

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MAY 19, 2020 REGULAR BOARD MEETING**

Supervisor Stumbo called the meeting to order at approximately 7:00 p.m. on a Zoom Virtual Board meeting. Supervisor Stumbo stated because this meeting is on Zoom we would not be able to do The Pledge of Allegiance or a moment of silent prayer. Supervisor Stumbo asked to pray for those who have been affected by the virus and those who we have lost and have not been able to grieve properly

Members Present: Supervisor Stumbo, Clerk Lovejoy Roe, Treasurer Doe
Trustees: Stan Eldridge, Heather Jarrell Roe
Monica Ross-Williams, and Jimmie Wilson

Members Absent: none

Legal Counsel: Wm. Douglas Winters

PUBLIC HEARING

**A. 7:00PM – RESOLUTION 2020-11, CREATION OF NEIGHBORHOOD
STREETLIGHT SPECIAL ASSESSMENT DISTRICT #219 CRYSTAL POND
(PUBLIC HEARING SET AT THE APRIL 21, 2020 REGULAR MEETING)**

Supervisor Stumbo declared the Public Hearing Opened at 7:01pm

Charles Rutkowski, Township Resident, stated he was a resident of Crystal Ponds and he was for it but talking with some of his neighbors they didn't quite understand what this was for. He asked if people could look at the tapes from the cameras.

Supervisor Stumbo stated historically it has been for law enforcement only.

Clerk Lovejoy Roe said she received a late email from Ms. Errington stated she was opposed because she said she didn't want to pay for Lombardo security and during this time of loss of income she didn't think people could afford it. Clerk Lovejoy Roe said she thought there was a miscommunication because the SAD isn't for Lombardo security.

Supervisor Stumbo declared the Public Hearing Closed at 7:06pm.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve Resolution 2020-11, Creation of Neighborhood Streetlight Special Assessment District #219 Crystal Pond (Public hearing set at the April 21, 2020 Regular Meeting).

Supervisor Stumbo stated she was a little concerned that the residents did not understand this Resolution and that more residents would have

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come to the Board meeting if it was not a zoom meeting. She said the streetlights have to be created within the district.

Treasurer Doe stated that he would like the twenty residents to be able to voice their opinion. He said with this virus he wondered if everyone is getting the information. He said if it was not deemed to be done in the next 30 days he said he would like to wait until we were back to a regular public board meeting.

Clerk Lovejoy stated that most of the meetings that we have when we do streetlight special assessments are sparsely attended. She said we usually get more emails and phone calls. She said with only 20 parcels in Crystal Pond there are few residents. Clerk Lovejoy Roe stated there were two letters sent out, one for the cameras and one for the special assessment streetlights and both of the letters stated residents could email, call, or attend the zoom meeting. She said this is moving forward now because it is part of the plan development agreement. She said usually they require streetlight in new development. She asked Mr. Rutkowski if there were any streetlights there now.

Mr. Rutkowski stated there were not streetlights and most residents do not have computers.

B. 7:00PM-RESOLUTION 2020-12, CREATION OF NEIGHBORHOOD CAMERA SPECIAL ASSESSMENT DISTRICT #075 CRYSTAL POND (PUBLIC HEARING SET AT THE APRIL 21, 2020 REGULAR MEETING).

A motion was made by Clerk Lovejoy Roe, supported by Trustee Wilson to table Resolutions 2020-11 and 2020-12.

The motion carried unanimously.

PUBLIC COMMENTS

JoAnn McCollum, Township Resident thanked the board members who voted in favor of the no confidence for Karen Lovejoy Roe. She also thanked Brenda Stumbo and Larry Doe for filing a civil suit against Karen Lovejoy Roe. She thanked Monica Ross Williams for trying to make things right and for taking this process serious. She thanked Trustee Stan Eldridge and Trustee Jimmie Wilson for wanting to make things right.

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Paul Schultz stated he's an Attorney for John Sauter and wanted to see how the zoom system worked in case he wanted to prepare for a meeting in the future.

Clerk Lovejoy Roe stated Mrs. Arloa Kaiser called today and wanted to let us know she would not be able to attend the virtual board meeting. Clerk Lovejoy Roe said Mrs. Kaiser wanted to respond to the marijuana ordinance and would like the board to extend the opted out position so there would be more time to do research on the subject.

CONSENT AGENDA

A. MINUTES OF THE MAY 5, 2020 REGULAR MEETING

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve the Minutes of the May 5, 2020 Regular Meeting.

Trustee Ross-Williams stated she had asked for her seven page motion to be included and it is not there. She said it is long paragraphs, not even a paragraph, it's just a run on sentence. She said there were inaccuracy in some items that was written including a statement that was attributed to Myla Harris about JoAnn McCollum and JoAnn McCollum did not make that statement. She said also it is missing the link to the actual discussion and she said she didn't know why that couldn't be included. She said it is missing some derogatory statements that were made about her.

Trustee Eldridge stated he thought he heard during the meeting someone ask that the board meetings be recorded verbatim. He said as he read through them and he shared with others he didn't see that. He said if they were requested to be verbatim he would want them to and if they were not he said to leave them alone.

Trustee Ross-Williams said she asked for the minutes to be verbatim.

Myla Harris, Vice President of AFSCME Local 3451, Chief Steward of AFSCME local 3451 Ypsilanti Township Chapter, and a 27 year Ypsilanti Township employee. She said after listening to the audio of the May 5, 2020 under the vote of no confidence against Clerk Lovejoy Roe, Clerk Roe denied that the grievance filed by until filed on October 25, 2018 did not include nepotism so in order to not show her true colors of collusion she said Clerk Lovejoy Roe stated the grievance was because of JoAnn McCollum, Angela Rodgers, and Nancy Hare-Dickerson were helping to set up the elections. She said Clerk Lovejoy Roe should tell the truth, since you cannot be honest to the residents of Ypsilanti Township she said she would. Ms. Harris read the grievance for a step three stating Township Clerk Karen Lovejoy Roe had a violation of article 35 temporary employees and work rule nepotism, personal relationship in the work place and to be resolved as follows: Township recognizes

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action taken by Clerk Lovejoy Roe on October 2, 2018 bringing Sarah Roe into the Clerks' Office at approximately 7:30am to assist with ballot preparation was a violation of Article 35 temporary employees. She said AFSCME employees should be offered overtime. She said township management reviewed with Clerk Lovejoy Roe the proper protocol when hiring temporary employees including the proper use of poll workers vs temporary workers as well as reviewed the townships' nepotism, personal relationship in the workplace policy. Ms. Harris stated this was signed by our Human Resources, former Chief Steward, and the Clerk Steward.

Supervisor Stumbo stated she would like item #5 of the meeting to be verbatim.

Trustee Wilson stated he would like agenda item #5 to be verbatim.

Supervisor Stumbo said we can table the minutes and ask for them to be verbatim.

Trustee Ross-Williams stated she would like her entire memo on that issue to be verbatim included, the 7 pages of that motion she thinks is critical and a link to the line item to access the board meeting tape so people could listen.

A motion was made by Trustee Ross-Williams, supported by Trustee Wilson to Table the meeting minutes with the following items asked to be included, the entire 7 page memo she wrote for the motion, the public comments which was said for that motion, the minutes to be verbatim entirely and also link line item #5 inside of the minutes that discussed the item of the no confidence vote.

Clerk Lovejoy Roe stated minutes are a very legal document, they are actually exactly what happened at the meeting. She said the verbatim request she understands, but the hand out request was not what was read in the meeting and it was not submitted before the meeting to be put in the packet. She said her understanding was the request was for the statement by Ross-Williams to be verbatim which is included in the minutes as it was read. She said the verbatim minutes was exactly what was read they are word for word what was read. She said if someone wants to go through them and they find out there was a mistake we would be glad to change it. Clerk Lovejoy Roe said that if you wanted a piece of information included you need to request it to be in the packet. She said you can not add things to the meeting minutes that were not a part of the meeting. Clerk Lovejoy Roe stated that the section she was asked to do verbatim were done. She said you can go back and listen again but it was not requested in the meeting She said she did them verbatim for the #5 section of Ross-Williams because she was specifically asked to do that section verbatim not at the meeting but via email a few days before the packet was prepared.

Supervisor Stumbo said to Trustee Ross-Williams that she would have to concur with Clerk Lovejoy Roe that you cannot include a statement to be included in the minutes, not after the meeting.

Trustee Ross-Williams said she asked for it to be verbatim in the board meeting.

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Supervisor Stumbo stated the motion will be to table the minutes and asked for them to be verbatim including the public comments.

A motion was made by Trustee Ross-Williams, supported by Trustee Wilson to table the May 5, 2020 and ask for Agenda Item #5 and the Public Comments to be transcribed verbatim.

Lovejoy Roe.....No	Doe.....Yes	Wilson.....Yes
Eldridge.....Yes	Jarrell Roe.....Yes	Ross-Williams.....Yes
Stumbo.....Yes		

The motion carried.

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR MAY 19, 2020 IN THE AMOUNT OF \$312,607.34**
- 2. CHOICE HEALTHCARE DEDUCTIBLE ACH EFT FOR APRIL IN THE AMOUNT OF \$48,533.86**
- 3. CHOICE HEALTHCARE ADMIN FEE FOR APRIL IN THE AMOUNT OF \$1,183.50**

C. APRIL 2020 TREASURER'S REPORT

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Statements and Checks, and the Treasurer's Report.

The motion carried unanimously.

ATTORNEY REPORT

1. GENERAL LEGAL UPDATE

Attorney Winters stated that as a point of clarification, in 2000 the original development agreement for Crystal Ponds did contain a very specific requirement for streetlights. He said the current development agreement attaches the original development agreement requiring the streetlights to be installed in a phase by phase basis.

Attorney Winters stated several years ago the board weighed in on a major land use and it was whether or not the Township Michigan Zoning Enabling Act was preempted by the Medical Marijuana Act. He said in 2016 the Township initiated a case against a property owner who was licensed as a care giver and was growing 72 plants of marijuana in a residential district. He said at that time our zoning ordinance did not allow it and still does not allow it today. He said the resident could have done what she was doing in an I-1 zoning district. He said we had a hearing with Judge Kuhnke and she ruled in favor of the property owner saying the

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Township could not enforce its' Zoning Enabling Act in determining the location as to where this activity could occur. Attorney Winters said we appealed to the Michigan Court of Appeals at the same time other townships also appealed this same issue. He said from this it was determined that the township does have a right to determine the location. He said the outcome was that the Michigan Marijuana Act does not nullify municipalities that have authority to regulate land use under the Michigan Zoning Enabling Act. He said the township does not prohibit or penalize the cultivation of medical marijuana and they do not impose regulations that are unreasonable and inconsistent. He said residents do have the right with a medical marijuana license to grow 12 plants for their own use. He said because of the outcome that has taken 4 years we were not in a position to stop the growing of more than 12 plants in a residential area but we are now because of a Supreme Court decision. He said OCS Director Michael Radzik continues to have these issues going on in the township but now he has direction from the Supreme Court on how to proceed.

Supervisor Stumbo asked if we would have to go back to Judge Kuhnke to get her to reverse her order. Attorney Winters stated that we were waiting for the court order. He said sometime they wait for the appeal period but he said we should get a directive soon.

Trustee Ross-Williams said she was glad that zoning was upheld by the court.

NEW BUSINESS

- 1. 1ST READING OF RESOLUTION 2020-10, PROPOSED ORDINANCE 2020-490, AN ORDINANCE PROHIBITING RECREATIONAL MARIJUANA BUSINESSES WITHIN YPSILANTI TOWNSHIP AS PROVIDED BY THE RECREATIONAL MARIJUANA BALLOT INITIATIVE 1 OF 2018**

Supervisor Stumbo stated we would proceed with discussion.

Attorney Angela King stated with the passage of the medical marijuana ballot initiative in 2018 the municipalities were required to decide on whether to opt out of the recreational marijuana businesses but not the personal recreational use aspect. She said it was not an option to opt out of the personal use. She said the business part was whether you wanted it within your community. Attorney King said the township board decided, initially to opt out to give the board more time to gather information regarding the issue of businesses. She said at that time there were no regulatory rules issued by the State of Michigan but now we have emergency rules that are in affect. She said with the emergency rules there are new definitions of the various types of businesses. Attorney King said the township has the right to decide whatever type of the marijuana business they wish to have in their community or none at all. She said if the township does want one or more of these types of businesses they have the right to zone where they should be located. She said if the township decides they want to have these business they can require them to be licensed through the township in addition to the state license.

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Supervisor Stumbo stated this is an extension to the sunset clause that we currently have in place.

Clerk Lovejoy Roe stated we still don't have enough information to make decisions regarding this issue. She said in the past we had thought about putting together a team to take a look and come up with a proposal about what we want to do. She said that all the board members should have the current issue of the MML magazine in their mailboxes. She said the current issue is dedicated to cities dealing with marijuana businesses. She said there are a lot of good articles in this magazine. Clerk Lovejoy Roe stated that if board members did not want to come in to get the magazine she will send it to them.

Richard Carlisle, Wortman Carlisle Associates, stated they have studied the issues around marijuana facilities. He said he wanted to assure the board that they have not been ignoring the issues and have been doing research not only for Ypsilanti Township but all the communities they represent. He said Ypsilanti Township has adopted a new master plan and the second step will be zoning. He said because we will be working on the zoning he felt it would be beneficially for the board to opt out until our new zoning plan is completed. He said a lot of the data regarding these businesses do not, at this time, have enough information to make a confident plan.

Trustee Wilson thanked Attorney King for her complete overview of the subject. He said he agrees, at this time we do need an extension, especially because of the pandemic but he is concerned by extending it another year. He said we have residents who are passionate about this subject and by pushing it out another year it might look like we are not taking it serious enough. Trustee Wilson suggested to shorten the extension to nine months.

Trustee Jarrell Roe thanked Attorney King for her input. She asked Mr. Carlisle for more specific examples he has learned from the research he has done over the past year.

Mr. Carlisle stated he was speaking about the characteristics of the types of facilities that are acceptable under the Michigan law. He said that means the environmental fiscal impact both good and bad. He said also it would be the community impact, those that affect neighboring land uses and those that affect services and utilities. He said that type of research has come from more professional literature and it's been somewhat sketchy. Mr. Carlisle stated that a lot of the information comes from the marijuana industry and he said you have to evaluate that carefully as to whether it is objective. He said some of the more objective information he has found has come from the American Institute of Architects. He said he has also met and spoke with other communities that have opted in to understand the strategies they have development and how it is working for them. He said the communities that have opted in have been very selective to what facilities they have allowed in.

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Trustee Jarrell Roe asked Mr. Carlisle if there was any information he could provide to the board tonight.

Mr. Carlisle said he started out trying to understand what the rules would permit and then he began to research from what a planner would look at with a zoning and land use standpoint. He said there are unique environmental, energy, and chemical hazardous uses because of processing issues. He said the body of knowledge is in its' infancy. He said most of what he could share with the board are not things he feels as confident as he would with things he has known for 40 years. He said he would like the board to make a decision based on the best information possible.

Trustee Jarrell Roe stated that a municipality could still put additional regulatory conditions on top of the states' conditions. She said the emergency rules do give favor to communities who have been inappropriately impacted by marijuana prohibition. She said the state also has ways to lift up communities who have been negatively impacted by the legalities of marijuana use. She said she appreciates what Mr. Carlisle has said but she thinks to hold this out for another year is not reasonable. She said she knows our residents have spoken very passionately on both sides of this issue. She said the only way she would feel comfortable about organizing a committee would be to allow residents to be a part of it and it would include a set time frame of when they would report their findings to the board. She said the ballot language might not have been crystal clear but residents overwhelming voted for it.

Supervisor Stumbo stated she was in agreement with Trustee Wilsons' time frame of nine months.

Trustee Ross-Williams stated she concurred with that and she said she appreciates Attorney King and Mr. Carlisle researching this issue. She said she would like to see research on the possible tax revenue based on equipment and inventory. She said regardless on which businesses we decide to bring into the township there will be increased services as a result. She said, as a Trustee, she would not want to pay more for marijuana businesses than we are getting back in revenue.

Clerk Lovejoy Roe stated the environmental impact from large warehouses. She said from what she has read that the higher paid jobs are in the large grow operations and they are very labor intensive and we could use more employment in our community. She said they also use a lot of water and she said she knows YCUA could use a company that uses their services. Clerk Lovejoy Roe said we have a lot of big warehouses that maybe could be rehabilitated to work for this industry. She would like to see research into whether the grow businesses would be appropriate in the industrial areas of the township. She said she thinks there is enough retail at least for the medical side. She said when she listens to the residents who are really opposed to marijuana its' usually in the retail area. She said she doesn't have a problem with the nine months but would like to have a prioritized schedule in the 2nd reading.

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Trustee Ross-Williams stated she cares about the jobs but would like to know the impact on our services. She said she wants to see from other communities the impact on how it relates to the six businesses. She said she thinks there is enough data from communities that have approved these businesses in their communities to get an opinion on whether we want them in Ypsilanti Township.

Trustee Jarrell Roe said she respects everyone’s opinion but she disagrees with Clerk Lovejoy Roe on the retail aspect. She said in her travels she has seen if they are zoned correctly asking them to meet specific specifications you can design them to meet your standards. She said we are losing retail space in both the Ellsworth and Holmes Road areas. She said we do have space for things whether for a research business, or a retail store or manufacturing. She said recreational marijuana has been around since 2012 and she knows there has to be enough data for us to render an educated decision on its’ impact. She said a suggestion for the motion, she appreciates Trustee Wilson lowering it to nine months she would like to see it more like six months. She said she would like consideration to have this issue as a standing agenda item on the work session until it is resolved.

Supervisor Stumbo stated that this is the first reading to extend the sunset clause and she said it sounds like it would be lowered to nine months.

A motion was made by Clerk Lovejoy, supported by Trustee Wilson to approve the 1st Reading of Resolution 2020-10, Proposed Ordinance 2020-490, an Ordinance Prohibiting Recreational Marijuana Businesses with Ypsilanti Township as Provided by the Recreational Marijuana Ballot Initiative 1 of 2018 with the changes at the second reading to make it a nine month extension of the opt out clause and with language that gives quarterly updates of information relative for these specific businesses for the Planning Commission and the Township Board (see attached).

Lovejoy Roe.....Yes	Doe.....Yes	Wilson.....Yes
Eldridge.....Yes	Jarrell Roe.....No	Ross-Williams....Yes
Stumbo.....Yes		

The motion carried.

2. REQUEST TO APPROVE REVISIONS TO THE ENGINEERING STANDARDS AND DESIGN SPECIFICATIONS ADOPTED AND USED JOINTLY BY YPSILANTI TOWNSHIP AND YPSILANTI COMMUNITY UTILITY AUTHORITY

A motion was made Clerk Lovejoy Roe, supported by Trustee Eldridge to Approve Revisions to the Engineering Standards and Design Specifications Adopted and used Jointly by Ypsilanti Township and Ypsilanti Community Utility Authority.

Supervisor Stumbo stated there has been a lot of discussion over this. She said this is a very big change and its’ been in the process for over two years. She said this

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was an important agenda item and we want to discuss it but we may not take action on it tonight.

Michael Radzik, OCS Director thanked everyone for their attention and their effort in reading all of this. He said the Office of Community Standards and Ypsilanti Community Utility Authority adopt this joint set of standards that are used and it provides uniformed engineering standards for all the capital improvements and future development and re-development as it relates to design, materials, method, and construction.

Scott Westover, YCUA, stated changes they have made to the water and sanitary sewer sections include stronger language requiring looping all water mains whenever possible. He said they try and eliminate dead ends. He said they have significant changes in hydrant locations on new development and redevelopment and referring them to the fire department. He said there is a big change with water main installation requiring tracer wire which can send an electric signal to various points to help in locating the water main more accurately. Mr. Westover stated there were changes to the standard detail that accompany the technical written specifications.

Matt Parks, OHM, said that 2009 was the last time this was before the board. He said at that time very little was done with technical written specifications. He said we did this update because a lot of the time we were having to reference other agencies design specifications. He said Water Resources went through a significant change with their rules so we updated that in ours.

Elliott Smith, OHM, stated they updated the materials and methods as far as engineering details and the design language. He said they took a lot of the recommendations they have been given in the last ten years and made them written standards. Mr. Smith said they updated other standards such as MDOT to the 2012 standards. He said section two of the book was supplied by the Planning Ordinance.

Michael Radzik stated this manual that we provide to developers has nine difference sections. He said that sections 3 through 9 are all the technical aspects that you are being asked to approve. He said it is a lot to digest and understands that this should be tabled tonight and direct all your questions to the subject matter experts so they can be answered prior to the June meeting.

Supervisor Stumbo stated she had asked for a red line version to make it easier to know what was changed. She said she liked having the extra time to ask questions.

Trustee Ross-Williams stated she had questions regarding what happened in Flint as it relates to the sewer pipes. She asked if there was something in the standards to lessen the impact of corrosion getting into the sewer pipes in Ypsilanti Township.

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Scott Westover stated that the corrosion that Trustee Ross-Williams was asking about would be corrosion inside the pipe. He said that primarily comes from lead pipe or lead fittings on extremely old pipe. He said those materials are not allowed in construction anymore in water pipes. Mr. Westover said that would not happen in new construction or redevelopment. He said YCUA purchases all water from the Great Lakes Water Authority it is already treated and we do not treat it with anything else. He said there was a new rule in 2018 that came from the State that we must remove all the lead that remains in our system. He said they are still in the process of identifying where that is. He said that will be completed in the next 10 to 15 years.

Trustee Jarrell Roe stated that she agreed with Supervisor Stumbo that it would be easier if there was a red line copy and wondered if they could provide one.

Michael Radzik stated that all questions that the board has regarding this should be directed to him and he will send it to the appropriate person.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Ross-Williams to Table this until the next Board meeting.

The motion carried unanimously.

3. BUDGET AMENDMENT #6

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Budget Amendment #5 with line item changes (see Attached).

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. REQUEST TO SEEK SEALED BIDS FOR EMERGENCY REPAIR OF A STORM SEWER PIPE AT LOONFEATHER POINT PARK

A motion was made by Treasurer Doe, supported by Trustee Ross-Williams to Approve the Request to Seek Sealed Bids for Emergency Repair of a Storm Sewer Pipe at Loonfeather Point Park.

Michael Hoffmeister, Residential Services Director stated that on the SE corner of Loonfeather Park there is a caved in storm pipe causing a sink hole and he said he believed it will cause more erosion along Ford Lake so we want to get this repaired more swiftly.

The motion carried unanimously.

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BOARD MEMBER UPDATES

Clerk Lovejoy Roe stated that today it was announced the Secretary of State has sent out Absentee Ballot Applications to all voters in Michigan for both August and November that were not already on the absentee voter list. She said it was approximately 7.7 million voters. Clerk Lovejoy Roe stated the Ypsilanti Marriott has agreed at a very reasonable rate to allow us to use their ballroom for our AV Count Board in August. She said we already have 10,000 residents on the permanent absentee voter list and we expect that to double before we get to the August election. She said we hope that we will not have to have all 19 precincts open. Clerk Lovejoy Roe stated we still need more people to work the elections.

Trustee Ross-Williams stated that over the weekend on Sunday from 11-7 there was a covid-19 testing site at Missionary Baptist Church and one earlier in the week at Grace Fellowship on Harris Road. She said she wanted to thank Ricky Johnson and the Washtenaw County Health Department. She said this crisis is not over and these mobile testing sites need to continue.

Supervisor Stumbo stated they sent out a plan for US-12 and Wiard Road updates phase II. She said she and Treasurer Doe went over to meet with 2 members of the safety committee of West Willow. She said Robin Castle-Hine and Matt Parks have been trying to move the 8 million dollar grant project forward and thanked Ronnie Peterson for that. She said that it was on the news that one of our neighborhood Watch meetings on ZOOM had a horrible interruption and she said the Sheriffs' Department is investigating it. She said she has concerns about our board meetings on ZOOM but thanks to Deputy Clerk Lisa Stanfield and our Planning Director Jason Iacoangeli they put a lot of safe guards in to make sure that we are protected. She said on May 23, 2020 they will have a Covid-19 test site at the Civic Center. She said there have been three neighborhood watch meetings through ZOOM thanks to Robin Castle-Hine to engage with our residents.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Wilson to Adjourn.

The meeting was adjourned at approximately 9:14PM.

Respectfully Submitted,

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

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

Zimbra**Istanfield@ytown.org**

For township public hearing on Tues., May 19. 2020

From : Shekinah Errington
<shekinah3@hotmail.com>

Tue, May 19, 2020 05:36 PM

Subject : For township public
hearing on Tues., May 19.
2020

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am submitting this letter to Karen Lovejoy Roe and Lisa Stanfield of Ypsilanti Township, in regards to the agenda item concerning the creation of a neighborhood camera at the entrances of Crystal Pond Condominiums.

This is my public comment.

Dear Board of Trustees:

I write my opinions here as a longtime co-owner and resident of Crystal Pond Condominiums. I am not currently on our CPCA Board.

My late husband & I were the first purchasers & occupants, under the original owner-developer company managed by Bob George.

We weathered George's bankruptcy & criminal hearing. When Sterling Bank initially assumed the subsequent management of CPCA, and hired MJC as contractor to complete more units here, we were pleased that the decision was made to retain our same security guard on the premises.

During each of these management periods, both sets of developers' materials & equipment were capably guarded from theft, and our private community was likewise benefited by having someone here who knew many of our surrounding neighbors-- as well as our residents & our concerns, and

could easily spot strangers, trespassers & trouble-makers. Likewise, our security guard worked well with local law enforcement.

Based on the open communications and positive sense of community cooperation that evolved from the presence of a caring, trained & personable security guard, my strong preference ongoing is to again hire a security guard (or a *friendly* security *service*). We proved that it is not necessary to have a gated community or gatehouse guard, just someone on the premises who was dedicated to watching & safeguarding us from serious violators.

Furthermore, i feel strongly, that as long as any owner-developer still owns unit-lots at CPCA, THEY should be the ones who hire & pay for the services-- or whatever means, including installation & maintenance of cameras requiring street-lights-- of safeguarding their materials & equipment in our midst. It should be an expected expense of their doing business-- to protect their supplies (which, btw, are acting as a magnet to increased unwanted traffic on our shared grounds, in addition to the anticipated influx of traffic due to interested buyers).

I do not feel it is fair or appropriate to divy this added expense OR the burden of increased watch & interventions onto the co-owner/residents ...UNTIL the developer's work is totally completed.

Upon the completion of our 88-90 units, yes, of course, it would then be our self-managed association's full responsibility to invest in ongoing security measures-- or not. As the township may be aware, we few residents have done reasonably well (during times without building on our premises) with our self-neighborhood watchings & reportings to law enforcement, as necessary. So, cameras may aid us then-- or possibly become an ongoing expense to our residents, with questionable payoff, especially if these technical devices prove to be prone to vandalism & repairs. Technology is not always the best security solution.

If Lombardo chooses not to hire a security guard, then I am not opposed to their shouldering the full cost of installation of security cameras at our entrance during Lombardo's tenure here.

I am opposed to levying the shared cost of these expenses on our co-owner/residents-- and especially at this difficult financial time, in the wake of corona virus lock-downs and lost income. Regardless of the method of levy (via taxes or association fees or levies) i feel this is very untimely and inappropriate to ask this now of our CPCA residents.

And if Lombardo were beginning a brand-new condo development without any residents, there would be no question-- they would be the sole payers of the necessary expenses and investments to protect their own properties & building progress.

Rest assured, "that said," that i personally am pleased that Lombardo has invested here at Crystal Pond, and am excited to see their progress and work they have already embarked upon. I believe all of us residents have welcomed them here, are grateful for the promise of a completed development finally, and we appreciate the professionalism & respect with which their team has interacted with our pre-existing residents. And we wish them great success in their endeavors here. I feel confident that they have made design & building decisions which will result in our new units being affordable & quickly sellable even in these unexpectedly uncertain times. And we residents want to work amicably with them, in support of their successfully achieving completion of their business & financial objectives on deadline.

I also look forward to welcoming our new co-owner neighbors-to-be. It has been "a long time coming," and i for one, am very grateful to Team Lombardo for all that they are doing to complete our Crystal Pond community.

Sincerely,
- Ms. Shekinah Errington

Ms. Shekinah Errington Ypsilanti, Michigan, USA

Zimbra**Istanfield@ytown.org**

Resident's comments for Board Meeting 5/19/2020

From : Corey Rippey <crippey@ytown.org> Tue, May 19, 2020 02:50 PM
Subject : Resident's comments for Board Meeting 5/19/2020
To : Karen Lovejoy Roe <klovejoyroe@ytown.org>, Lisa Stanfield <Istanfield@ytown.org>
Cc : Brenda Stumbo <bstumbo@ytown.org>

Good Afternoon Karen and Lisa,

Arloa (sp??) Kaiser, resident, called to let us know that she would not be able to attend the Zoom meeting tonight, but wanted to put a response in for the Marijuana ordinance issue. Ms. Kaiser stated that she hopes that the township will extend the "opt out" position so that there is more time to do research on the subject. Her message was "She is for extending the opt out position because she would rather see what's going on instead of being stuck in the mud."

Thanks
Corey

Mrs. Corey Rippey
Floater II/Clerk III
Supervisor's Office
Charter Township of Ypsilanti
Office: 734-481-0617
Fax: 734-484-0002

Charter Township of Ypsilanti

**RESOLUTION 2020-10
(In Reference to Ordinance 2020 - 490)**

**Prohibition of Recreational
Marijuana Establishments**

Whereas, the Michigan Legislature adopted the **2018 Michigan Regulation and Taxation of Marijuana Act**; and

Whereas, the **2018 Michigan Regulation and Taxation of Marijuana Act** governs recreational marijuana; and

Whereas, prior to the approval of the **2018 Michigan Regulation and Taxation of Marijuana Act** Michigan voters and the Michigan legislature approved the **Michigan Medical Marijuana Act, Initiated Law 1 of 2008** legalizing medical marijuana and the **Michigan Medical Marijuana Facilities Licensing Act of 2016**; and

Whereas, proposed Township Ordinance 2020-490 entitled **Prohibition of Recreational Marijuana Establishments** applies to recreational marijuana businesses pursuant to the **2018 Michigan Regulation and Taxation of Marijuana Act**; and

Whereas, proposed Township Ordinance 2020-490 does not affect medical marijuana patients' rights or medical marijuana caregivers' rights under the **2008 Medical Marijuana Ballot Initiative**, to use and grow medical marijuana; and

Whereas, proposed Township Ordinance 2020-490 does not affect adult recreational marijuana users rights to consume, smoke or ingest marijuana; and

Whereas, municipalities have the right, under the **2018 Michigan Regulation and Taxation of Marijuana Act**, to decide whether recreational marijuana businesses are permitted within their communities and if they are permitted, the type or types of businesses so allowed, the zoning districts in which said businesses are permitted, as well as the adoption of other local regulations and requirements that are deemed to be in the best interests of the community; and

Whereas, the Ypsilanti Township Board of Trustees needs additional time to consider the important issues of whether commercial recreational marijuana businesses are in the best interests of the Township and, if so, the types of

businesses that may be suited to the Township based upon the zoning district(s) for such businesses and whether other local regulations and requirements should be adopted; and

Now Therefore,

Be it resolved, that Ordinance 2020-490 prohibiting recreational marijuana establishments (businesses) within Ypsilanti Township as set forth in the ***2018 Michigan Regulation and Taxation of Marijuana Act*** is hereby adopted by reference.

Charter Township of Ypsilanti

PROPOSED ORDINANCE NO. 2020-490

An Ordinance Prohibiting Recreational Marijuana Businesses within Ypsilanti Township as Provided by the Recreational Marijuana Ballot Initiative 1 of 2018

The Charter Township of Ypsilanti hereby ordains that pursuant to the authority granted to municipalities in the Recreational Marijuana Ballot Initiative 1 of 2018, otherwise known as the Michigan Regulation and Taxation of Marijuana Act (the Act), as amended, marijuana establishments as defined in the Act, are prohibited within the boundaries of Ypsilanti Township.

Penalty for Violations

Violation of this Ordinance constitutes a municipal civil infraction punishable by a \$500 fine. The violator shall be required to pay all direct and indirect expenses incurred by the Township in connection with the prosecution of the civil infraction. Each day during which a violation continues to exist shall be a separate offense.

The Township may seek injunctive relief against persons alleged to be in violation of this Ordinance and such other relief as may be provided by law.

Severability

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

Publication

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

Effective date

This Ordinance shall become effective upon publication in a newspaper of general circulation as required by law. This ordinance shall cease effect on June 30, 2021.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2020-490 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on May 19, 2019. The second reading is scheduled to be heard on June 16, 2020.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2020 BUDGET AMENDMENT #6**

MAY 19, 2020

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase \$16,923.00

This portion was not approved. It was taken off at the May 19, 2020 Board Meeting.

Request to increase the budget for two streetlight installations at Crystal Pond. This will be funded by developer Lombardo Homes.

Revenues:	Contribution - Streetlights & Cameras	101-000-000-675.002	\$1,932.00
			\$1,932.00
			\$1,932.00
Expenditures:	Streetlight Construction	101-956-000-926.050	\$1,932.00
			\$1,932.00
			\$1,932.00

Request to increase the budget for two cameras and installation at Crystal Pond. This will be funded by the developer Lombardo Homes.

Revenues:	Contribution - Streetlights & Cameras	101-000-000-675.002	\$14,991.00
			\$14,991.00
			\$14,991.00
Expenditures:	Capital Outlay - Cameras	101-970-000-972.000	\$14,991.00
			\$14,991.00
			\$14,991.00

893 - NUISANCE ABATEMENT FUND

\$20,000.00

Request to increase the budget for clean up and mowing of blighted properties. We have experienced above normal clean up costs in the area that may be attributed to the current pandemic. Property owners will be invoiced for the services performed. This will initially be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	893-000-000-699.000	\$20,000.00
			\$20,000.00
			\$20,000.00
Expenditures:	Blight Enforcement Costs	893-893-000-806.001	\$20,000.00
			\$20,000.00
			\$20,000.00

Motion to Amend the 2020 Budget (#6)

Move to increase the General Fund budget by \$16,923 to \$9,632,494 and approve the department line item changes as outlined. **Removed at May 19, 2020 Board Meeting**

Move to increase the Nuisance Abatement Fund budget by \$20,000 to \$95,743 and approve the department line item changes as outlined.