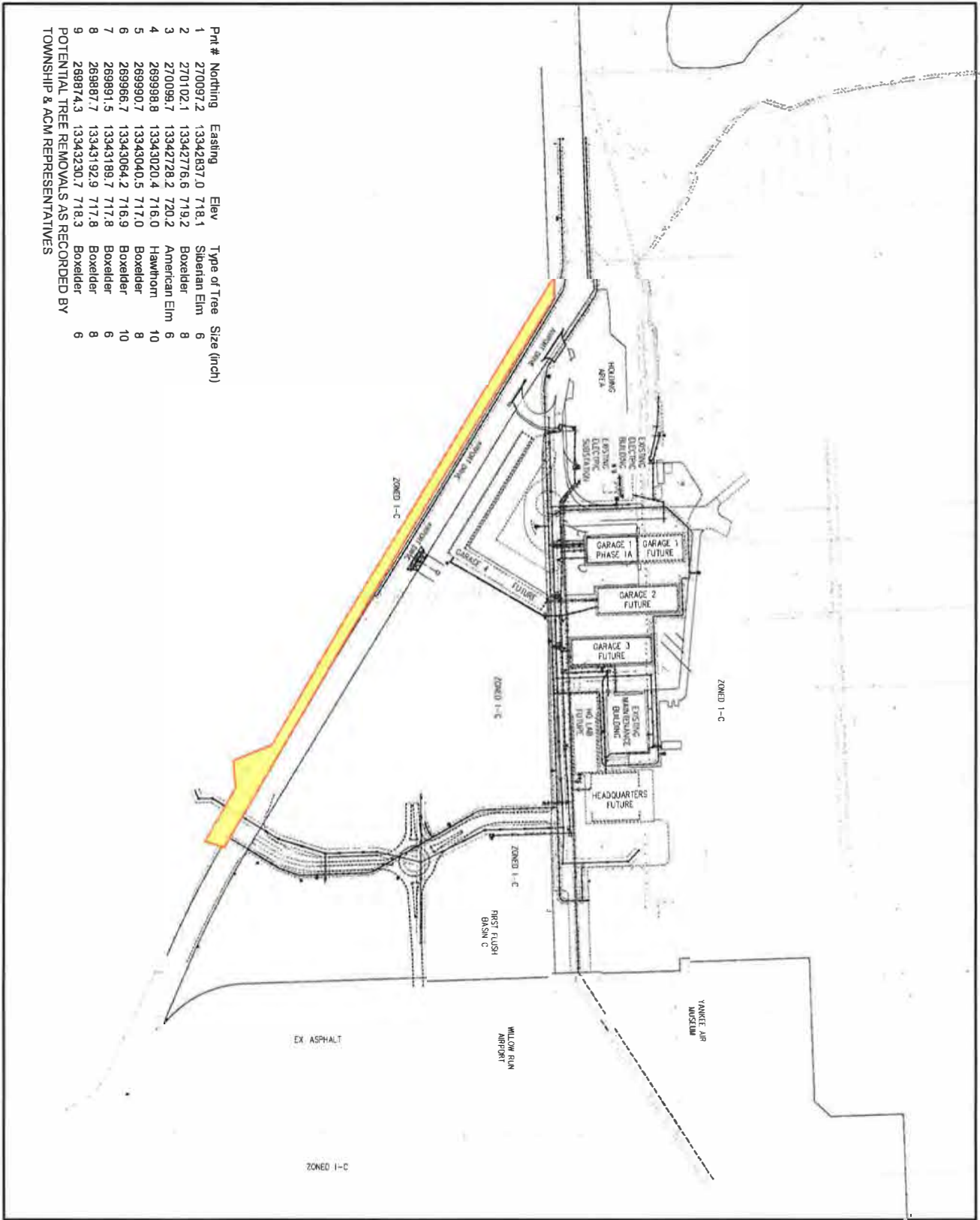
By: *Mark Chaput* _____

Its: *V.P. of Construction* _____



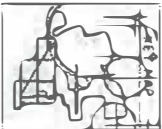
ATTACHMENT "A"

W:\Projects\Projects A-E\A3530006\CAD\SHETS\A3530006_3_0 Overall Water And Sewer Plan.dwg Last printed: 1/28/20 7:4:24 PM



Pnt #	Northing	Easting	Elev	Type of Tree	Size (inch)
1	270097.2	13342837.0	718.1	Siberian Elm	6
2	270102.1	13342776.6	719.2	Boxelder	8
3	270099.7	13342728.2	720.2	American Elm	6
4	269998.8	13343020.4	716.0	Hawthorn	10
5	269990.7	13343040.5	717.0	Boxelder	8
6	269966.7	13343064.2	716.9	Boxelder	10
7	269891.5	13343189.7	717.8	Boxelder	6
8	269887.7	13343192.9	717.8	Boxelder	8
9	269874.3	13343230.7	718.3	Boxelder	6

POTENTIAL TREE REMOVALS AS RECORDED BY TOWNSHIP & ACM REPRESENTATIVES



UTL 3.0 / UTL 6.1	OVERALL WATER AND SEWER PLAN	ACM CAMPUS UTILITY DESIGN WILLOW RUN AIRPORT YPSILANTI TWP, MICHIGAN			61 CADSWIC SQUARE SUITE 2011 DEPT 04 48226 TEL 313.981.8800 FAX 313.981.8808	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/17/2017</td> <td>MP</td> <td>PROLIMINARY PLANS</td> </tr> <tr> <td>2</td> <td>10/17/2017</td> <td>MP</td> <td>FINAL UTL PLAN AND SEWER PLAN</td> </tr> <tr> <td>3</td> <td>10/17/2017</td> <td>MP</td> <td>REVISION FOR PERMITS</td> </tr> <tr> <td>4</td> <td>10/17/2017</td> <td>MP</td> <td>CONSIDER FOR PERMITS</td> </tr> <tr> <td>5</td> <td>10/17/2017</td> <td>MP</td> <td>REVISION FOR PERMITS</td> </tr> <tr> <td>6</td> <td>11/20/2017</td> <td>MP</td> <td>BY TOWNSHIP</td> </tr> </tbody> </table>	NO	DATE	BY	REVISION	1	10/17/2017	MP	PROLIMINARY PLANS	2	10/17/2017	MP	FINAL UTL PLAN AND SEWER PLAN	3	10/17/2017	MP	REVISION FOR PERMITS	4	10/17/2017	MP	CONSIDER FOR PERMITS	5	10/17/2017	MP	REVISION FOR PERMITS	6	11/20/2017	MP	BY TOWNSHIP
					NO	DATE	BY	REVISION																										
1	10/17/2017	MP	PROLIMINARY PLANS																															
2	10/17/2017	MP	FINAL UTL PLAN AND SEWER PLAN																															
3	10/17/2017	MP	REVISION FOR PERMITS																															
4	10/17/2017	MP	CONSIDER FOR PERMITS																															
5	10/17/2017	MP	REVISION FOR PERMITS																															
6	11/20/2017	MP	BY TOWNSHIP																															
PROJECT DATE: 08/18/2017 PROJECT NO: A3530006 DRAWN BY: SMW CHECKED BY: MKC																																		

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

FEBRUARY 6, 2018 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	891,390.86
HAND CHECKS -	\$	1,151,557.91
CREDIT CARDS PURCHASES -	\$	0.00
GRAND TOTAL -	\$	2,042,948.77

Check Date	Check	Vendor Name	Amount
Bank AP AP			
01/12/2018	177554	CLEAR RATE COMMUNICATIONS, INC	836.88
01/12/2018	177555	COMCAST BUSINESS	825.00 V
01/12/2018	177556	COMCAST CABLE	40.19
01/12/2018	177557	COMCAST CABLE	116.91
01/12/2018	177558	COMCAST CABLE	104.85
01/12/2018	177559	COMCAST CABLE	114.85
01/12/2018	177560	COMCAST CABLE	104.85
01/12/2018	177561	COMCAST CABLE	114.85
01/12/2018	177562	COMCAST CABLE	234.85
01/12/2018	177563	COMCAST CABLE	104.85
01/12/2018	177564	DTE ENERGY	20,684.37
01/12/2018	177565	GUARDIAN ALARM	1,201.50
01/12/2018	177566	VERIZON WIRELESS	3,942.14
01/12/2018	177567	VERIZON WIRELESS	2,621.29
01/12/2018	177568	WASTE MANAGEMENT	901.10
01/12/2018	177569	WASTE MANAGEMENT	696.75
01/12/2018	177570	WASTE MANAGEMENT	1.42
01/12/2018	177571	WASTE MANAGEMENT	729.56
01/12/2018	177572	WASTE MANAGEMENT	102,424.77
01/12/2018	177573	WASTE MANAGEMENT	31,787.00
01/12/2018	177574	WASTE MANAGEMENT	29,869.42
01/17/2018	177575	CHARTER TOWNSHIP OF YPSILANTI	720,000.00
01/17/2018	177576	MESSANGER PRINTING	3,154.20
01/17/2018	177577	WASTE MANAGEMENT	135.34
01/17/2018	177578	WEX BANK	1,908.15
01/18/2018	177579	YPSILANTI COMMUNITY	4,961.91
01/22/2018	177580	COMCAST BUSINESS	1,372.55
01/24/2018	177581	J & S PAINTING	6,725.00 V
01/24/2018	177582	U.S. POSTAL SERVICE	10,000.00
01/24/2018	177583	UNEMPLOYMENT INSURANCE AGENCY	8,222.35
01/25/2018	177584	J & S PAINTING	6,725.00
01/29/2018	177585	BLUE CROSS BLUE SHIELD OF MI	138,515.07
01/29/2018	177586	BLUE CROSS BLUE SHIELD OF MI	34,438.92
01/29/2018	177587	CLEAR RATE COMMUNICATIONS, INC	850.91
01/29/2018	177588	COMCAST BUSINESS	1,239.00
01/29/2018	177589	COMCAST CABLE	224.40
01/29/2018	177590	COMCAST CABLE	114.35
01/29/2018	177591	COMCAST CABLE	125.14
01/29/2018	177592	COMCAST CABLE	154.35
01/29/2018	177593	COMCAST CABLE	94.85
01/29/2018	177594	COMCAST CABLE	191.50
01/29/2018	177595	DELTA DENTAL PLAN OF MICHIGAN	12,765.31
01/29/2018	177596	GUARDIAN ALARM	1,856.07
01/29/2018	177597	STANDARD INSURANCE COMPANY	4,731.85
01/29/2018	177598	VISION SERVICE PLAN	2,715.94
01/29/2018	177599	WINDSTREAM	428.35

Hand Checks

AP TOTALS:

Total of 46 Checks:	1,159,107.91
Less 2 Void Checks:	7,550.00
Total of 44 Disbursements:	1,151,557.91

A/P Checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
02/06/2018	177600	A & R TOTAL CONSTRUCTION, INC.	251.04
02/06/2018	177601	ABBEY DOOR	147.00
02/06/2018	177602	ACCUSHRED LLC	65.00
02/06/2018	177603	AL WALTERS HEATING AND COOLING	100.00
02/06/2018	177604	ALICE PEOPLES	100.00
02/06/2018	177605	ALLEGRA PRINTING AND IMAGING	19,645.41
02/06/2018	177606	ALLIE BROTHERS, INC.	356.49
02/06/2018	177607	AMAZON CAPITAL SERVICES	734.72
02/06/2018	177608	AMERIGAS - YPSILANTI	1,298.96
02/06/2018	177609	ANN ARBOR AREA TRANSPORTATION AUTH.	580.00
02/06/2018	177610	ANN ARBOR CLEANING SUPPLY	916.93
02/06/2018	177611	ANN ARBOR WELDING SUPPLY CO	291.20
02/06/2018	177612	ANN ARBOR/YPSILANTI REGIONAL	355.50
02/06/2018	177613	ANNETTE GONTARSKI	86.67
02/06/2018	177614	APPLE CURRENT CO.	291.75
02/06/2018	177615	ASSOCIATED FENCE	375.00
02/06/2018	177616	AUTO VALUE YPSILANTI	142.69
02/06/2018	177617	BARR ENGINEERING COMPANY	4,894.00
02/06/2018	177618	BEST BUY BUS. ADVANTAGE ACCT.	209.99
02/06/2018	177619	CAMPBELL TITLE AGENCY OF MICHIGAN	1,225.00
02/06/2018	177620	CARLISLE/WORTMAN ASSOCIATES	5,100.00
02/06/2018	177621	CHELSEA BRODFUEHRER	2,267.10
02/06/2018	177622	CINCINNATI TIME SYSTEMS	672.65
02/06/2018	177623	COLMAN-WOLF SANITARY SUPPLY CO	343.76
02/06/2018	177624	CONGDON'S	165.48
02/06/2018	177625	COURT INNOVATIONS INC	270.00
02/06/2018	177626	CRYSTAL FLASH, INC.	3,450.02
02/06/2018	177627	CRYSTAL MOUNTAIN RESORT	329.67
02/06/2018	177628	DAWN FARM	8,030.36
02/06/2018	177629	DENNEY CONSTRUCTION SERVICES	27,450.00
02/06/2018	177630	DINGES FIRE COMPANY	73.12
02/06/2018	177631	DISPUTE RESOLUTION CENTER	1,875.00
02/06/2018	177632	DIUBLE EQUIPMENT INC.	113.88
02/06/2018	177633	EASTERN MICHIGAN UNIVERSITY	2,100.00
02/06/2018	177634	EBCO COMPANY	1,762.00
02/06/2018	177635	EMERGENCY VEHICLE SERVICES	1,148.80
02/06/2018	177636	EMERGENT HEALTH PARTNERS	6,321.07
02/06/2018	177637	FEDERAL EXPRESS CORPORATION	116.37
02/06/2018	177638	FERGUSON ENTERPRISES, INC.	156.37
02/06/2018	177639	FIBER LINK	61.25
02/06/2018	177640	GORDON FOOD SERVICE INC.	241.89
02/06/2018	177641	GOVERNMENTAL CONSULTANT SERVICES	2,850.00
02/06/2018	177642	GRAINGER	305.73
02/06/2018	177643	GRIFFIN PEST SOLUTIONS	62.00
02/06/2018	177644	HARMON GLASS DOCTOR	996.00
02/06/2018	177645	HART INTERCIVIC	25,000.00
02/06/2018	177646	HOME DEPOT	1,617.36
02/06/2018	177647	HOME DEPOT USA	247.50
02/06/2018	177648	JUMP-A-RAMA	1,823.50
02/06/2018	177649	KCI	6,527.50
02/06/2018	177650	KCI	448.63
02/06/2018	177651	LARDNER ELEVATOR COMPANY	210.00
02/06/2018	177652	LATRESEA MOPKIN	100.00
02/06/2018	177653	LB OFFICE PRODUCTS	4,358.00
02/06/2018	177654	LEAH DIEBEL	27.00
02/06/2018	177655	LIGHTING SUPPLY COMPANY	116.85
02/06/2018	177656	LISA GODO	199.50
02/06/2018	177657	LONGS AUTOMOTIVE INC	480.13
02/06/2018	177658	LOWER HURON SUPPLY	131.72
02/06/2018	177659	MAPS BY WAGNER	100.00
02/06/2018	177660	MARK HAMILTON	1,500.00
02/06/2018	177661	MAXX SUNGLASSES	190.93
02/06/2018	177662	MCAA	75.00
02/06/2018	177663	MESSENGER PRINTING	1,642.74
02/06/2018	177664	MICHIGAN ASSOC. OF DRUG TREATMENT	610.00
02/06/2018	177665	MICHIGAN LINEN SERVICE, INC.	2,040.49
02/06/2018	177666	MLIVE MEDIA GROUP	774.15
02/06/2018	177667	MR. ROOF HOLDING CO., LLC	58.50
02/06/2018	177668	NAPA AUTO PARTS	115.74
02/06/2018	177669	NETWORKFLEET, INC	587.45
02/06/2018	177670	NYE UNIFORM EAST	352.07
02/06/2018	177671	OAKLAND COUNTY	1,863.25
02/06/2018	177672	OFFICE DEPOT	343.53
02/06/2018	177673	OFFICE EXPRESS	1,176.77
02/06/2018	177674	ORCHARD, HILTZ & MCCLIMENT INC	1,091.75
02/06/2018	177675	PARKWAY SERVICES, INC.	125.00
02/06/2018	177676	PELLA WINDOWS AND DOORS	221.25
02/06/2018	177677	PM TECHNOLOGIES, LLC	1,108.82

Check Date	Check	Vendor Name	Amount
02/06/2018	177678	PREMIER SAFETY & SERVICE	580.04
02/06/2018	177679	PRIORITY ONE EMERGENCY	29.99
02/06/2018	177680	R.E.C.I.	45.00
02/06/2018	177681	RICHARD ELLSWORTH	150.00
02/06/2018	177682	ROBERTSON MORRISON, INC.	1,082.19
02/06/2018	177683	RON WHITTENBERG	89.03
02/06/2018	177684	SAM'S CLUB DIRECT	959.52
02/06/2018	177685	SENSAPHONE	150.00
02/06/2018	177686	SHAMROCK FLOORCOVERING SERVICES	18,804.00
02/06/2018	177687	SHANE FITNESS	175.70
02/06/2018	177688	SHERWIN WILLIAMS COMPANY	391.66
02/06/2018	177689	SIGNS BY TOMORROW	58.00
02/06/2018	177690	SITEONE LANDSCAPE SUPPLY, LLC	79.77
02/06/2018	177691	STANDARD PRINTING	240.00
02/06/2018	177692	STANTEC	125,873.85
02/06/2018	177693	STERN BROTHERS & CO	225.00
02/06/2018	177694	SUNSHINE MEDICAL	957.50
02/06/2018	177695	SYNERGY FIBER	1,980.00
02/06/2018	177696	THERESE FOOTE	354.90
02/06/2018	177697	TINA HOTCHKISS	522.00
02/06/2018	177698	TODD BARBER	2,800.00
02/06/2018	177699	TRAVIS ERBY	126.00
02/06/2018	177700	TRI COUNTY INTERNATIONAL	1,425.19
02/06/2018	177701	ULLIANCE	885.00
02/06/2018	177702	UNIVERSITY TRANSLATORS	765.22
02/06/2018	177703	VALERIE BASS	270.00
02/06/2018	177704	VICTORY LANE	260.33
02/06/2018	177705	WASHTENAW COUNTY LEGAL NEWS	310.00
02/06/2018	177706	WASHTENAW COUNTY ROAD COMMISSION	33,125.00
02/06/2018	177707	WASHTENAW COUNTY ROAD COMMISSION	207.02
02/06/2018	177708	WASHTENAW COUNTY SHERIFF'S OFFICE	6,261.00
02/06/2018	177709	WASHTENAW COUNTY TREASURER#	468,562.50
02/06/2018	177710	WASHTENAW COUNTY TREASURER#	34,748.00
02/06/2018	177711	WASHTENAW COUNTY TREASURER#	26,928.00
02/06/2018	177712	WASHTENAW URGENT CARE	75.00
02/06/2018	177713	WB ALLISON INVESTMENT LLC	242.45
02/06/2018	177714	WILLIAM BALMES	45.00
02/06/2018	177715	WOLVERINE FREIGHTLINER	475.15
02/06/2018	177716	YPSILANTI COMMUNITY	1,559.52
02/06/2018	177717	YPSILANTI COMMUNITY	2,356.80
02/06/2018	177718	YPSILANTI COMMUNITY	2,356.80
02/06/2018	177719	YPSILANTI TOWNSHIP	100.00
02/06/2018	177720	YPSILANTI TOWNSHIP PETTY CASH	76.68
02/06/2018	177721	YPSILANTI YOUTH ATHLETIC ASSOC.	100.00
02/06/2018	177722	YSHELU JOHNSON	783.00
02/06/2018	177723	ZEP SALES & SERVICE	204.05

AP TOTALS:

Total of 124 Checks:	891,390.86
Less 0 Void Checks:	0.00
Total of 124 Disbursements:	<u>891,390.86</u>

ATTORNEY REPORT

GENERAL LEGAL UPDATE

NEW BUSINESS

**CHARTER TOWNSHIP OF YPSILANTI
2018 BUDGET AMENDMENT #3**

February 6, 2018

101 - GENERAL OPERATIONS FUND

Total Increase \$12,000.00

Request to increase the budget for one year partnership with Concentrate Media to provide continued coverage of On The Ground Ypsilanti, which will focus weekly coverage on the area. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$12,000.00
		Net Revenues	<u><u>\$12,000.00</u></u>
Expenditures:	Professional Services	101-956-000-801.000	\$12,000.00
		Net Expenditures	<u><u>\$12,000.00</u></u>

Motion to Amend the 2018 Budget (#3):

Move to increase the General Fund budget by \$12,000 to \$9,006,632 and approve the department line item changes as outlined.



Concentrate Media & Charter Township of Ypsilanti Partnership – On The Ground Program Year Two

Strategy

Concentrate will use an embedded journalism model to maintain a presence in Ypsilanti and Ypsilanti Township from January-December of 2018 to continue coverage of On The Ground Ypsilanti, launched in July of 2017.

Concentrate will focus weekly coverage on the area to tell the story of the businesses, nonprofits, community groups, artists, neighborhood organizations and residents who live there.

On The Ground Program

Concentrate's project editor will maintain a presence in Ypsilanti and Ypsilanti Township, as well as attend weekly community events and convenings and host dedicated editorial advisories to engage residents and citywide stakeholders for story ideas and networking.

Throughout the program, Concentrate will publish weekly content, send a monthly dedicated mailing, and manage consistent social media coverage about Ypsilanti and Ypsilanti Township. Concentrate will produce videos and host, cover, and promote a finale event upon completion of the project.

Concentrate produces a comprehensive evaluation of the program after completion.

Charter Township of Ypsilanti ads can be placed alongside On The Ground content in Concentrate.

— Program Pricing —

Coalition

The On The Ground program in Ypsilanti will be funded by a coalition of partners:

- Washtenaw County Parks & Recreation Commission
- Washtenaw County Administration
- Eastern Michigan University
- Downtown Association of Ypsilanti
- City of Ypsilanti
- Washtenaw County CVB
- Ypsilanti DDA
- Ann Arbor/Ypsilanti Regional Chamber
- Charter Township of Ypsilanti
- Ann Arbor SPARK

Total for Charter Township of Ypsilanti	\$12,000
Program total	\$120,000

— Contract Terms —

Payment terms: Payment due upon receipt of invoice(s).

Contract duration: January – December 2018

No amendment, change or modification to this contract will be effective unless it is in writing and signed by both parties. Either Concentrate or Charter Township of Ypsilanti may terminate this contract for any reason by giving the other party 30-days written notice.

This contract contains the entire agreement between Concentrate and Charter Township of Ypsilanti, and there are no other conditions in any other written or oral agreement concerning the subject matter in this contract. This contract supersedes any prior written or oral agreement between Concentrate and Charter Township of Ypsilanti.

Issue Media Group's Underwriting Policy

Issue Media Group (IMG) offers its underwriters the opportunity to directly align their brands with content about talent, innovation, diversity, and place. In addition, IMG provides corporations, governments, institutions, nonprofits, and foundations with similarly focused missions a way to use their media budgets to support and expand coverage of job growth, economic development, real estate, non-profit innovation, city building, and place making.

Underwriting is the basis of our model as a publication. Underwriters are considered crucial to our organization and their support is the reason that IMG is able to produce content within a broad spectrum of topics. Support from underwriters allows IMG to dedicate editorial resources to cover key issue areas that are of importance to both the underwriter and IMG's mission.

We work with like-minded stakeholders who have shared values and missions.

Because of our intersecting interests, we may cover our underwriters' work journalistically. However, IMG observes strict boundaries regarding the direction, review, and approval of content that is published.

IMG encourages underwriters to pitch ideas through Editorial Advisories and to our editorial teams. We value the knowledge our partners bring to our work, and we encourage underwriters to send story ideas, trends in underwriters' areas of expertise, and press releases. However, published content is at the discretion of the editorial teams and all final decisions regarding content are made without client approval.

While underwriters are not allowed to review or approve content, IMG works with them to establish focus areas that will be included in coverage. If an underwriter desires the ability to direct or edit content, the content will be considered "Partner Content," and given a treatment that distinguishes it from editorial content. The underwriter's logo will be embedded in the story and a transparency statement will be included.

IMG works with underwriters to fully understand the issues they care about. However, IMG trusts its editorial teams to shape stories around issues in a way that will resonate with readers.

IMG honors truthfulness and strives to avoid conflicts of interest in our reporting. This includes real conflicts and acts that may appear to be a conflict. To this end, we opt to disclose any relationships with underwriters that could be perceived as complicating our journalistic mission.

— Partnership Approval —

By signing this proposal, the undersigned Client representing Charter Township of Ypsilanti authorizes Concentrate to proceed with the work described in this proposal and to bill according to the terms indicated above.

<p>Accepted by Charter Township of Ypsilanti:</p> <hr/> <p>Signature</p> <hr/> <p>Name</p> <hr/> <p>Date</p>	<p>Accepted by Concentrate:</p> <hr/> <p>Signature</p> <hr/> <p>Paul Schutt</p> <hr/> <p>Date</p>
--	---

About Issue Media Group and Concentrate

Issue Media Group publishes weekly digital magazines focused on what's next for cities and regions across the country. IMG publications aim to connect readers to their city's most visionary and active people, businesses and organizations—the people who are making changes and solving problems.

IMG publications cover corporate growth to small neighborhood movements, highlighting the development and innovation that are propelling cities and communities forward. IMG magazines focus on solutions journalism and cover topics such as economic and neighborhood development, healthy communities, arts and culture, entrepreneurship, non-profits, sustainability, leadership, and technology.

IMG's 10 Michigan publications reach roughly 1.3 million readers across the state. Concentrate, which focuses on Ann Arbor and Ypsilanti, has 146,206 annual readers, a 79% increase since 2016. Concentrate's social media presence is growing, too. With a 88% increase in followers this year, Concentrate is now able to reach more readers than ever before.



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik, OCS Director
Re: **Request to authorize legal action to abate a public nuisance by padlocking at 34 Johnson Street in the amount of \$10,000 budgeted in 101-950.000-801.023**
Date: January 31, 2018

The Office of Community Standards is seeking to confirm authorization granted administratively to initiate legal action in Washtenaw County Circuit Court to abate a drug trafficking public nuisance that exists at:

34 JOHNSON STREET

This single family rental property in the Lay Gardens neighborhood owned by Woodrow Sloan was investigated twice within a ten month period by the Washtenaw County Sheriff's Office; once on February 3, 2017 and again on November 15, 2017. The house was condemned after the second search warrant and has since been repaired. Each investigation resulted in search warrants being executed for unlawful marijuana manufacturing and trafficking. The same tenant, Jason Britton, was leasing the home and was investigated on both occasions. Following the second investigation, administrative approval was granted to initiate a nuisance lawsuit seeking to padlock the house. The case has been filed in circuit court and a show cause hearing is scheduled for February 8, 2018.



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety | Planning & Zoning | Code Enforcement | Police Services

To: Karen Lovejoy Roe, Clerk
From: Mike Radzik, OCS Director
Re: **Request to authorize legal action to abate public nuisances at 386 S Ford Blvd, 1478 Desoto Ave, and 908 Ecorse Rd in the amount of \$30,000 budgeted in 101-950.000-801.023**
Date: January 31, 2018

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

386 S FORD BLVD

A commercial auto repair facility formerly known as Ed's Garage, located in a B-3 zoning district, was recently sold to a corporation known as Bighouse Towing, LLC of Allen Park, Michigan. Prior to the sale, our Planning Department staff responded to a request for zoning verification received from a commercial broker on behalf of the property owner/seller. The broker sought to confirm that use of the property for major automotive repair would be allowed to continue as a legal non-conforming use after the sale to a new owner. The Planning Department provided a written response confirming that the legal non-conforming use would be permitted to continue as a major automotive repair facility pursuant to several conditions. Following the sale of the property, the new owner expanded the use to include towing and automobile storage, which is prohibited and contrary to the zoning verification previously provided. The new owner was served with a Notice of Violation and has refused to cease the prohibited land use. Authorization is requested to initiate a lawsuit, if necessary, to gain zoning compliance.



7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-4393

CHARTER TOWNSHIP OF YPSILANTI

1478 DESOTO AVE

This single family home in the West Willow neighborhood was the target of a criminal investigation by the Washtenaw County Sheriff's Office. During service of a search warrant on January 8, 2018, the police summoned our Ordinance staff to the home due to unsanitary living conditions. Our staff encountered horrific property maintenance conditions, as the entire interior of the structure was infested with rats, cockroaches and bedbugs. The house was condemned and a Notice of Violation was issued to the owner, Sharon Jones. Our staff was subsequently contacted by Washtenaw County community mental health to coordinate code enforcement and other services. Administrative approval was granted to initiate legal action, and an emergency verified petition was filed requiring the owner to appear in court on February 14, 2018. Unless proactively abated, the squalor at this property will continue to negatively impact neighbors. This lawsuit is necessary for the welfare of seven adults living in the house as well as neighbors.



CHARTER TOWNSHIP OF YPSILANTI

908 ECORSE RD

This commercial property owned by C & K Adventures, LLC of Ypsilanti was approved for use as a gas station, car wash, and minor auto repair by the Township Planning Commission in 1984. In November 2017, Ordinance staff investigated zoning violations after evidence was obtained showing that the facility was being used for major auto repair, auto body work, and sales and storage of impounded vehicles. The Planning Department issued a Notice of Violation to cease the unlawful land use, which has been ignored. There has been a 15-year history of zoning violations at this property involving C & K Adventures, LLC and its resident agent Charles Way. In an effort to achieve lasting code compliance, authorization is requested to initiate legal action to permanently enforce zoning regulations.



CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2018-03

Relocation of Ypsilanti Township Voting Precincts 19 and 20

WHEREAS, the Charter Township of Ypsilanti has the need to relocate Precinct 19 currently located at Arbor Prep High School 6800 Hitchingham and Precinct 20, currently located at Community Free Will Baptist Church 6945 McKean Rd., due to these locations no longer being willing to host our voters; and

WHEREAS, the Charter Township of Ypsilanti has determined relocating Precinct 19 to Evangelical Friends Church 7890 Tuttlehill Rd. and Precinct 20 to the Ypsilanti District Library 5577 Whittaker Rd. will service Township voters equally as well, if not more conveniently, as their prior locations, and will continue to provide our voters with a positive experience

NOW THEREFORE, BE IT RESOLVED that the Charter Township of Ypsilanti Board of Trustees approves the relocation of Precinct 19 from Arbor Prep High School 6800 Hitchingham Rd. to Evangelical Friends Church 7890 Tuttlehill RD and Precinct 20 from Community Free Will Baptist Church 6945 McKean Rd. to the Ypsilanti District Library 5577 Whittaker Rd.

CHARTER TOWNSHIP OF YPSILANTI

Resolution 2018-04

PROPOSITION A

PROPOSITION TO AUTHORIZE THE LEVYING OF .50 MILLS TO PROVIDE FUNDING, DEDICATED SOLELY FOR THE PURCHASE AND MAINTENANCE OF VEHICLES, BUILDINGS, GROUNDS AND EQUIPMENT FOR THE YPSILANTI TOWNSHIP FIRE DEPARTMENT

WHEREAS, it is necessary to levy the millage allocated to the Charter Township of Ypsilanti in order to provide services as it pertains to fire protection, prevention and rescue services; and

WHEREAS, the Ypsilanti Township Board desires to pay for said services only if approved by the voters of Ypsilanti Township.

NOW THEREFORE BE IT RESOLVED, that the following proposition be placed on the ballot for an election to be held on the 8th Day of May 2018.

PROPOSITION A

PROPOSITION TO AUTHORIZE THE LEVYING OF .50 MILLS TO PROVIDE FUNDING, DEDICATED SOLELY FOR THE PURCHASE AND MAINTENANCE OF VEHICLES, BUILDINGS, GROUNDS AND EQUIPMENT FOR THE YPSILANTI TOWNSHIP FIRE DEPARTMENT

“Shall the Charter Township of Ypsilanti be authorized to levy and increase the limitations of the total amount of general ad valorem taxes which may be imposed in any one year upon taxable property in the Charter Township of Ypsilanti, Washtenaw County, Michigan, as provided by Section 6 of Article IX of the Constitution of Michigan, 1963, from 0.0 to .50 mills (\$.50 per \$1,000 of taxable value) for a period of 5 years from 2018-2022 both inclusive, for the purpose of purchasing and maintaining vehicles, buildings, grounds and equipment for the Fire Department?” These funds shall not be used for operations or payroll. The estimated amount of revenue that will be collected by the Township in the first year that the millage is authorized and levied is estimated to be \$600,000.

- 7. Request Authorization to Post Audio Recordings of the Work Sessions and Board Meetings to the Web Beginning with January 2017**

OTHER BUSINESS
