

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JULY 16, 2019 REGULAR BOARD MEETING**

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

Members Present: Supervisor 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 HEARING

Supervisor Stumbo declared the Public Hearing Opened at 7:02PM

**A. 7:00PM – RESOLUTION 2019-32, CREATION OF NEIGHBORHOOD
STREETLIGHT SPECIAL ASSESSMENT DISTRICT #217 AMBERLY GROVE
SUBDIVISION #2 (PUBLIC HEARING SET AT THE JUNE 18, 2019 REGULAR
MEETING)**

Clerk Lovejoy Roe read the 28 emails from residents against the creation of neighborhood streetlight special assessment district. She read one letter from a resident who was in favor of the creation of neighborhood streetlight special assessment district.

Kimberly Samuelson, Township Resident, due to the HOA problems she is against the streetlight special assessment at this time.

Leonard Frankowiak, Township Resident, due to the HOA problems he is against the streetlight special assessment.

Carl Demeritt, Township Resident, asked questions about the streetlights and he does not know whether he is for or against.

Elizabeth Demeritt, Township Resident, said she is against the streetlight special assessment.

Angela Ross, Township Resident, said she wanted the streetlights for safety but since there is so many issues, she would like to table the streetlight special assessment.

Darrell Kirby, Township Resident, explained problems with the HOA.

Donnie Burton, Township Resident, said he would like this tabled for another time.

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Nicole Hadley, Township Resident, said the extra lights are not necessary.

Pam Russell, Township Resident, said she would like the extra light for safety issues.

John Adams, Township Resident, said he did not want the extra streetlights.

Roberta Niedson, Township Resident, explained what she did when she was on the HOA board. She said she was against extra streetlights.

Mary Ann Basilico, Township Resident, said she is the HOA President and she would like to table the streetlight issue. She said she thought it was a safety issue.

Craig Maxfield, Township Resident, said he did not like the way this was presented to him and therefore he was against the streetlights at this time.

Mark Morrison, Township Resident, said he was against the streetlights because of their HOA.

Tabitha Frankowiak, Township Resident said she was against the streetlight assessment.

Carrie Wilson, Township Resident said she was against the streetlight assessment.

The Public Hearing Closed at 7:43PM.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge not to Approve Resolution 2019-32, Creation of Neighborhood Streetlight Special Assessment District #217 Amberly Grove Subdivision #2 (Public Hearing Set at the June 18, 2019 Regular Meeting).

Trustee Eldridge stated later this evening in Other Business he will ask the board to put into our processes beginning today that we would not consider an assessment district for cameras, streetlights, sidewalks or for anything else that would place an assessment financially on residents unless it comes to us with a 50% plus 1 parcel owner support.

Trustee Jarrell Roe thanked the residents for coming to the meeting.

Trustee Ross-Williams thanked the residents for coming to the meeting. She said the HOA should consist of all members.

Trustee Wilson, Jr. encouraged residents to keep their unity and solidarity.

Clerk Lovejoy Roe said it was unfortunate the HOA Board did not represent the residents when they requested these lights. She said the township did follow our traditional process, which was to either do a petition or the HOA makes a request

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and we assume they have already contacted residents which is not what happened here. She said that is why the process will be changed from now on to always do a petition with 50% plus 1 signatures in favor before it is moved forward. She said she was grateful for all the emails that came in and for everyone being here tonight. Clerk Lovejoy Roe stated this was what democracy is about and everyone has been very respectful.

Supervisor Stumbo said she appreciated all the input and that is what a public hearing is for so we can get input from the residents.

The motion carried unanimously to Deny Resolution 2019-32 and to not Create SAD #217 for Amberly Grove.

PUBLIC COMMENTS

Arloa Kaiser, Township Resident is opposed to giving the YMCA property in the Township and for the Township to pay the legal fees.

Kim Samuelson, Township Resident stated having a YMCA in Ypsilanti Township would be good.

Katie McCoy, Township Resident said she has concerns regarding the pine trees on Merritt Road and Amberly Way. She said they were large and wondered who was responsible for trimming them. Supervisor Stumbo stated if it is the inside of the sidewalk into the subdivision it would be the HOA, but if it was from the outside of the sidewalk to the road it would be the Washtenaw County Road Commission.

CONSENT AGENDA

A. MINUTES OF THE JUNE 18, 2019 WORK SESSION AND REGULAR MEETING AND OF THE JULY 2, 2019 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR JULY16, 2019 IN THE AMOUNT OF \$1,213,252.61**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR JUNE 2019 IN THE AMOUNT OF \$39,448.48**
- 3. CHOICE HEALTH CARE ADMIN FEE FOR MAY 2019 IN THE AMOUNT OF \$1,109.50**

C. JUNE 2019 TREASURER'S REPORT

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

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated there was a court hearing today regarding the Elks Club on Ecorse Road in Ypsilanti. He said there was an incident that happened at the Club last Saturday night. Attorney Winters stated it was videotaped by the officers' body cams. He said there was a call out for every available police car within twenty miles because of what was going on in the parking lot with disorderly conduct and fighting. He said shots were fired on one of the side streets near the Elks Club as this was going on. He said there was a police chase and individuals were caught and arrested. He said this was a continuation of the same issues that have been going on for about eight years. Attorney Winters stated a detailed order has been prepared in which there will be no more special events held at the Elks Club for a minimum of nine months, the parking lot has to be repaired with paving, striping, and drain issues. He said the Club could be used for members only meetings. He said that if the special events resume there must be two security guards present for every event and a member of the Elks must be present. Attorney Winters said there would not be any on street parking allowed. He said if the security personnel see anyone parking illegally they would not be able to enter the club. He said with all the officers that had to respond to this latest incident nothing else going at that time did not have the attention they needed. He said because of the professionalism and good judgment from the officers no one was severely injured.

Trustee Eldridge asked why this establishment was not shut down completely until the issues were rectified.

Attorney Winters stated the problems have happened with the special events. He said the members meet twice a month, a women's group meets twice a month and one meeting where men and women meet together.

Supervisor Stumbo stated that she was present at court and Judge Connors appreciated that an agreement had been reached between the Township and the Elks Club.

Michael Radzik, OCS Director stated the Elks Club is shut down for all events until the parking lot issues have been resolved. He said that included enough parking spaces for their occupant load. He said if they achieve this and are able to open for special events there will be a nine-month trial period where the special events must end no later than midnight. Mr. Radzik stated that after nine months of being successful in achieving this without incident they can come back and request to have those events beyond midnight. He said he does not think that if the Township

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had asked the Judge to shut down the club until the improvements were made the Judge would have allowed that. Mr. Radzik stated the club was delinquent with their property taxes and probably will face foreclosure in less than a year.

Supervisor Stumbo stated this is a public nuisance and has put the residents in the area in danger. She said it is not the members of the Elks Club but it is whom they rent the club to for private parties.

OLD BUSINESS

- 1. 2ND READING OF RESOLUTION 2019-27, PROPOSED ORDINANCE 2019-488, AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF YPSILANTI, CHAPTER 30, ARTICLE II ENTITLED FIRE PREVENTION CODE BY THE ADOPTION OF THE 2018 EDITION OF THE INTERNATIONAL FIRE PREVENTION CODE (FIRST READING HELD AT THE JUNE 18, 2019 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve 2nd Reading of Resolution 2019-27, Proposed Ordinance 2019-488, an Ordinance Amending the Code of Ordinances, Charter Township of Ypsilanti, Chapter 30, Article II Entitled Fire Prevention Code by the Adoption of the 2018 Edition of the International Fire Prevention Code (First Reading Held at the June 18, 2019 Regular Meeting) (see attached).

Jarrell RoeYes	Eldridge.....Yes	Ross-Williams.....Yes
Lovejoy Roe.....Yes	Stumbo.....Yes	Doe.....Yes
Wilson.....Absent		

The motion carried.

- 2. REQUEST TO APPROVE 2ND READING OF RESOLUTION 2019-26, PROPOSED ORDINANCE 2019-487, AMENDING THE ZONING ORDINANCE TO ADD ARTICLE XI-A ECORSE RD. FORM BASED DISTRICT TO ENACT FORM BASED ZONING AND UPDATED USES AND TO REZONE ECORSE RD. TO BE CONSISTENT WITH THE ARTICLE XI-A ZONING ORDINANCE LANGUAGE (FIRST READING HELD AT THE JUNE 18, 2019 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Approve the 2nd Reading of Resolution 2019-26, Proposed Ordinance 2019-487, Amending the Zoning Ordinance to Add Article XI-A Ecorse Rd. Form Based District to Enact Form Based Zoning and Updated Uses and to Rezone Ecorse Rd. to be Consistent with the Article XI-A Zoning Ordinance Language (First Reading Held at the June 18, 2019 Regular Meeting) (see attached).

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**Wilson.....Yes Doe.....Yes Stumbo.....Yes
Lovejoy Roe.....Yes Ross-Williams.....Yes Eldridge.....Yes
Jarrell Roe.....Yes**

The motion carried unanimously.

- 3. REQUEST TO WAIVE THE FINANCIAL POLICY AND ACCEPT THE LOW QUOTE FOR PURCHASE OF A NEW STOCK SPARTAN FIRE ENGINE FROM ZAHNEN COMPANIES IN THE AMOUNT OF \$515,000.00 BUDGETED IN LINE ITEM #206-970-000-979-000 (ITEM TABLED AT THE JUNE 18, 2019 REGULAR MEETING)**

Item left on Table.

NEW BUSINESS

- 1. REQUEST TO WAIVE THE FINANCIAL POLICY AND SIGN THE PURCHASE AGREEMENT WITH ZAHNEN TO PURCHASE TWO (2) SPARTAN FIRE ENGINES IN THE AMOUNT OF \$1,025,000.00 WITH \$525,000.00 BUDGETED IN LINE ITEM 206-970-000-979-000 AND THE REMAINING \$500,000.00 TO BE BUDGETED IN LINE ITEM #101-970-000-975-206 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Trustee Eldridge, supported by Trustee Jarrell Roe to Approve to Waive the Financial Policy and Sign the Purchase Agreement with Zahnene to Purchase Two (2) Spartan Fire Engines in the Amount of \$1,025,000.00 with \$525,000.00 Budgeted in Line Item 206-970-000-979-000 and the remaining \$500,000.00 to be budgeted in Line Item #101-970-000-975-206 Contingent Upon Approval of the Budget Amendment.

Attorney Winters stated that the maintenance cost would be reduced since we are purchasing two trucks. He said our firefighters respond to more calls than any other firefighters in Washtenaw County.

The motion carried unanimously.

- 2. REQUEST APPROVAL OF NON UNION JOB DESCRIPTION OPERATIONS MANAGER AND THE CHANGING OF MICHAEL SARANEN'S POSITION TITLE FROM HYDRO OPERATOR TO OPERATIONS MANAGER**

A motion was made by Trustee Jarrell Roe, supported by Trustee Eldridge to Approve Non Union Job Description Operations Manager and the Changing of Michael Saranen's Position Title from Hydro Operator to Operations Manager (see attached).

The motion carried unanimously.

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- 3. REQUEST TO APPROVE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR THE INSTALLATION OF SPEED HUMPS ON KEWANEE ST. IN THE AMOUNT OF \$16,962.00 BUDGETED IN LINE ITEM #101-446-000-818-022 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve Agreement with the Washtenaw County Road Commission for the Installation of Speed Humps on Kewanee St. in the Amount of \$16,962.00 Budgeted in Line Item #101-446-000-818-022 Contingent Upon Approval of the Budget Amendment (see attached).

The motion carried unanimously.

- 4. REQUEST TO APPROVE PROPOSAL WITH GOREN & ASSOCIATES FOR EMPLOYEE TRAINING AND DEVELOPMENT IN THE AMOUNT OF \$14,120.00 BUDGETED IN LINE ITEM #101-227-000-960-000**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve Proposal with Goren & Associates for Employee Training and Development in the Amount of \$14,120.00 Budgeted in Line Item #101-227-000-960-000 (see attached).

Trustee Wilson questioned the cost for this training as being quite high.

Karen Wallin, Generalist said this company has come highly recommended. She said the price is higher because they only allow 25 people per session so there are more sessions.

The motion carried unanimously.

- 5. REQUEST TO APPROVE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR DESIGN AND CONSTRUCTION OF ROAD IMPROVEMENTS TO US-12 TO BE FUNDED BY A GRANT, SUBJECT TO REVIEW AND REVISIONS BY THE TOWNSHIP ATTORNEY**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve Agreement with the Washtenaw County Road Commission for Design and Construction of Road Improvements to US-12 to be Funded by a Grant, Subject to Review and Revisions by the Township Attorney (see attached).

Trustee Ross-Williams stated she was happy for the improvements that will be made to US-12 but also suggested more improvements should be made with the pedestrian walk at US-12 and Dorset.

Trustee Eldridge asked what the improvements would be and who would be responsible if this project goes over \$8,000,000.00.

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Supervisor Stumbo stated this includes Ecorse Road between Ford Blvd. and US-12. She said it would be street lighting, signalization enhancement, and signage.

Attorney Winters explained some of the changes they will make with this agreement making sure this project would not exceed the \$8,000,000.00.

Supervisor Stumbo stated they would include in the motion that it would not go over the \$8,000,000.00. She said the funds go from MDOT to the Road Commission. Supervisor Stumbo said there would be meetings to discuss what was to be done but we don't have control over it.

The motion carried unanimously including language to not exceed \$8,000,000.00.

**6. REQUEST AUTHORIZATION FOR THE TOWNSHIP LEGAL COUNSEL,
ENGINEERS AND DEPARTMENTS TO ASSIST IN GATHERING INFORMATION
ON THE SEAVER FARM PROPERTY AS A POTENTIAL SITE FOR A YMCA STATE
OF THE ART PROGRAMMING AND RECREATIONAL FACILITY**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Authorization for the Township Legal Counsel, Engineers and Departments to Assist in Gathering Information on the Seaver Farm Property as a Potential Site for a YMCA State of the Art Programming and Recreational Facility.

Trustee Ross-Williams stated she is a board member with the YMCA and a question was raised if she could speak or vote on this item.

Attorney Winters stated that if she doesn't receive financial gain from the YMCA he said it would not be a conflict of interest.

Trustee Ross-Williams shared that there was no financial gain.

Clerk Lovejoy Roe stated that she and Supervisor Stumbo have been trying to get a recreation facility in Ypsilanti Township many years. She said this property was bought with the intention that it would be utilized for a community benefit such as parks or a community center, or something that would benefit residents. She said a new recreation center would be a great place to take her grandkids before they move on to college just like the Library. And just like the library, she said, the Township gave the property to the Library so it could be built in the Township. She said we do not own it or operate it. Clerk Lovejoy Roe said it would be the same if we give this property to the YMCA. She said she did not view it as giving away property but providing land in exchange for a full service recreation center for all township residents. She said it was like the land that the township owned and leased many years ago to the Eagle Crest Golf Course by the Marriott for the benefit of township residents. She said that private and public partnership spurred development and was a great use of township land. She said working with the YMCA to provide recreation to township residents for the exchange of the land would free the township from the long term liability of providing funding for the

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operations of a recreation center. She said the location of the YMCA in Ypsilanti Township would change the area for the best just like the location of new YMCA's have done wherever they were located. She recommended looking at both the new YCMA's in both Dayton, Ohio and Warsaw, Indiana. She said she was excited about the possibility of locating a YMCA in Ypsilanti Township.

Trustee Eldridge does support a YMCA but he said he would like a different location. He said there were other areas in the Township that he felt were more appropriate for this facility. He said the Township paid a lot of money for the Seaver Farm property and we have paid people to market it. He said he believes it is still marketable for something other than donating it to the YMCA. Trustee Eldridge said a better choice for the YMCA would be on the property here within the area of the Library and Civic Center.

Supervisor Stumbo said the YMCA Director came to the Township and she showed them different sites in the Township. She said the Seaver Farm property was the most appealing to them. She said there is criteria that has to be met to build a full service YMCA. She said it is not a homeless shelter and no one will be sleeping there as YMCA's did in the past. She said this is a large facility and they choose the site. Supervisor Stumbo said they have to go through a feasibility study. She said that this is only in the beginning stages which provides all the historically documents that we have on the property.

Trustee Eldridge asked should we have had the presentation from the YMCA to asked questions and get answers before they moved forward with a feasibility study.

Supervisor Stumbo stated Washtenaw County Recreation was paying for the study so that is why the presentation was given to Washtenaw County. She said the Board is not voting for the YMCA to build on this site tonight.

Trustee Eldridge asked if our Community Center would be closed if the YMCA builds this facility.

Supervisor Stumbo stated the Township has a Community Center and this would be a full Recreation Center and we would not close our center. She said that would be a board decision but she would not vote to close the community center or stop the senior program.

Trustee Eldridge asked if we would have input on the aesthetics and Supervisor Stumbo stated we would and there would be public meetings.

Trustee Eldridge asked if Township residents would get a discount there. Supervisor Stumbo stated she understood there was a sliding scale depending on income.

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Trustee Jarrell Roe stated she was excited about having a YMCA facility in Ypsilanti Township. She said whenever they do a study for the Township it comes back that we need something that would attract younger families. She said having a YMCA would stimulate healthier living for township residents. She said residents have always said the Township needed a recreation facility.

Trustee Ross-Williams said our Community Center has served our seniors well and it will continue to do so. She said it also offers a good golf program.

Trustee Jarrell Roe stated that in Blair Township, Michigan they have a Splash Pad, disc golf, ball fields and a pavilion next to their township building. She said so if the YMCA doesn't want to use the land it would be a good idea for us to utilize it for recreation.

Trustee Wilson stated he is in favor of the YMCA because we need a recreation facility on the eastern part of our county. He said when bringing this to the township he believes the area will really expand. Trustee Wilson state in the memo it mentions "in kind" services and he wondered that that meant.

Supervisor Stumbo said it was the County's contribution of \$30,000.00 cash and \$40,000.00 "in kind" and she said she doesn't know if it was for architect or engineering services because it was between the Washtenaw County Recreation Department and YMCA.

Clerk Lovejoy Roe left the meeting for a family emergency.

Supervisor Stumbo stated that in 2003 these 163 acres were going to be developed as a mobile home park with over 2000 mobile homes. She said they asked to have it rezoned and the Township denied it and the developer filed suit against the Township for not rezoning the property and the township took the suit all the way to the Michigan Supreme Court. She said the Attorney for the owner of the property asked if the Township was interested in purchasing the property and we decided to purchase it. She said immediately 30 acres was sold to Bosal. She said getting the YMCA to build a facility in Ypsilanti Township would leave the Township better than when this board was elected.

Michael Radzik, OCS Director, stated he has seen 38 years of year after year, generation after generation of youth crime in Ypsilanti Township. He said and one of the root causes is boredom and nothing to do. He said there is no high quality recreation center in this area for these kids. He said this facility run by an organization like the YMCA with sliding scale membership based on income would be one of the greatest gifts you could leave this community.

Trustee Ross-Williams stated that at the meeting where Supervisor Stumbo stated it was difficult to obtain the \$30,000.00 for the feasibility study. She said she attended the Board of Commissioners meeting to discuss comments that were made at that meeting. She said that one of the comments she heard was that poor

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children only wanted recreation in schools. She said there are poor children who need recreation in a recreation center, poor children who need day care, poor children who need to learn how to swim and its' not about poor it is about doing the right thing for our community.

Arloa Kaiser, Township Resident stated what she has heard tonight is this board wants to make a name for themselves. She said kids do need things to do but there are people out there willing to help them. She said many kids want to stay inside and watch TV.

Javonna Neel, Township Resident said she moved here in 1991 and there was not a pool here for her kids to use. She said she appreciates that the YMCA may be coming to this area now. She said when she was young her family did not have a lot of money and one summer she earned a scholarship from the YMCA which left a big impression on her.

Attorney Winters stated in the early 1980's there was a vision to jump start this corridor where the Armory had been and it involved the Township, the City, EMU and now you have the Marriott Hotel and EMU Golf Course. He said his point is that its' hard to realize the vision when you move into unknown territory. He said but just like in the 1980's with the old Armory it was hard to see what that would look like but now it would be hard to imagine that corridor without the Marriott and the golf course. He said then move forward several years and we have the new library. He said at the time there was a push to build the library in the city of Ypsilanti or in other areas of Washtenaw County which would not have benefitted the Township the way the Library does in its' current location where the Township had only been serviced by a Book Mobile. He said if a mobile home park would have been developed on the Seaver farm property there probably would not be a Marriott Hotel where it is today. He said when the opportunity to purchase the property arose the Township felt it would be good to control what the property would be used for.

The motion carried unanimously.

7. REQUEST TO SET A PUBLIC HEARING FOR THE CREATION OF STREETLIGHT SPECIAL ASSESSMENT DISTRICT FOR MAJESTIC PONDS AND PONDS AT LAKEWOOD ON AUGUST 20, 2019 AT APPROXIMATELY 7:00PM

A motion was made by Trustee Jarrell Roe, supported by Trustee Ross-Williams to Approve Request to Set a Public Hearing for the Creation of Streetlight Special Assessment District for Majestic Ponds and Ponds at Lakewood on August 20, 2019 at Approximately 7:00PM.

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Supervisor Stumbo stated she does not feel comfortable moving this forward since we do not know who is requesting it.

A motion was made by Trustee Eldridge, supported by Trustee Jarrell Roe to Table this request until the next Board meeting.

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

The motion carried unanimously.

8. BUDGET AMENDMENT #12

A motion was made by Trustee Jarrell Roe, supported by Trustee Eldridge to Approve Budget Amendment #12 (see attached).

The motion carried unanimously.

OTHER BUSINESS

Trustee Eldridge question whether we would formalize the agreement to have 50% plus 1 of the residents signing a petition before bringing special assessment districts to the board.

Supervisor Stumbo stated it would be brought back to the board at the next meeting.

Trustee Jarrell-Roe asked if it could be for Streetlights, Cameras, and Sidewalks so we know the majority of the residents are for it before we vote to approve it.

Supervisor Stumbo stated that she would look for the policy on cameras and see if we adopted a policy for each and if it needs to be repealed.

Trustee Ross-Williams asked if this was coming back to the Board.

Supervisor Stumbo stated we would proceed with 51% because that was what the board said to do. She said and if they need to repeal the cameras than that would be brought back to the Board.

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

The motion carried unanimously.

The meeting was adjourned at approximately 9:48 PM.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Streetlight Assessment

From : Stacy Murphy <pinktulip75@hotmail.com> Fri, Jul 12, 2019 09:38 AM
Subject : Amberly Grove Streetlight Assessment
To : klovejoyroe@ytown.org

Hello, we are the original owners of our home, roughly 2 decades. We plan on attending the meeting on the 16th, however, in case something comes up, we wanted our voices included/heard. Our current HOA is adding costly assessments without our knowledge, input or vote and is refusing to speak to the homeowners, although we have petitioned for a special meeting and far surpassed the required signatures. Until we are able to get answers, we do not want this assessment put through. Please let us know if there is anything else we can or need to do.

Stacy & Nathan Murphy

Zimbra**klovejoyroe@ytown.org**

Street Light Assessment

From : Karen Smith <ksieferd@gmail.com>

Fri, Jul 12, 2019 12:38 PM

Subject : Street Light Assessment**To :** klovejoyroe@ytown.org

Dear Ms. Lovejoy Roe,

I won't make the upcoming meeting, but wanted to notify you of my position. I am not in favor of a street light assessment and would vote it down.

Thank you,
Karen Smith
7697 Henley Dr
Ypsilanti, MI 48197

Zimbra**klovejoyroe@ytown.org**

Amberly grove

From : John <johndv64@comcast.net>

Tue, Jul 16, 2019 06:40 PM

Subject : Amberly grove**To :** klovejoyroe@ytown.org

Karen:

As a resident of Amberly Grove, I am emailing you to voice my opinion on the matter of lighting for Amberly Grove and also the refusal of the current board to allow for a meeting to vote in a new board of directors for the HOA.

The current board is not elected and should not have the power they do.

John Adams

7162 Royal Troon Dr

Ypsilanti MI 48197

Zimbra**klovejoyroe@ytown.org**

Creation of Streetlight Special Assessment District 217 Amberly Grove Subdivision 2

From : mmayrend <mmayrend@comcast.net> Tue, Jul 16, 2019 06:21 PM
Subject : Creation of Streetlight Special Assessment District 217 Amberly Grove Subdivision 2
To : klovejoyroe@ytown.org,
lstanfield@ytown.org

Creation of Streetlight Special Assessment District 217 Amberly Grove Subdivision 2

Hello Karen and Lisa,

My name is Michael Mayrend and I live at 7454 Spy Glass Lane. I vote no on new street lights.

I would say there are too many. There are already three street lights in view of my house. There is one at the south entrance to the pond trail near my home. A second one is not needed near the north end of the trail. There are already two on the street near that end of the path.

Please turn down this request for more street lights. Thank you.

Michael Mayrend
C734 812 7134.

Sent from my Verizon, Samsung Galaxy smartphone

Zimbra**klovejoyroe@ytown.org**

Re: Streetlight Assessment

From : carletha69 <carletha69@yahoo.com>
Subject : Re: Streetlight Assessment
To : Karen Lovejoy Roe
<klovejoyroe@ytown.org>

Thu, Jul 11, 2019 02:34 PM

Carletha Flournoy

Sent from my T-Mobile 4G LTE Device

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

From: Karen Lovejoy Roe <klovejoyroe@ytown.org>
Date: 7/11/19 1:50 PM (GMT-05:00)
To: carletha69 <carletha69@yahoo.com>
Subject: Re: Streetlight Assessment

Hello,

Could you provide your name for the record. Thanks, kaern

----- Original Message -----

From: "carletha69" <carletha69@yahoo.com>
To: "Karen Lovejoy Roe" <klovejoyroe@ytown.org>
Sent: Wednesday, July 10, 2019 11:25:07 PM
Subject: Streetlight Assessment

I do not agreed with this because I do not have all the facts.Sent from my T-Mobile 4G LTE Device

--

Karen Lovejoy Roe

Clerk

Charter Township of Ypsilanti

7200 S. Huron River Dr.

Ypsilanti, MI 48197

734.484.4700

[<mailto:klovejoyroe@ytown.org> | klovejoyroe@ytown.org]

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Streetlight Assessment

From : Jenny Plesko <buehlerjenny@gmail.com> Thu, Jul 11, 2019 08:49 AM**Subject :** Amberly Grove Streetlight Assessment**To :** klovejoyroe@ytown.org**Reply To :** buehlerjenny@gmail.com

Dear Karen,

I am currently an Amberly Grove member living on Homestead Rd. Please accept this email as my official vote to NOT put up the new street lights. I don't think this topic was brought up for discussion in the correct manner and almost seems forced upon us. I do not support this assessment.

Thank you for your time,
Jennifer Plesko

--

Jennifer Plesko

Production Supervisor
Cayman Chemical Company
Lipid Biochemistry
5025 Venture Drive
Ann Arbor, Mi 48108
jbuehler@caymanchem.com
work: (734) 975-3974
mobile: (734) 735-6559

Zimbra**klovejoyroe@ytown.org**

7246 Royal Troon Dr.

From : grkroslak <grkroslak@yahoo.com>

Thu, Jul 11, 2019 11:53 AM

Subject : 7246 Royal Troon Dr.**To :** klovejoyroe@ytown.org

Hi Kimberly,

I can go on a rant about how much of a waste of money these 3 additional street lights are but I'm not usually like that. Besides that I'm also really upset about the fact that the HOA requested these lights and is causing our taxes to go up without allowing us to have an emergency HOA meeting, even though we got twice as many signatures as needed. I mean they already stole \$125 from us for unnecessary dredging of ponds and now this? It is a complete abuse of their position which by the way they aren't legitimately in to begin with. No one voted them in or anything.

Regards,
George Kroslak
7246 Royal Troon Dr.
Ypsilanti, MI
48197
734-578-2246

Sent from my T-Mobile 4G LTE Device

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Streetlight Assessment

From : Darrell K <darltk@gmail.com>
Subject : Amberly Grove Streetlight Assessment
To : Karen Lovejoy Roe
<klovejoyroe@ytown.org>
Cc : darltk <Darltk@gmail.com>, darltk1
<Darltk1@yahoo.com>

Thu, Jul 11, 2019 10:48 AM

Hi Karen,

I am contacting you regarding the streetlight assessment in Amberly Grove. I am not for an additional assessment at this time. I do understand that it is for safety concerns but since the community was notified at the spare of the moment I think it is only reasonable to table this until next year. We also have some other Board related costs and issues we are dealing with at this time. I do plan to be at the meeting for further discussion.

Regards,

Darrell Kirby,MS

Zimbra

klovejoyroe@ytown.org

Street lights

From : Lyriel Claire <lyriel.claire@gmail.com>

Thu, Jul 11, 2019 02:47 PM

Subject : Street lights

To : klovejoyroe@ytown.org

I am against the streetlights.

Lyriel Claire

Zimbra**klovejoyroe@ytown.org**

Street lights

From : Patricia Costa <pcosta12@icloud.com> Thu, Jul 04, 2019 07:49 AM
Subject : Street lights
To : klovejoyroe@ytown.org

Dear Ms Karen Lovejoy Roe,
Please allow a streetlight assessment of the Ypsilanti Township communities, including Millpoint, to be conducted
Sincerely,
Patty Costa
Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

[SPF-NOSPF] Streetlight Assessment

From : Nakisha Chaney
<chaney@spplawyers.com>

Wed, Jul 10, 2019 06:23 PM

Subject : [SPF-NOSPF] Streetlight Assessment

To : klovejoyroe@ytown.org

Ms. Roe, I reside at 7451 Spy Glass Lane in the Amberly Grove subdivision. I oppose the special streetlight assessment as I lack sufficient information at this time to understand the need and evidence that the lights will deter criminal activity.

Nakisha Chaney
7451 Spy Glass Lane
Ypsilanti, Michigan 48197
734-678-0681

*** YTown NOTICE***

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For technical details: https://en.wikipedia.org/wiki/Sender_Policy_Framework

*** YTown NOTICE***

Zimbra**klovejoyroe@ytown.org**

street light assessment- Amberly Grove

From : Candace Dorsey <cdors@umich.edu> Wed, Jul 10, 2019 04:07 PM
Subject : street light assessment- Amberly Grove
To : klovejoyroe@ytown.org

Hi Karen,

I'm a new resident to the Amberly Grove Subdivision. Just like many neighbors I care about the safety of my neighborhood and I understand the importance of having a HOA-Board of Directors.

However, I am opposed and I'm not in favor of being assessed additional fees to pay for streetlights (assessed from the board of directors) for something residents are not responsible for.

I find that the way these assessments came about is appalling. If everything that I'm reading is true, it's unfortunate that the township was dragged into this battle by rogue board members.

I hope the township is able to support the residents position with understanding what is right and what is absolutely wrong. If the residents are responsible for these payments, then so be it, if residents are not responsible for this assessment then this matter should be resolved appropriately.

Assessments should be made in good faith and transparency by everyone, including HOA board members and Ypsilanti township clerks office.

Candace Dorsey
7407 Knollwood Dr.

--

Candace Dorsey. M.S. | Empowerment Self Defense Program Manager
University of Michigan - Division of Public Safety & Security

Zimbra**klovejoyroe@ytown.org**

Street Light Assessment - Amberly Grove HOA

From : Craig Maxfield <cdaiscool@gmail.com> Wed, Jul 10, 2019 03:34 PM
Subject : Street Light Assessment - Amberly Grove
HOA
To : klovejoyroe@ytown.org

Ms. Lovejoy-Roe-

My name is Craig Maxfield, and I own a home in the Amberly Grove HOA at 7073 Amberly Way. I just wanted to voice my opinion that, at this time, we should NOT be implementing street lights in the HOA. While I understand the concerns, I do not agree with the process this has been carried out through, and would like for us to discuss this with our board prior to it being enacted.

I look forward to attending the July 16th meeting, and hope you have a wonderful rest of your week.

-Craig Maxfield
Homeowner
7073 Amberly Way
Ypsilanti, MI 48197

Zimbra**klovejoyroe@ytown.org**

[SPF-NOSPF] Streetlight Special Assessment District #217

From : MARK MORRISON
<morrison7294@sbcglobal.net>

Wed, Jul 10, 2019 07:31 AM

Subject : [SPF-NOSPF] Streetlight Special Assessment
District #217

To : klovejoyroe@ytown.org

To whom it may concern,

My name is Mark Morrison and I live at 7294 Royal Troon Dr. in the Amberly Grove Subdivision. For the public record, I am opposed to the creation of Streetlight Special Assessment District #217.

I am protesting the special assessment for the following reasons:

- Three additional streetlights in the proposed locations will not add a significant safety value to the overall common areas of the subdivision.
- The location of one of the proposed streetlights will greatly increase the illumination of the sides of two residential homes which would be a nuisance factor to those homes.
- Having a streetlight near the playground area will only encourage it's use during nighttime hours and create noise issues and complaints.
- The overall expenditure of the initial purchase of \$13,059.95 plus the yearly cost to maintain after the 3 year period outweighs any benefit that the lights will create.

Most importantly, this assessment proposal was initiated by an unethical Board of Directors. President, Maryann Basilico and Vice President, Angela Rawls/Morris do not represent the majority opinion of the Amberly Grove Association. The two individuals started this process on their own without gathering any support from the community. There was no HOA notification to it's members nor was there any meetings scheduled to discuss the proposed new assessment before bringing this matter to the township. The first notification the residents received about this new assessment was from the township regarding this public meeting. Had the board of directors for the HOA initially reached out to the community for a majority opinion first, resources and

time of the township officials could have been better allocated to benefit the community.

Definition of unethical is unwilling to adhere to proper rules of conduct. Maryann and Angela have repeatedly not followed our community's rule of conduct, our HOA bylaws. They have initiated a separate association assessment for retention area "pond" dredging and maintenance of \$200 per resident that does not fall under the scope of their jurisdiction. Maryann and Angela have ignored requests for minutes of meetings and expenditures incurred by the association even though such information is within the rights of residents through the bylaws. Maryann and Angela have ignored a petition signed by 127 residents calling for a special meeting to be held. Amberley Grove's bylaws only require 61 signatures via petition for a special meeting. Maryann signed via certified mail of receipt of the petition on June 29, 2019. Lastly, our bylaws calls for a five member board, yet we only have two. Maryann and Angela are unwilling to allow others on the board that may have a different point of view even though others have shown interest and made attempts to join the board.

Given these unfortunate circumstances, I cannot under good conscience support any additional assessments at this time.

Thank you for allowing my voice to be heard since our current board members will not follow our bylaws and afford me that opportunity through a special meeting called by the residents of our community.

Mark Morrison

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*** YTown NOTICE***

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Assessment

From : Kristen Sinkiewicz <sinkkris@gmail.com> Wed, Jul 10, 2019 10:10 AM
Subject : Amberly Grove Assessment
To : klovejoyroe@ytown.org

I may not be able to make it to the public meeting on July 16th.
For what it is worth, please note that I am not in favor of
additional street lights that will increase my taxes.

Thank you,
Kristen Sinkiewicz

Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Special Tax Assessment

From : Tyler Melvin <tymelvin11@gmail.com> Wed, Jul 10, 2019 10:06 AM
Subject : Amberly Grove Special Tax Assessment
To : klovejoyroe@ytown.org

Good Morning Karen,

I am emailing you this morning in regards to the special tax assessment for street lighting that was started by the current board of Amberly Grove.

In lieu of being able to attend the meeting on Tuesday July 16th, I want to submit my position on this assessment as AGAINST the tax increase.

Thank you for your time, and if there is anything else you need from me in order to record my stance on this assessment please let me know.

Respectfully,

Tyler Melvin
7283 Spy Glass Ln
Ypsilanti, MI 48197

Zimbra**klovejoyroe@ytown.org**

Special meeting by law- Greene farms

From : Kelly House <kellyannhouse@gmail.com> Wed, Jul 03, 2019 07:09 PM**Subject :** Special meeting by law- Greene farms**To :** klovejoyroe@ytown.org

Hello Karen,

I'm writing on behalf of many in our subdivision; we are extremely alarmed at the disregard of the board regarding a special meeting to address concerns (after receiving more than the necessary votes for a special meeting- this is illegal). I hope that this was just an oversight and a meeting will be scheduled without any further issue but if it was not an oversight and the board continues to be negligent in it's legal obligation and responsibility to the neighborhood (to hold a special meeting to address concerns, specifically around transparency and additional assessments) we will proceed with legal representation. I truly believe this isn't necessary or warranted and keep the hope that there was some misunderstanding regarding the calling of a special meeting to discuss concerns. I hope that a special meeting will be called immediately so that we can discuss and move past the current issues. I appreciate your leadership, support, and collaboration as we navigate these concerns. Thank you Karen, hope to hear from you soon!

Kelly House

Zimbra**klovejoyroe@ytown.org**

Amberly Grove

From : Punkin T <rtroon72@gmail.com>

Thu, Jul 04, 2019 08:14 AM

Subject : Amberly Grove**To :** klovejoyroe@ytown.org

Hello I am reaching out to you regarding the lights proposed to be placed in Ambeely Grove.I know of the meeting coming however because of my health I am not able to get out all the time. But I can say I am against this proposal.The current association appears to have problems of some corruption with mis management of funds and have been coming up with a number of projects that require the residents to pay an excess of funds beyond the dues that have been set.So in case I can't come. I letting you know my vote.

LaJoyce Turner
7138 Royal Troon
Ypsilanti Michigan. 48197

I

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Special Assessment

From : Susan Mullen <susanmullen21@gmail.com> Mon, Jul 01, 2019 06:32 PM
Subject : Amberly Grove Special Assessment
To : klovejoyroe@ytown.org
Cc : Istanfield@ytown.org

Good Afternoon.

We are vehemently opposed to a special assessment for street lights in Amberly Grove.

We are not opposed to safety or unwilling to hear safety concerns: however, we are opposed to a special assessment for which no community input or discussion has been solicited or allowed. The first Amberly Grove neighbors heard of this was through the mailing we received from the township today.

This is the second special assessment spearheaded by the two member, non-elected Board of Directors in a month. All done secretly without community information or approval. Had the township not sent notification, the first we would have heard of it would have been when we received our tax bill.

Certainly that cannot be an appropriate way for the Board to garner funds for non-urgent expenditures. We have lived in Amberly Grove for 19 years. Our only issue when someone ran over our garbage can and drug it down the street, and we have a street light in front of our house. Let the residents decide if they want to add street lights, not a secretive BOD.

Thank you,
Russell and Susan Mullen
7127 Homestead Rd
Ypsilanti MI 48197
313-550-4371
susanmullen21@gmail.com

Zimbra**klovejoyroe@ytown.org**

Dist 217 Streetlight Assessment

From : Tamara Jex-Mayrend
<tmayrend@gmail.com>

Tue, Jul 02, 2019 08:19 PM

Subject : Dist 217 Streetlight Assessment

To : klovejoyroe@ytown.org,
lstanfield@ytown.org

To Whom It May Concern;

As the homeowner at 7454 Spy Glass Lane (K-11-33-290-063) I do not support the HIA asking for new streetlights from DTE. These are pathways that don't need lighting. As it is, I have lights coming into two sides of my home and shining brightly in my kitchen, bedroom and master bath. Even my daughters room gets some of this light pollution. I do not support it.

I would attend the meeting if I were in town. My husband may attend though.

Thank you for listening.
Tamara Mayrend

Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

Amberly Grove

From : Tim - Katie B <buckfamily88@gmail.com> Sat, Jul 06, 2019 01:09 PM
Subject : Amberly Grove
To : klovejoyroe@ytown.org

Dear Karen

My family has lived at 7202 Spy Glass Lane, Ypsilanti. in the Amberly Grove subdivision since 2000. We have been very happy with our home and neighbors and enjoy living here very much. We are quite concerned about our Board of Directors however. For quite some time, they have been ignoring the bylaws. We went through several years hearing nothing from them, despite our attempts to reach them. Just recently the board has asked for special assessments from the residents, without even attempting to consult us. Our first assessment involved one of the neighborhood ponds, which is not under the jurisdiction of the township. The second assessment, is however. The board is requesting that three street lights be installed, one of which is directly across the street from our house. Not only does this place an undue financial burden on us, but this particular location is quite unnecessary. The map has it placed less than 15 yards from an functioning streetlight in the easement. Not only that, but that area has a picnic table surrounded by recently planted trees. It makes no sense to destroy an area intentionally designed and functional.

While we plan to attend the township meeting on July 16, we also wanted to submit a formal complaint in writing. We are asking that you disapprove the board's request.

Sincerely,
Tim and Katie Buck
734-646-2777
734-678-1133

Zimbra**klovejoyroe@ytown.org**

Streetlight Assessment - Amberly Grove

From : Roberta Niedson <r_niedson@yahoo.com> Wed, Jul 10, 2019 08:00 AM
Subject : Streetlight Assessment - Amberly Grove
To : klovejoyroe@ytown.org

Good morning Ms. Lovejoy-Roe,

While I will be attending the meeting next Tuesday (7.16.19) to address the above mentioned subject I also want to send a message informing you of the lack of information regarding this situation that has been shared with the Amberly Grove homeowners. I happen to live directly adjacent to one of the proposed lights and I am NOT in favor of having it installed. This will shine directly into my home and while there are many people who walk the path by my home (I live on the large retention pond) there is absolutely no need for a light. This isn't an area of congregation - it is a path to be walked/biked/run along.

I am truly dismayed over the lack of transparency with the HOA of Amberly Grove. This is the second assessment we have received in the past 6 weeks that only 2 of our residents have had the opportunity to discuss. The lack of transparency and audacity to try and make these major changes without community input is truly outrageous.

I am writing to let you know this is a request by 2 people out of 183 homes, that doesn't make a majority by any means and while the cost is minimal, it is the fact the majority of homeowners have not had input into the decision.

I appreciate your time and will see you next Tuesday.

Best,

Roberta Niedson
7430 Spy Glass lane
Amberly Grove Sub-division

Zimbra**klovejoyroe@ytown.org**

Streetlight assessment within Amberly Grove Sub

From : Libby Woods <e.woods01@comcast.net> Wed, Jul 10, 2019 09:19 AM
Subject : Streetlight assessment within Amberly Grove Sub
To : klovejoyroe@ytown.org

Hello Ms. Lovejoy-Roe-

My name is Elizabeth Woods and I am a preschool teacher at Lincoln Schools. We have met throughout the years, it's been awhile but my husband's (Jim Woods) grandparents were Charles and Sylvia Hogston and they always spoke so highly of you. The reason for this email today is the streetlight assessment. I have lived in this sub since it was built. My children grew up here and we have always appreciated our HOA Boards for keeping it a nice place for them to play and grow up. More recently however, Jim and I aren't sure monies collected are going towards things that are needed in our neighborhood. We just don't understand what good the lights will do when the pathways are a hazard. I use the pathways daily to walk my dog and they are in need of repair. We also have beautiful new signs while the grass in our common areas is rarely mowed before it gets very high. We have received two assessments recently having had no warning of this. Shouldn't we get a vote to say where our collective money goes? We were always made aware of changes with past boards. We are planning on attending this meeting and hope that most neighbors will too.

Thank you for your consideration in this matter,
Elizabeth Woods
7361 Royal Troon Drive
(734) 576-3914

Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Lighting

From : Donella Grissom <donellag@icloud.com> Wed, Jul 10, 2019 09:39 AM
Subject : Amberly Grove Lighting
To : klovejoyroe@ytown.org

Good morning,

I am emailing you with concern about a letter I received in the mail indicating a increase I taxes because if lighting. For one there has never been any communication about this. The light we have are not maintained in the last year so adding more does not seem wise or necessary and I am not willing to pay extra for something that is not being up kept as it is.

Sincerely,

Donella Grissom

Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Assessment

From : Jeffrey Schulz <jschulz@emich.edu>

Wed, Jul 10, 2019 09:11 AM

Subject : Amberly Grove Assessment**To :** klovejoyroe@ytown.org

Good morning. Although I plan to attend the meeting on the 16th, I wanted to send you my thoughts, should something prevent me from making it.

I am opposed to the assessment. The primary reason for this is that our board made no attempt to reach out to the community prior to seeking this assessment. This is a pattern that cannot continue.

In addition, I live across the street from the playground where one of the lights will be placed. I am afraid that the addition of lighting will increase activity, and noise levels into the night. Currently, once it becomes dark, the playground becomes quiet. I would like to keep it that way.

Thank you for the opportunity to provide feedback.

Sent from my iPhone

Zimbra**klovejoyroe@ytown.org**

Streetlight Assessment

From : gregorybatten@aol.com

Tue, Jul 16, 2019 04:47 PM

Subject : Streetlight Assessment**To :** klovejoyroe@ytown.org

My name is Gregory L. Batten and I live @ 7325 Royal Troon Dr. I'm unable to attend the meeting but my concern is for the safety of our neighborhood without the large assessment.

Best,
Gregory L. Batten

Zimbra**klovejoyroe@ytown.org**

Amberly Grove Streetlight Assessment Meeting

From : Alexandria Reed
<alexandrialynnereed@gmail.com>

Tue, Jul 16, 2019 02:35 PM

Subject : Amberly Grove Streetlight Assessment Meeting

To : klovejoyroe@ytown.org

Good afternoon,

I am a member of the Amberly Grove subdivision in Ypsilanti Township (7318 Royal Troon). This evening, a special assessment meeting will be held with respect to the placement of 3 streetlights.

I am currently opposed to assessment at this time. As you're likely aware, this decision has been made without proper notice and input to the community by our neighborhood's BOD. While I will not be able to attend this meeting in person, this is my current input on the scenario.

Please feel free to reach me at this email address or the phone number listed below.

Thank you for your time and consideration,

--

--

Alexandria Reed, Esq.

P | (317)518-9267

E | alexandrialynnereed@gmail.com

CHARTER TOWNSHIP OF YPSILANTI

**RESOLUTION 2019-27
(In Reference to Ordinance 2019-488)**

**Adoption of the 2018 Edition of the
International Fire Prevention Code**

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

Whereas, the International Fire Code, 2018 Edition, is designed to meet these needs through model code regulations that safeguard public health and safety; and

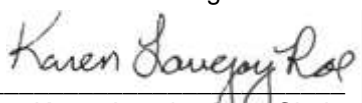
Whereas, the International Fire Code, 2018 Edition, is fully compatible with the Michigan Building Code, Michigan Residential Code, Michigan Rehabilitation Code and the International Property Maintenance Code.

Whereas, the Township Fire Department recommends adoption of Ordinance 2019- 488.

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees hereby adopts by reference attached Ordinance No. 2019-488 amending the Code of Ordinances of the Charter Township of Ypsilanti, Article II, Fire Prevention Code.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2019-27 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 16, 2019.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE NO. 2019-488

*An Ordinance Amending the Code of Ordinances,
Charter Township of Ypsilanti, Chapter 30, Article II
Entitled Fire Prevention Code by Adoption of the
2018 Edition of the International Fire Prevention Code*

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

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

ADD the following new provision:

A. Adoption by Reference.

A certain document, copies of which are on file with the office of the Township Clerk and the Bureau of Fire Prevention, being marked and designated as the "**International Fire Code, 2018 Edition, International Code Council,**" is adopted by reference, including Appendix Chapters A through N, and all references therein printed – except those section and appendices herein amended, deleted or added. This document shall be known and may be cited as the "**Fire Prevention Code of the Charter Township of Ypsilanti,**" regulating and governing conditions hazardous to life and property from the standpoint of fire and explosion and for defining the scope of authority of the chief of the fire department and the bureau of fire prevention.

B. Purpose of Article.

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

C. Code Available for Public Use and Inspection.

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

D. References in Code.

References in the **Fire Prevention Code** of the Charter Township of Ypsilanti and supplements to the word “*state*” shall mean the State of Michigan; reference to the word “*municipality*” shall mean the Township of Ypsilanti; references to the term “*corporation counsel*” shall be held to mean the attorney for the township; reference to the term “*bureau of fire prevention*” shall mean the township fire department; and reference to the term “*fire official*” shall be held to mean the chief of the fire department or his authorized designee.

E. Code Revisions.

The following sections of the International Fire Code, 2018 Edition, International Code Council, are hereby revised.

Section 101.1 - insert Charter Township of Ypsilanti

Section 110.4 – delete in its entirety and replace with the following provision:

Section 110.4 Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under the infraction, and shall be subject to a fine as follows:

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

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

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

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

Section 112.4 – insert \$100 or more than \$500

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

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

all required tests and field inspections of all fire sprinkler systems.

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

Section 906.1 - Residential Fire Extinguisher Requirements Rental Units. *2015 Property Maintenance Code language (Added to read)

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

Section 907.2 - Minimum Smoke Detection Requirements Rental Units. *2015 Property Maintenance Code language (Added to read)

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

e. It shall be the responsibility of the owner(s) of each rental unit to install and maintain in operating condition smoke detectors in each dwelling unit as herein provided.

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

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

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

The geographic limits referred to in certain sections of the 2018 International Fire Code are hereby established as follows:

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

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

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

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

- a. *Stationary containers with storage greater than 45 gallons is prohibited within 50 feet of the following:*
 - i. *Places of public assembly*
 - ii. *Non-ambulatory patient areas*
- b. *Stationary containers with storage greater than 45 gallons is prohibited within 15 feet of the following:*

- i. *Combustible materials such as paper, leaves, weeds, dry grass or debris exposure hazards*
- c. *Stationary containers with storage greater than 45 gallons is prohibited within 10 feet of the following:*
 - ii. *Air intakes*
- c. *Stationary containers with storage greater than 45 gallons is prohibited within 5 feet of the following:*
 - i. *Lot lines*

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

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

G. Rights and Remedies are Cumulative.

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

H. Severability Clause.

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

I. Publication.

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

J. Effective Date.

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

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2018-488 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on July 16, 2019 after first being introduced at a Regular Meeting held on June 18, 2019. The motion to approve was made by member Roe and seconded by Doe YES: Stumbo, Roe, Doe, Eldridge, Jarrell Roe, Ross Williams ABSENT: Wilson NO: None ABSTAIN: None.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2019-26

(In Reference to Ordinance 2019-487)

A Resolution Amending the Zoning Ordinance of the Charter Township of Ypsilanti to add Article XI-A – Ecorse Road Form Based District to enact form-based zoning and updated uses and to rezone Ecorse Road to be consistent with the Article XI-A Zoning Ordinance language.

Whereas, the Charter Township of Ypsilanti adopted the Ecorse Road/East Michigan Avenue Placemaking Plan in 2018; and

Whereas, changes to the zoning on Ecorse Road are key to the implementation of that plan; and

Whereas, the Township Planning Consultants have recommended amendments to the Charter Township of Ypsilanti's (Township) Planning Commission (Commission) to the Township's Zoning Code; and

Whereas, at its regularly scheduled meeting held April 23, 2019, the Commission recommended approval to the Ypsilanti Township Board of the Planning Consultant's proposed amendments to the Township's Zoning Code to the Township Board to add Article XI-A – Ecorse Road Form Based District to enact form-based zoning and updated uses; and

Whereas, at its regularly scheduled meeting held April 23, 2019, the Commission recommended approval to the Ypsilanti Township Board of the Planning Consultant's proposed amendments to Ypsilanti Township's Zoning Map to be consistent with the recommended addition to the Township's Zoning Code to the Township Board to add Article XI-A – Ecorse Road Form Based District to enact form-based zoning and updated uses; and

Whereas, proposed Ordinance No. 2019-487 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; and

Whereas, Ecorse Road has a high concentration of automobile uses including nine (9) automobile repair shops, four (4) gas stations, and one (1) car wash that can meet the needs of the surrounding neighborhoods and more automobile uses will hinder the development of a pedestrian-friendly, walkable neighborhood corridor; and

Whereas, at its regularly scheduled meeting held June 18, 2019, the Board amended proposed Ordinance No. 2019-487 to remove Use Group Six (6), Automotive Uses, including automobile, car wash and gasoline service station;

Now Therefore,

Be it resolved, that the Charter Township of Ypsilanti Board of Trustees does hereby approve Ordinance No. 2019-487 as attached, by amending the Zoning Ordinance to include Article XI-A of the Township's Zoning Code as noted, with proposed Ordinance No. 2019-487, which ordinance reflects the suggestions and input of the Township's Planning Consultant as recommended by the Commission.

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. 2019-26 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 16, 2019.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE 2019-487

Amending the Zoning Ordinance to Add Article XI-A Ecorse Rd. Form Based Districts to Enact Form Based Zoning and Updated Uses and to Rezone Ecorse Rd. to be Consistent with the Article XI-A Zoning Ordinance Language

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 TO ADD ARTICLE XI-A:

ARTICLE XI – A ECORSE ROAD FORM BASED DISTRICT (ERFB)

SECTION 1140 - GENERAL INTENT AND PURPOSE

A. Intent. The **ECORSE ROAD FORM BASED DISTRICT (ERFB)** is intended to implement the vision established by the Township Master Plan and the E. Michigan Avenue and Ecorse Road Placemaking Plan, to transform the Ecorse Road corridor into a vibrant, dynamic area through placemaking and the attraction of new investment. The Ecorse Road Form Based District allows for the consolidation and creative redevelopment of parcels.

Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, and service uses. Uses designed to support the residents and local workers are also encouraged, such as mixed-use developments with small scale retail or restaurant uses incorporated with housing units. The redeveloped corridor will help diversify the Township housing and commercial stock and incorporate architecturally interesting buildings.

Consolidation of parcels in the District is encouraged in order to provide for a quality and consistent development pattern. Incentives include additional building forms and more permitted uses.

B. Purpose. The general purpose of these regulations is as follows:

- a. Promote new investment opportunities by allowing a wide range of potential uses and techniques to expand the employment and economic base.
- b. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.
- c. Ensure that development is designed for all modes of transportation.
- d. Promote mixed-use development.
- e. Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
- f. Improve mobility options and reduce the need for on-site parking by encouraging all modes of transportation, through shared parking, and through on-street parking.
- g. Provide predictable development approval process.
- h. Encourage lot consolidation to provide for larger consistent developable sites.

C. Factors for Regulation. These regulations are based on two (2) significant factors: site context and building features.

1. Site context is derived from existing and desired characteristics of an area and recognizes the inherent conditions of the areas where these regulations are applied. Regulated sites types are organized by shape, size, orientation and location.
2. Building feature addresses the manner in which buildings and structures relate to their lots, surrounding buildings, and street frontage. The shape of the building, the land area to volume ratio, and the orientation of the building has a significant impact upon the character of an area. Building form standards control height, placement, building configuration, parking location, and building transparency applicable to the site context.

SECTION 1141 - APPLICABILITY AND ORGANIZATION

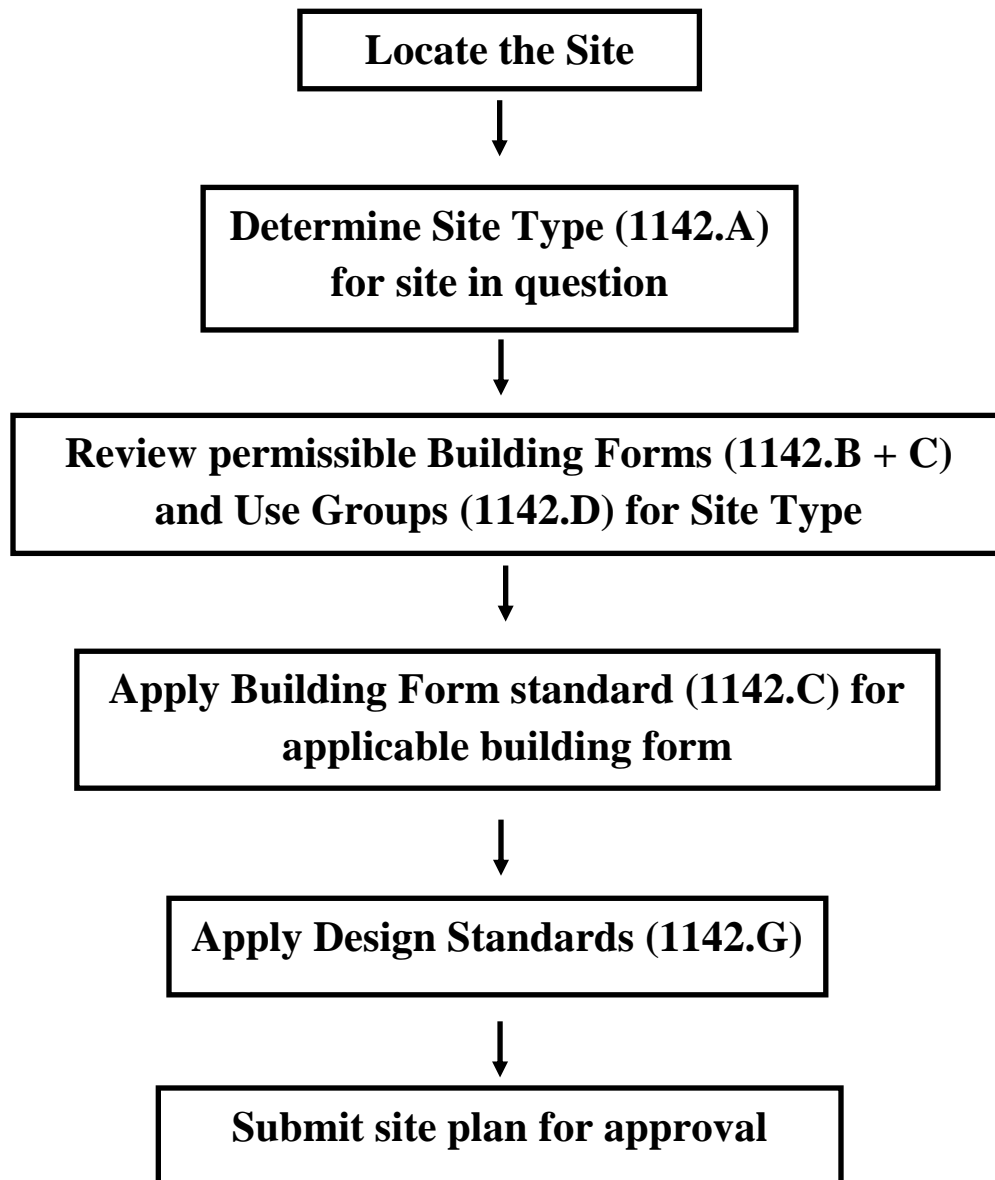
A. Applicability.

1. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.
2. The requirements of this Article shall not apply to:
 - a. Continuation of a permitted use within an existing structure.
 - b. Changes of use within existing structures that do not require increased parking.
 - c. Normal repair and maintenance of existing structures that do not increase its size or parking demand.

B. Regulating Plan. The Ecorse Road Form Based District shall be governed by a Regulating Plan that is specific to the area.

1. The Regulating Plan based on the site type determines building form and allowable use for each property within a form-based district
2. The Regulating Plan is based on three (3) factors: Site Type; Building Form; and Use Group.
 - a. **Site Types.** Site Types, as set forth in Section 1142.A, are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
 - b. **Building Form Standards and Types.** Building form standards and types, set forth in Section 1142.B + C, establish the parameters for building form, height, and placement, and are specifically applied to each district based upon the regulating plan.
 - c. **Authorized Use Groups.** Authorized land uses are organized by use groups. Authorized use groups, as set forth in Section 1142.D, are specifically applied to each District based upon the regulating plan.
3. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
 - a. Find the site in question on the regulating plan map

- b. Identify the site type for the site in question. Sites will be classified Site Type A, B, or C.
- c. Consult the Use Groups and Building Forms Permitted table in which the site is located. The table will identify if a use group or building form is permitted, permitted with conditions, or not permitted for the site type and street type combination of the site in question.
- d. Follow the regulations for the chosen building form when designing the development application. Building form regulations are established in Section 1142.B and 1142.C.
- e. Follow the design standards as listed in Section 1142.G.
- f. Obtain site plan approval or special use approval for the chosen building form and use, as appropriate.



C. **Design Standards.** General design standards, set forth in Section 11.42.G, are supplementary to other requirements of the Ordinance. Generally, the design standards regulate building placement, parking orientation, landscaping, and other site design requirements.

D. Modification of District Boundaries. Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of Article XXVII, Changes and Amendments.

E. Modification of Regulating Plan. Specific building form, use group, and design standards applied within each Regulating Plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Sec. 2703.

The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

1. The applicant's property cannot be used for the purpose permitted in the form-based district.
2. Area has been added to or deleted from the subject property in question, requiring the modification.
3. The proposed modification and resulting development will not alter the essential character of the area.
4. The proposed modification meets the intent of the district.
5. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.
6. Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.

F. Nonconformities. Nonconformities shall be regulated in accordance with Article XXII of the Zoning Ordinance.

SECTION 1142 - STANDARDS

A. Site Types

1. **Site Type A** (neighborhood residential or mixed-use sites)

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the Ecorse Road and neighboring residential areas. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses.

2. **Site Type B** (neighborhood commercial/office or mixed-use sites)

Made up mostly of lots between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for commercial and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the

unique characteristic of each parcel. Small retail and food-service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

3. **Site Type C** (Community commercial/office and mixed-use sites)

The sites in Site Type C are mostly larger than one (1) acres in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market.

B. Building Form Standards.

1. The ERFC district permit a series of building forms, dependent on the site context. The building forms, set forth in 1142.C, are designated within the district location based on the regulating plan. Building forms are classified in the following manner:
 - a. Permitted Building Forms. These building forms are permitted as of right in the locations specified.
 - b. Prohibited Building Forms. Building forms that are not identified as permitted in the locations specified are prohibited.
 - c. Exceptions: For all building forms in all locations, awnings, signs, other projections (architectural projections, bay windows, etc.) may project beyond the required building line by up to 5 feet. Projections will be reviewed by the Township to ensure public safety.
2. The regulating plan dictates the site type for each individual property in the district. Building forms are identified within each district as permitted or not permitted based upon the site type.
3. Non-Residential Development Height, Setback, and Greenbelt Provisions when adjacent to any Residentially Zoned or Used Property.
 - a. Setback and Greenbelt:
 - i. Site Type A and B. The following setback and greenbelt shall be provided for any parcel zoned Site Type A or B that is adjacent to a residentially zoned or used parcel.
 - a. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening constructed alley or street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the building on the parcel zoned ERFB.
 - b. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum 10-foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened with a solid fence or decorative wall up to six feet in height erected parallel to any common lot line, with a ten-

foot wide planting strip along the base of the wall or fence that consists of one evergreen tree and one canopy tree per 30 lineal feet along the property line.

- c. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards as set forth in Section 1142.B..3.b.
- ii. Site Type C. The following setback and greenbelt shall be provided for any parcel zoned Site Type C that is adjacent to a residentially zoned or used parcel.
 - a. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, the setback from the property line of the residentially zoned or used parcel shall be no less than 1.5 times the height of the building on the non-residential parcel.
 - b. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped in accordance with Section 2108.C.
 - c. The Planning Commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards set forth in Section 1142.B.3.b.
- b. Deviation Standards:
 - i. Height, setback, and greenbelt deviations may be granted by the Planning Commission if the following is found:
 - a. The deviation shall not adversely impact public health, safety, and welfare.
 - b. The deviation shall maintain compatibility with adjacent uses.
 - c. The deviation shall be compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
 - d. The deviation shall not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
 - e. The deviation shall be in compliance with all other zoning ordinance standards.

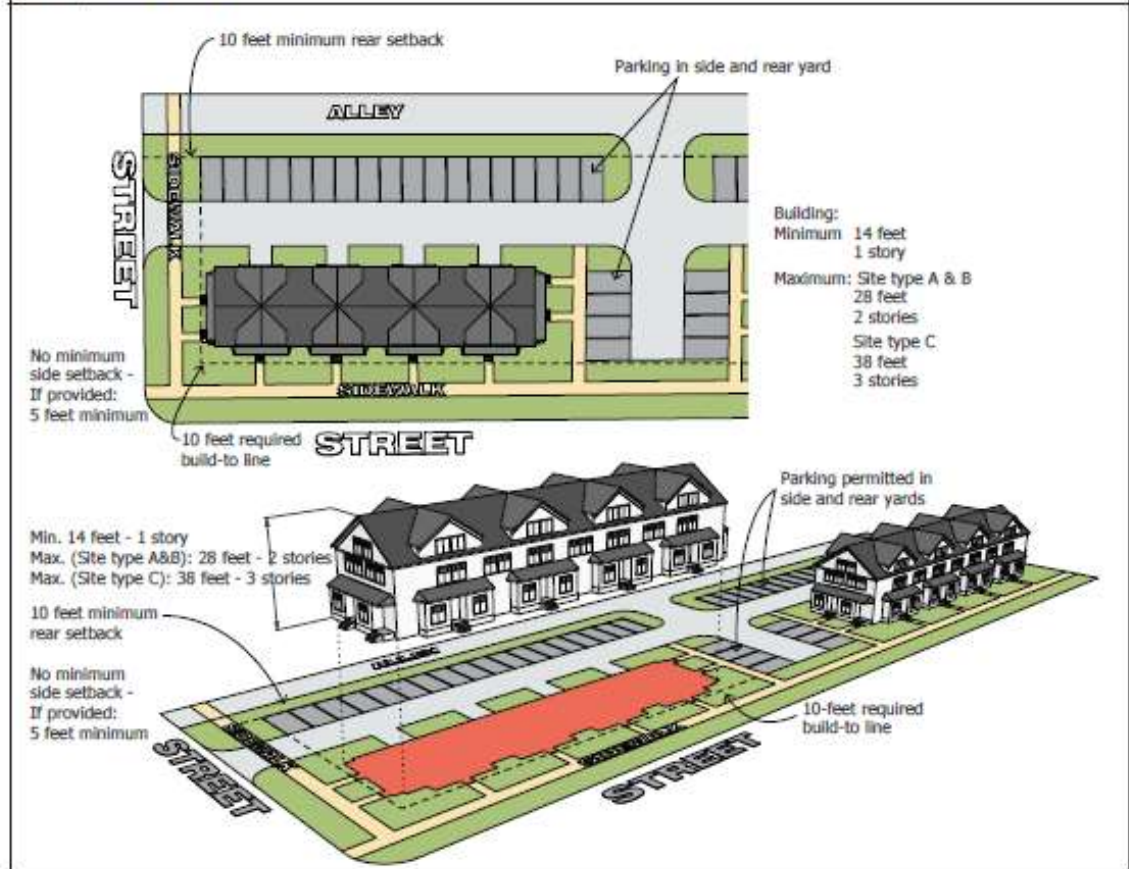
- f. The deviation shall not adversely impact any on-site or off-site natural features.

C. Building

Form

Types

Table 1142a-1 Building Form A.1		
Building Form A.1: Small, generally single-purpose buildings for residential. Typically situated on a smaller lot, adjacent to single family residential.		
Building Height		
Minimum 1 story, 14-foot height, Maximum 2 stories, 28-foot height (Site type A & B), Max: 2 stories, 38-foot height (Site type C)		
Building Placement		
Front Yard: 10-foot required build-to line ¹ 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration.	Side Yard: No minimum side setback If provided, minimum 5 feet. For corner lots, side street yard, minimum 5 feet.	Rear Yard: Minimum 10-foot rear setback
Lot		
Impervious Surface: Maximum 80% Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
¹ The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



**Table 1142a-2
Building Form A.2**

Building Form A.2: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated on a smaller lot within the district. Adjacent to single-family residential.

Building Height

Minimum 1 story, 14-foot height, Maximum 2 stories, 30-foot height

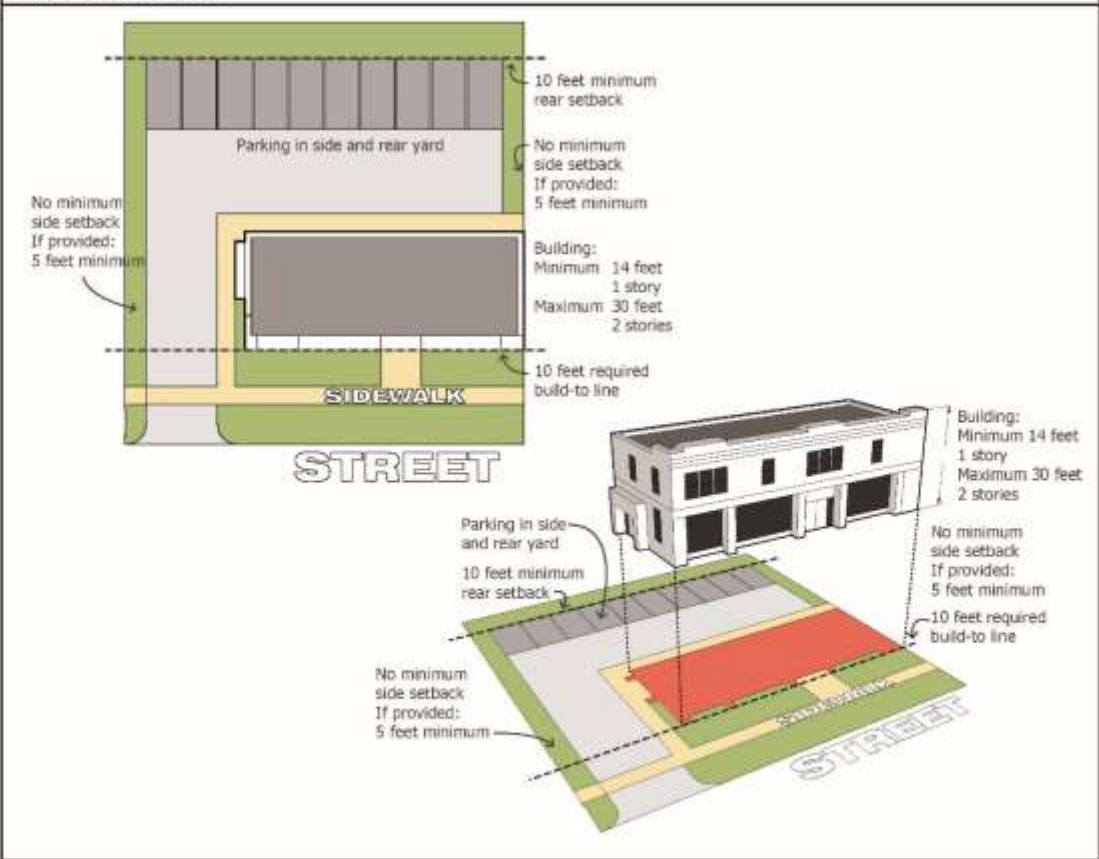
Building Placement

<p>Front Yard: 10-foot required build-to line ¹ 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration</p>	<p>Side Yard: No minimum side setback If provided, minimum 5 feet For corner lots, side street yard, minimum 5 feet.</p>	<p>Rear Yard: Minimum 10-foot rear setback</p>
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Lot

<p>Impervious Surface: Maximum 80% Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.</p>	<p>Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.</p>
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¹ The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.



**Table 1142a-3
Building Form B**

Building Form B: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.

Building Height

Minimum 1 story, 14-foot height, Maximum 2 stories, 28-foot height (Site type B), Max: 3 stories, 38 foot height (Site type C)

Building Placement

<p>Front Yard: 10-foot required build-to line¹ 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration</p>	<p>Side Yard: No minimum side setback If provided, minimum 5 feet</p>	<p>Rear Yard: Minimum 10-foot rear setback</p>
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Lot

<p>Impervious Surface: Maximum 80% Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.</p>	<p>Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.</p>
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¹ The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.

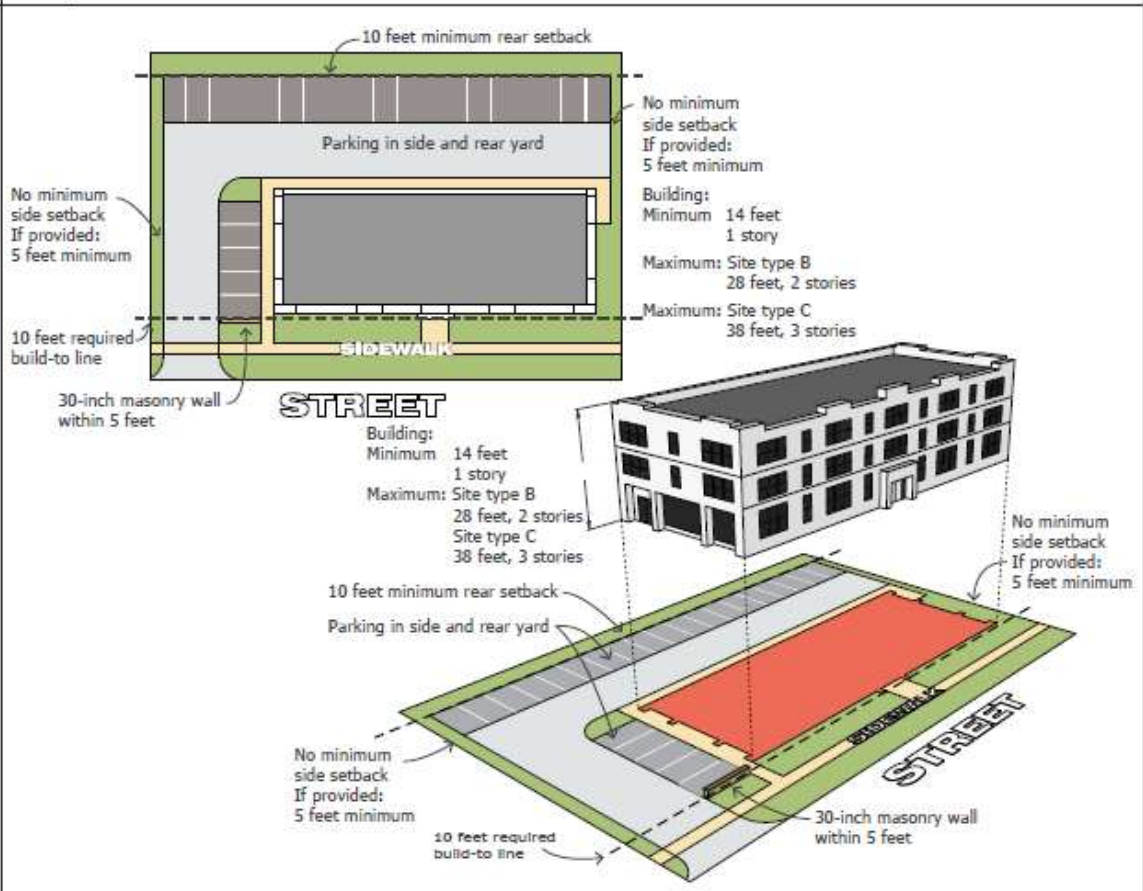


Table 1142a-4 Building Form C		
Building Form C: Single or multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant development, although it requires a second story to encourage a mix of use.		
Building Height		
Minimum 1 story, 14-foot height, Maximum 3 stories, 38-foot height, Ground floor 14-foot minimum height		
Building Placement		
Front Yard: Maximum 60-foot required build-to line.	Side Yard: No minimum side setback If provided, minimum 5 feet	Rear Yard: Minimum 30-foot rear setback
Lot		
Impervious Surface: Maximum 80% Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	Parking location: Parking may be located in any yard; when located in a front or side yard adjacent to the primary building and abutting the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line; if parking is provided in the front yard only 1 row is permitted	

D. Authorized Use Groups.

1. Authorized uses are categorized by use groups as set forth in Table 1142.D. Use groups generally contain similar types of uses in terms of function, character, and intensity.
2. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
 - a. Permitted Use Groups. These use groups are permitted as of right in the locations specified.
 - b. Special Use Groups. These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Section 2119 and the standards in this Ordinance.
 - c. Prohibited Use Groups. These use groups not indicated as permitted are prohibited in the locations specified.
 - d. Uses permitted in all locations within the District. Public parks and essential public services are permitted by right in all locations.
 - e. Similar Uses. If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

**Table 1142.D
Use Groups by Category**

Use Group 1 Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1801
Two-Family dwellings
Use Group 2 Misc. Residential / Related Uses:
Multiple-Family dwellings
Live/Work units
Child care centers, subject to regulations in Section 1861
Bed and Breakfast, subject to regulations in Section 1808

Use Group 3
Office / Institutional:
Civic Buildings
General office
Professional and medical office
Primary/secondary schools (private)
Publicly owned/operated office and service facilities
Veterinary clinics or veterinary hospitals, subject to regulations in Section 1820 and Section 1821, respectively
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions
General retail
Food use without a drive-through
Personal services
Business services
Use Group 5
Misc. Uses:
Commercial kennels / pet day care
Medical Clinics and Hospitals
Technology centers / office research / data center
Funeral homes
Senior assisted/independent living
Group day care homes, subject to regulations in Section 1861
Lodging
Places of Worship
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments

E. Ecorse Road Form Based Code District Regulating Plan



F. Ecorse Road Form Based Code District Regulating Plan Table

Site Type	Building Form		Use Group	
	Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group
Special Use Group				—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	6
Site Type: C	Permitted Building Form	B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

G. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. **Pedestrian/Non-Motorized Access**

- a. **Intent.** To ensure that site layout and building design provides safe and convenient pedestrian and bicycle access both to and within a site and between adjacent sites.
- b. **Standards**
 - i. A pedestrian connection shall provide a clear connection between the primary street upon which the building fronts and the building. Connection may include pavement striping.
 - ii. Pedestrian access shall be clearly identified from parking areas and all entrances to a building.
 - iii. Where appropriate, sidewalks fronting the public right-of-way should be designed to accommodate space for activities such as outdoor dining.
 - iv. All sites shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.

2. **Building Placement and Orientation**

- a. **Intent.** To require building placement that provides a strong visual and functional relationship with its site, adjacent sites, and the primary street upon which the site is located. Ensure consistency within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.
- b. **Standards**
 - i. Setbacks and building orientation shall reinforce a consistent pattern of siting.
 - ii. Primary building entrances shall be located so that they are easily identifiable with convenient public access.
 - iii. Buildings should enhance street corners through the use of prominent architectural or site features.

3. **Parking Placement, Orientation, and Screening**

- a. **Intent.** To provide a circulation system that efficiently moves vehicles in a well-defined manner, while reducing the visual impact of parking areas and mitigating conflict between pedestrians, bicycles, and automobiles.
- b. **Standards**

- i. **Required Parking.** Off-street parking shall be provided for a principal use erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in Sec. 2104.
 - a. The Form Based districts are intended to encourage pedestrian and friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking and flexibility in application set forth in Sec. 2104.
 - b. The placement and design of parking areas and structures shall foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking. Pedestrian access shall be provided between all parking areas and public building entrances. .
- ii. **Location**
 - a. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than twenty-five (25) percent of the total site's linear feet along the required building line or sixty (60) feet, whichever is less, shall be occupied by parking.
 - b. For a corner lot, no more than twenty-five (25) percent of the site's cumulative linear feet along the required building lines or sixty (60) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.
 - c. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in 2108.

4. Architectural Design and Building Materials

- a. **Intent.** To create a character for the form-based district that encourage the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.
- b. **Architectural Design Standards**
 - i. **Building Massing and Scale**
 - a. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur though step-backs as a building ascends upward
 - b. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.
 - c. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include

using similar architectural styles and materials, complementary roof forms, signs, and colors.

ii. Façade Variation.

- a. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.
- b. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
- c. Material selection shall be consistent with architectural style in terms of color, shades, and texture, however monotony shall be avoided.

5. Transparency

- a. **Intent.** The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.
- b. **Transparency Standards.** These standards apply only to buildings with non-residential uses on the ground floor:
 1. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective or opaque glass do not meet the definition of façade transparency.
 2. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty (30) percent of the façade.

3. First-floor transparency is measured between two and eight feet above the first-floor elevation.
4. Nothing shall be placed on or inside window to reduce transparency less than the 50% requirement.
5. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.

6. **Landscaping**

- a. **Intent.** To incorporate appropriate landscaping to enhance visual appearance, provide transitions between properties, and screen unsightly areas
- b. **Landscaping Standards.**
 1. In addition to the standards set forth in Sec. 2108, the following standards shall be met.
 2. Landscaping shall conform and incorporate existing landscape and topographic features.
 3. Landscaping within courtyards, patios, and pedestrian realm may include hardscape and softscape materials.
 4. Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.
 5. Landscaped areas, including landscaped parking islands and medians, shall be separated from vehicular and pedestrian encroachment by curbs and raised planting areas.

8. **Loading and Storage Areas**

- a. **Intent.** To ensure that loading, storage, and other building utility features are designed to be a part of the overall building as so to reduce the visual impact
- b. **Standards**
 1. **Utilities and Mechanical Screening**
 - a. Utility structures located between the building and the public right-of-way shall be screened as set forth in Article XXI. Screening may include walls, fencing, or landscaping that is consistent with the character and materials of the development.
 - b. Trash enclosures shall be placed adjacent to the rear wall of corresponding buildings or shall be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements. Trash enclosures shall be screened as set forth in Article XXI

with walls, fencing or landscaping that are consistent with the character and materials of the development.

2. **Loading**

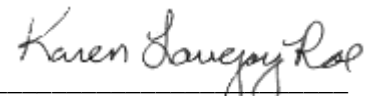
- a. Service areas shall be designated by markings and/or signage to delineate them from pedestrian access and limit conflicts between service/delivery vehicles and patrons (e.g. pedestrians, bicyclists and transit users).
- b. Loading and service areas shall be located on the sides or rears of the buildings.
- c. Loading and service areas shall be screened from the public right-of-way with the use of fencing, landscaping, or walls.

SECTION 4. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 5. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 6. 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 adoption of Ordinance No. 2018-487 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on July 16, 2019 after first being introduced at a Regular Meeting held on June 18, 2019. The motion to approve was made by member Roe and seconded by Ross Williams YES: Stumbo, Roe, Doe, Eldridge, Jarrell Roe, Ross Williams, Wilson ABSENT: None NO: None ABSTAIN: None.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Published: Thursday, May 16, 2019

Charter Township of Ypsilanti

OPERATIONS MANAGER

Non-Union Position

Summary

The Operations Manager is responsible for the Powerhouse/Hydro Dam and Safety Compliance for the Township.

Hydro: Monitor and control activities associated with the Powerhouse/Hydro Dam. Operate plant equipment, such as turbines, pumps, valves, gates, fans, electric control boards, and battery banks. Monitor equipment operation and performance and make necessary adjustments to ensure optimal performance. Perform equipment maintenance and repair as necessary. Follow the Owner's Dam Safety Program to ensure compliance and regulatory guidelines are being met. File various Reports with resource agencies and update plans as required.

Safety Compliance: Responsible for planning, implementing and overseeing company's employee safety at work to ensure that the Township is in compliance and adheres to Occupational Safety and Health Administration (OSHA) guidelines. Identify unsafe conditions and practices and development solutions. Coordinate and maintain safety training programs as needed.

Supervision Received

Executive duties performed with considerable independence in conjunction with the Township Supervisor to meet established objectives and priorities.

Supervision Exercised

Supervisory authority over the Hydro operation employees. Has authority to assure that all employees of the Township are acting in adherence with safety rules and regulations.

Responsibilities and Duties

An employee in this position may do any or all of the following essential duties. (These examples do not include all of the duties the employee maybe expected to perform.)

1. Services, maintains and troubleshoots issues with all equipment and machinery (transformers, voltage regulators, generators, relays, circuit boards, turbines) as per manufacturer's specifications or obtains the necessary profession services if necessary.
2. Start, adjust, or stop generating units, operating valves, gates, or auxiliary equipment as conditions warrant.
3. Maintain and update plant operations manuals, maintenance logs, daily activity logs, and outage history reports.
4. Take readings and record data such as water levels, temperatures, or flow rates.

OPERATIONS MANAGER – Page 2

5. Perform preventive or corrective containment or cleanup measures to prevent environmental contamination. Assist with soil erosion projects as needed.
6. Implement Emergency Action Plan and perform required functional exercises.
7. Ensure compliance with Federal FERC guidelines and licensing requirement.
8. Monitor Hydro performance with relation to the DTE power contract.
9. Plan and implement OSHA policies and programs.
10. Analyzes and evaluates safety practices across all Township departments. Initiates, researches and recommends new or improved practices while assuring all safety standards are met in accordance with applicable state, federal and local laws.
11. Coordinate and schedule safety training for all employees.
12. Work with Human Resources to set up a new employee on-boarding process to include safety-related topics.
13. Prepare and present reports on accidents and violations determining causes and recommend corrective actions.
14. Assist with contracted services related to Mechanical and HVAC units and respond to alarms as needed.

Essential Functions, Qualifications, and KSA's for Employment

The requirements listed below are representative of the knowledge, skills, abilities and minimum qualifications necessary to perform the essential functions of the position. These requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

- Familiarity with Federal FERC guidelines and Licensing Requirements.
- Experience with electrical and mechanical systems to troubleshoot equipment problems and knowing the right tools to take correct action.
- Experience with hydraulics, power plant operations and the maintenance of dams and control structures.
- Must be able to work independently and handle emergency situations as they arise.
- Ability to read and comprehend prints and troubleshoot relays and circuit boards.
- Interpersonal skills to lead a workforce and effectively work with the Township Board, public, contractors and fellow employees.
- Ability to Multi-task.
- Ability to comprehend complex issues, to identify alternative solutions, and to prepare appropriate recommendations.
- Ability to compile and analyze statistical and technical data.
- Excellent communication skills required to present facts and recommendations effectively both in written and oral form.

OPERATIONS MANAGER – Page 3

- Graduation from high-school required with additional vocational training needed.
- Certificate in occupational health and safety, or ability to obtain certificate within 1 year of being awarded the position.
- Must hold and maintain a valid Michigan driver's license with a good driving record.

Physical Demands and Work Environment

The physical demands and work environment characteristics described here are representative of those an employee encounters while performing the essential functions of the job. These requirements may be accommodated for otherwise qualified individuals requiring and requesting such accommodations.

- Be able to work in all atmospheric conditions
- Be able to climb stairs
- Be able to stand for long periods of time
- Climb ladders and work in elevated spaces
- Able to work in confined spaces
- Able to use hand and power tools
- Work on uneven terrain
- Able to lift 40 lbs. while climbing
- Be able to work in extreme heat and cold
- Be able to work in storms.

Created 6-2019

Current Wage: \$68,350

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

THIS AGREEMENT, made and entered into this 17 day of July, 2019 between the Board of the Charter Township of Ypsilanti (the "Township") and the Board of Washtenaw County Road Commissioners (the "Road Commission").

WHEREAS, the Charter Township of Ypsilanti desires to install two (2) speed humps on Kewanee Street between Packard Road and Washtenaw Avenue (the "Project"); and

WHEREAS, proper authority is provided to the parties of this Agreement under the provisions of Act 51 of Public Acts of 1951 as amended; and

WHEREAS, the Road Commission will prepare bid documents for the Project, including plan preparation and project bidding; and

WHEREAS, the Township shall promptly reimburse the Road Commission upon receipt of any invoices for all costs and expenses attributed to the Project;

THEREFORE, BE IT AGREED that the Township will pay the Road Commission for all actual costs incurred associated with the construction of the Project estimated to be \$16,961.50.


IT IS FURTHER UNDERSTOOD that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverage for liability for the activities described above. The Road Commission will submit a certificate of insurance evidencing such coverage to the Township Clerk prior to implementation of services under the contract. Each party to this contract shall be responsible for the acts and omissions of its employees and agents.

AGREEMENT SUMMARY

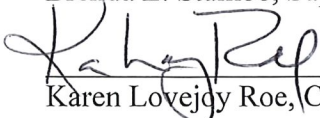
Estimated Cost

Installation of two speed humps on Kewanee Street **\$16,961.50.**


FOR YPSILANTI TOWNSHIP:



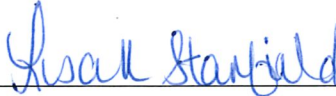
Brenda L. Stumbo, Supervisor 7-17-19



Karen Lovejoy Roe, Clerk 7-17-19



Isaac Starfield Witness 7-17-19



Isaac Starfield Witness 7-17-19

FOR WASHTENAW COUNTY ROAD COMMISSION:

Douglas E. Fuller, Chair _____
Witness

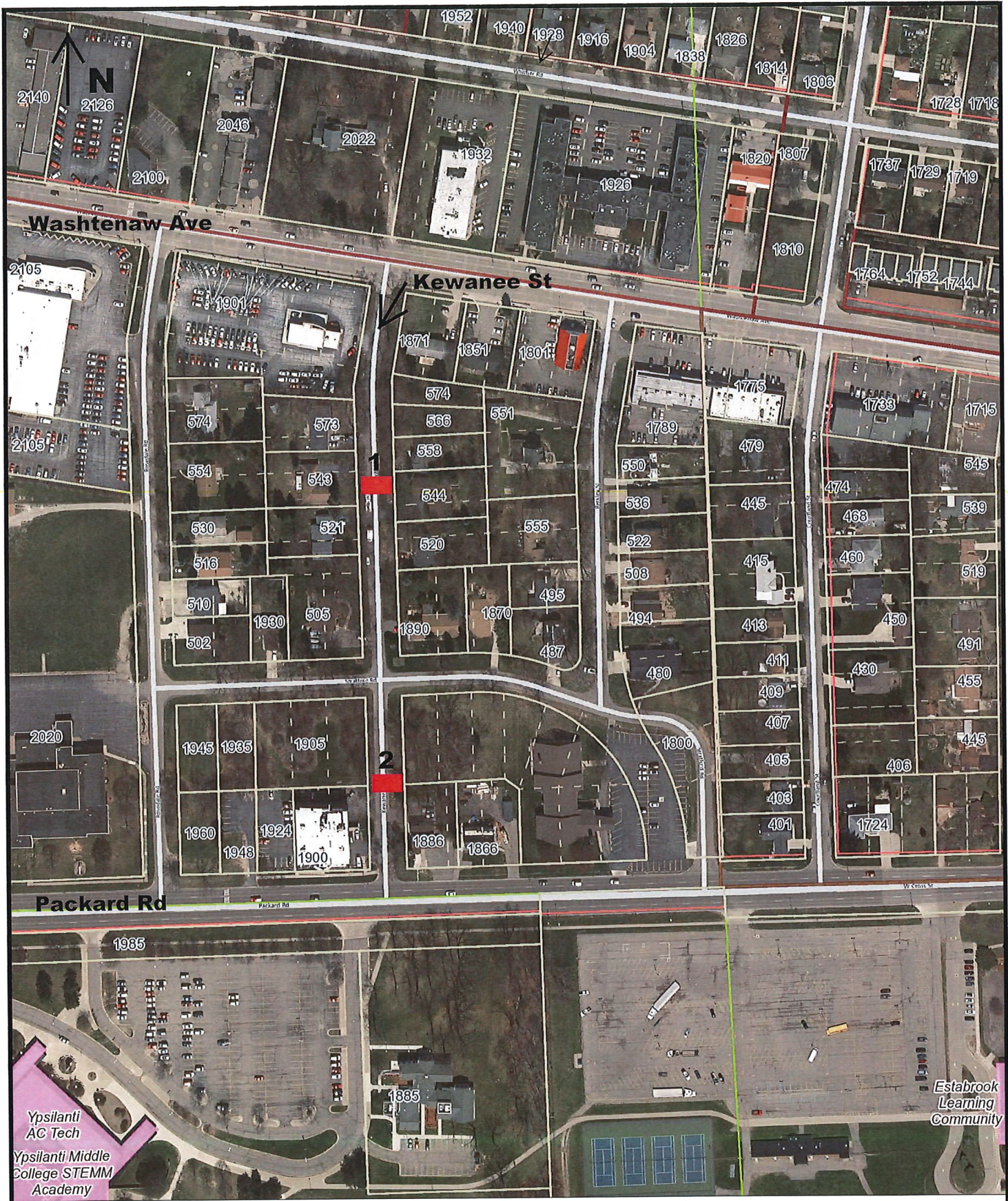
Sheryl Soderholm Siddall, Managing Director _____
Witness

PRELIMINARY ENGINEER'S ESTIMATE

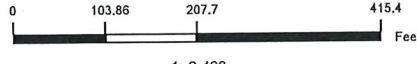
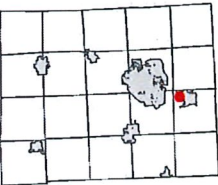
Project: Speed Hump Installation
 Location: Kewanee St, Ypsilanti Twp
 Date: 06/20/2019



ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	NOTES
	SPEED HUMP INSTALLATION	2	EA	\$4,825.00	\$9,650.00	<i>Contractor Install</i>
	PVMT MKGS INSTALLATION	2	EA	\$750.00	\$1,500.00	<i>Contractor Install</i>
	TRAFFIC SIGNS	6	EA	\$310.00	\$1,860.00	<i>WCRC Install</i>
				SUBTOTAL	\$13,010.00	
				CE/INCID 15%	\$1,951.50	<i>Eng./Inspect. Costs</i>
				CONST EST	\$14,961.50	
	TRAFFIC CONTROL		LS		\$2,000.00	<i>Contractor Cost</i>
				PROJECT TOTAL:	\$16,961.50	



Proposed locations for speed humps on Kewanee St



1: 2,493

6/5/2019



NOTE: Parcels may not be to scale.
 The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



And Associates, Inc.

32000 Northwestern Hwy., Suite 128
Farmington Hills, MI 48334
Phone 248.851.0824
Fax 248.851.9751
Email GAA@MSN.com

WORKING PROPOSAL
Between
CHARTER TOWNSHIP OF YPSILANTI (CTY) and Goren and Associates (GAA)

INTRODUCTION

This document is intended to give feedback relative to our phone call on July 2, 2019. It is a working document and subject to change if it does not fit your needs.

STATEMENT OF ISSUE

CTY wants to enhance employees' skills set by offering two half day courses: *Valuing Diversity and Inclusion* and *Deterring Workplace Bullying*

PROPOSED PLAN

GAA will provide two- half days courses in the following format: Both courses will be delivered twice in the AM and PM (different groups), and one-half day.

OUTLINES:

Valuing Diversity and Inclusion

Course Description

Diversity and inclusion are important pieces of an organization's business strategy. Today's businesses are part of the larger global business community, and workplace diversity can drive both competitive advantage and personal growth. Increasing knowledge of diversity can foster greater cultural awareness as well as tap into the strengths and talents of the entire workforce.

This program focuses on developing the ability to embrace diversity and inclusion, and effectively assess and respond to diversity-driven situations.

Learning Objectives

At the end of this course, participants will be able to:

- ✓ Define diversity
- ✓ Identify the components of a diverse and inclusive workforce
- ✓ Recognize diversity and inclusion challenges
- ✓ Reflect on personal awareness and how to deal with diverse sensitive issues
- ✓ Apply skills to best manage diversity-driven situations



And Associates, Inc.

32000 Northwestern Hwy., Suite 128
Farmington Hills, MI 48334
Phone 248.851.0824
Fax 248.851.9751
Email GAA@MSN.com

Deterring Workplace Bullying

Course Description

This course focuses on how to deal with the bully in the workplace. Interacting with bullies can be a challenge and have a negative effect on morale and productivity. In this course, participants gain an understanding of the psychological dynamics and skills and techniques to best manage the difficult person.

Learning Objectives

At the end of this course, participants will be able to:

- ✓ Recognize the dynamics of a bully
- ✓ Identify four basic needs of people
- ✓ Identify three types of power and how they are misused by the bully
- ✓ Recognize and apply the CAREfront model
- ✓ Avoid being “hooked” by the bully
- ✓ Identify four styles of communication
- ✓ Assess the situation to diffuse aggressive behavior

GROUP SIZE:

12-25 participants

EQUIPMENT NEEDED:

- Power Point projector
- Two Flip Charts

ROOM SET-UP: Classroom style or U-Shape

CANCELLATION POLICY:

Once scheduled, classes will be completed according to agreed dates and times. If changes are required, please give as much lead-time as possible. We will make every possible effort to accommodate your requests. Except for an emergency, classes canceled within two weeks of the scheduled presentation will be billed at the daily rate.

TERMS OF PAYMENT:

All work is billed on a per class basis and includes dates and descriptions of all work done. All invoices are due and owing upon receipt. If your organization requires that a Purchase Order Number accompany the invoice, please submit that in advance in order to avoid unnecessary delays in the process.



And Associates, Inc.

32000 Northwestern Hwy., Suite 128
Farmington Hills, MI 48334
Phone 248.851.0824
Fax 248.851.9751
Email GAA@MSN.com

PRICING:

Delivered four times: Two half days (both on same day -- i.e. AM & PM group): \$2500 per day

Delivered twice: One-half day: \$1400

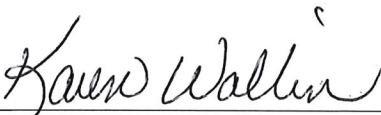
Two Participants Guides for 110 people: @ \$4.00 per book: \$440 x 2 books: \$880

Total: \$14,120


If this Letter of Agreement meets with your expectation and approval, please sign and email to GAA@MSN.com

Accepted and agreed to this 16th day of July, 2019.

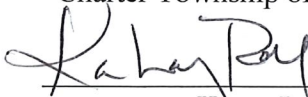
Keith Levick, Ph.D.
Goren and Associates



Karen Wallin 7-17-19
Charter Township of Ypsilanti H.R.



Brenda L. Stumbo 7-17-19
Charter Township of Ypsilanti Supervisor



Karen Lovejoy Roe 7-17-19
Charter Township of Ypsilanti Clerk

YPSILANTI TOWNSHIP ROAD IMPROVEMENT AGREEMENT

This Agreement ("Agreement"), is entered into as of the ___ day of _____, 2019, and memorializes and confirms certain verbal commitments and understandings previously made by the Board of County Road Commissioners of the County of Washtenaw, with offices at 555 Zeeb Road, Ann Arbor, Michigan 48103 ("WCRC") and the Charter Township of Ypsilanti, with offices at 7200 S. Huron River Drive, Ypsilanti, Michigan 48197 (the "Township").

1.0 ACKNOWLEDGMENTS

1.1 The parties desire to cooperate in the planning, funding, design, and construction of improvements to US-12 between I-94 and Wiard Rd and M-17 (Ecorse Rd) between Ford Boulevard and US-12 (the "Project").

1.2 The Township has been awarded a Michigan Department of Transportation ("MDOT") FY2019 Direct Grant in the amount of \$8,000,000 for the design and construction of the Project.

1.3 WCRC in cooperation with the Township shall administer the Project in accordance with MDOT standard guidelines, practices and procedures.

NOW, THEREFORE, in exchange for their mutual promises as set forth herein the parties agree as follows:

2.0 FUNDING AND RESPONSIBILITIES OF THE PARTIES

2.1 Project Costs and Funding

2.1.1 The Township shall be responsible for all Project costs in excess of the MDOT Direct Grant funds.

2.1.2 Design Phase: WCRC has retained OHM Advisors to perform engineering services consisting of planning, traffic analysis, design/preliminary engineering, securing the required permits, and performing the project administration of the Project up to the construction phase.

2.1.3 Bidding Phase: The design phase of the Project will include an engineer's estimate for the construction costs for the Project (the "Engineer's Estimate"). Based on the Engineer's Estimate and prior to WCRC advertising the Project for bid, the Township will be given the opportunity to review the Engineer's Estimate and, if deemed necessary, reduce the scope of work so as to insure the Project costs do not exceed the MDOT FY2019 Direct Grant in the amount of eight million dollars for the design and construction of the Project. After the Township has reviewed the Engineer's Estimate and made any reductions in the scope of work, the Township will advise WCRC in writing whether it will move forward with the Project. The Contractor having submitted the lowest qualified bid during the WCRC administered bid letting will be awarded the Project so long as the bid price is within the MDOT Direct Grant in the amount of eight million dollars for the design and construction of the Project. Should the lowest qualified bid exceed the Engineer's Estimate, the Township will be given the option of

reducing the scope of work or rejecting all bids. Otherwise, as directed by the Township, the WCRC shall enter into a contract with said Contractor for the construction of the Project.

2.1.4 Construction Phase: WCRC shall also enter into a contract with a MDOT/WCRC pre-qualified engineering consultant to serve as the Project Engineer and perform all construction engineering services. These services shall include without limitation inspection; office technician; construction surveying; materials testing and inspection; generating contractor pay estimates; and providing other construction contract documentation in accordance with WCRC's and MDOT's guidelines, standard practices and procedures. The Project Engineer shall consult with WCRC and the Township regarding any items which may result in an increase to the estimated construction cost.

2.2 WCRC Responsibilities

2.2.1 WCRC will serve as the MDOT Local Agency for purposes of the Direct Grant and MDOT requirements for the Project.

2.2.2 In cooperation with the Township, WCRC will oversee the Project in accordance with MDOT's requirements. WCRC will enter into the necessary contract(s) with MDOT relating to the Project; coordinate the preparation of construction documents with the Design Engineer and MDOT; advertise and bid the Project; execute the necessary construction contract(s) for the Project; and administer the Project during construction in accordance with WCRC's and MDOT's guidelines, standard practices and procedures.

2.2.3 Project Invoices: WCRC will seek reimbursement for Project costs from MDOT in accordance with MDOT's requirements. Project costs may include without limitation any design, grading permits, construction, construction engineering, and/or project administration expenses, whether incurred or performed by WCRC personnel or independent contractors and consultants. WCRC shall provide documentation of all costs incurred for the Project. Any Project costs exceeding the Direct Grant amount of \$8,000,000 shall be the responsibility of the Township, and WCRC shall invoice the Township for any Project costs more than \$8,000,000.

2.3 Township Responsibilities

2.3.1 The Township or its delegee shall be responsible for the operating and maintenance of street lighting or aesthetics treatments for the Project in accordance with MDOT requirements.

2.3.2 Project Payments to WCRC: The Township shall promptly make payment to WCRC upon receipt of invoices issued by WCRC as described herein.

3.0 GENERAL PROVISIONS

3.1 All notices and invoices under this contract are deemed given when mailed by first class mail, postage pre-paid, e-mailed, or personally delivered as follows:

For the Charter Township of Ypsilanti

Charter Township of Ypsilanti
Attn: Brenda Stumbo, Township Supervisor
7200 S Huron River Dr
Ypsilanti, MI 48197
E-mail: bstumbo@ytown.org

For the Board of County Road Commissioners of the County of Washtenaw

Washtenaw County Road Commission
Attn: Sheryl Soderholm Siddall, Managing Director
555 N. Zeeb Road
Ann Arbor, MI 48103
E-mail: siddalls@wcroads.org

3.2 The obligations of the parties under this Agreement shall be null and void if any application for grant and/or funding referred to herein is not approved, unless otherwise agreed in writing by the parties. This Agreement shall be null and void in the event that WCRC does not enter into necessary contract(s) between WCRC and MDOT.

3.3 This Agreement constitutes the entire Agreement between the parties and all previous communications between the parties, whether written or oral, with reference to the subject matter of this Agreement are hereby superseded.

3.4 If it is determined by a court of competent jurisdiction that any provision of this Agreement is contrary to law the remaining provisions of this Agreement shall continue in full force and effect.

3.5 This Agreement shall be interpreted and construed in all respects in accordance with the laws of the State of Michigan.

3.6 This Agreement has been jointly drafted by the parties and, therefore, shall be construed and interpreted accordingly.

3.7 Failure or delay in performance of this Agreement by any party shall not be deemed to be a breach thereof when such failure or delay is occasioned by or due to any act of God, labor strike, lock-out, war, riot, epidemic, explosion, terrorism, breakage or accident to machinery or equipment, the binding order of any court or governmental authority or any other cause, whether of the kind enumerated here or otherwise, not within the control of the party claimed to be responsible for such failure or delay or other similar alleged breach of this Agreement.

3.8 Without the prior written consent of the governing body of either party, neither this Agreement, any interest created by this Agreement, nor any claim arising under this Agreement shall be transferred or assigned by either party.

3.9 The parties agree and it is specifically understood that the parties' performance under this Agreement does not and shall not confer upon WCRC and/or Charter Township of Ypsilanti any right, title or interest in the Project. The Parties further agree that parties' performance under this Agreement does not and shall not confer upon MDOT and/or the Charter Township of Ypsilanti any right, title or interest in any improvements to roadways under the jurisdiction of WCRC.

3.10 This Agreement does not create nor vest any rights or privileges in any third party not a party to this Agreement. Notwithstanding any other provision of this Agreement, this Agreement and actions taken by the parties under this Agreement shall not be construed by any third party or any court of law as vesting any rights or privileges in any third party under any circumstances.

3.11 Nothing herein shall be construed to constitute any party to this Agreement, or their member communities, contractors, agents or assigns, as a joint venture, agent, or general partner of the other, nor do the parties intend to create or engage in a joint venture or joint venture partnership by entering into and satisfying the terms and conditions of this Agreement.

3.12 This Agreement may be modified or amended only by written agreement, duly authorized and executed, of the parties hereto.

3.13 This Agreement shall be effective and binding on the date on which the last of the parties signs this Agreement. This Agreement may be executed in counterpart originals, one of which shall be retained by each party and each of which may serve as the original of this Agreement.

IN WITNESS WHEREOF, the parties have set their hands to this Agreement the day and year here written.

CHARTER TOWNSHIP OF YPSILANTI

Dated: 7/23/, 2019

Brenda L. Stumbo / K. Chyni Rep
By: Brenda L. Stumbo
Its: Supervisor Clerk

Dated: _____, 2019

By:
Its:

**BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY
OF WASHTENAW**

Dated: _____, 2019

By: Sheryl Soderholm Siddall
Its: Managing Director

Dated: _____, 2019

By: Douglas E. Fuller
Its: Board Chair