

CHARTER TOWNSHIP OF
YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

KAREN LOVEJOY ROE

Treasurer

LARRY J. DOE

Trustees

STAN ELDRIDGE

HEATHER JARRELL ROE

MONICA ROSS WILLIAMS

JIMMIE WILSON, JR.

July 21, 2020 *Revised 7-17-20*

Regular Meeting – 7:00 p.m.

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



Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

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

**THIS MEETING WILL BE CONDUCTED ELECTRONICALLY. PLEASE USE THE
INSTRUCTIONS BELOW OR VISIT YTOWN.ORG**

REGULAR MEETING AGENDA

TUESDAY, JULY 21, 2020

7:00 P.M.

Revised 7-17-2020

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC HEARING
 - A. VARIANCE TO THE PRIVATE ROAD ORDINANCE, SECTION 47-28.1,
PRIVATE DRIVEWAY DESIGN STANDARDS, SUB-SECTION (A), FOR ONE
(1) PRIVATE DRIVEWAY TO ACCESS TWO (2) LOTS ZONED R-1, SINGLE
FAMILY RESIDENTIAL WERE ONLY (1) LOT CAN BE ACCESSED BY A
PRIVATE DRIVEWAY FOR SITES ZONED R-1, SINGLE FAMILY
RESIDENTIAL, LOCATED AT 5485 MERRITT RD., PARCEL #K-11-30-300-045
AND 5507 MERRITT RD., PARCEL #K-11-30-400-018
4. PUBLIC COMMENTS
5. CONSENT AGENDA
 - A. MINUTES OF THE JUNE 16, 2020 REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR JULY 7, 2020 IN THE AMOUNT OF
\$3,307,224.64
 2. STATEMENTS AND CHECKS FOR JULY 21, 2020 IN THE AMOUNT OF
\$891,503.51
 3. CHOICE HEALTHCARE DEDUCTIBLE ACH EFT FOR JUNE 2020 IN THE
AMOUNT OF \$36,975.91
 4. CHOICE HEALTHCARE ADMIN FEE FOR JUNE 2020 IN THE AMOUNT OF
\$1,200.50
 - C. JUNE 2020 TREASURER'S REPORT
6. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2ND READING OF RESOLUTION 2020-13, PROPOSED ORDINANCE 2020-491, AMENDING THE CHARTER TOWNSHIP OF YPSILANTI'S CODE OF ORDINANCES TO CLARIFY THE PROCEDURE FOR THE ESTABLISHMENT OF "HOUSES OF WORSHIP" IN CONFORMITY WITH THE REQUIREMENTS OF THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT
(1ST READING HELD AT THE JUNE 16, 2020 REGULAR MEETING)

NEW BUSINESS

1. REQUEST TO APPROVE A VARIANCE TO THE PRIVATE ROAD ORDINANCE, SECTION 47-28.1, PRIVATE DRIVEWAY DESIGN STANDARDS, SUB-SECTION (A), FOR ONE (1) PRIVATE DRIVEWAY TO ACCESS TWO (2) LOTS ZONED R-1, SINGLE FAMILY RESIDENTIAL WHERE ONLY (1) LOT CAN BE ACCESSED BY A PRIVATE DRIVEWAY FOR SITES ZONED R-1, SINGLE FAMILY RESIDENTIAL, LOCATED AT 5485 MERRITT RD., PARCEL #K-11-30-300-045 AND 5507 MERRITT RD., PARCEL #K-11-30-400-018
2. REQUEST APPROVAL OF THE COMCAST UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT
3. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE PUBLIC NUISANCES AT 6480 RAWSONVILLE RD., 590 CALDER AVE., 568 ONANDAGA AVE., 1433 HARRY ST., AND PAINT CREEK SHOPPING CENTER LOCATED AT 2040 WHITTAKER RD. BUDGETED IN LINE ITEM #101-950-000-801-023
4. REQUEST TO CONFIRM AUTHORIZATION FOR CIRCUIT COURT LITIGATION TO ABATE PUBLIC NUISANCES BY PADLOCKING AT 1339 JEFFERY ST., 730 CALDER AVE., AND 1564 VILLAGE LANE BUDGETED IN LINE ITEM #101-950-000-801-023
5. REQUEST TO WAIVE THE FINANCIAL POLICY AND ACCEPT THE PROPOSAL FROM LOWES FOR REPLACEMENT OF KITCHEN CABINETS AND COUNTERTOPS AT FIRE STATION HEADQUARTERS LOCATED AT 222 S. FORD BLVD. AND COUNTERTOP AT STATION 3 LOCATED AT 20 S. HEWITT IN THE AMOUNT OF \$25,553.09 BUDGETED IN LINE ITEM #206-970-000-971-008
6. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE THE LOW QUOTE FROM BADER & SONS FOR THE PURCHASE OF A JOHN DEERE TRACTOR FOR \$42,253.11 BUDGETED IN LINE ITEM #101-774-000-977-000
7. RESOLUTION 2020-14, IN SUPPORT OF US-12/M-17 (WIARD TO I-94) IMPROVEMENTS
8. RESOLUTION 2020-16, 2020 MICHIGAN LAND AND WATER CONSERVATION FUND DEVELOPMENT GRANT FOR COMMUNITY CENTER PARK
9. RESOLUTION 2020-17, 2020 MICHIGAN RECREATION PASSPORT GRANT FOR CLUBVIEW PARK

10. BUDGET AMENDMENT #8

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE BID FOR SOLID WASTE, RECYCLING AND YARD WASTE TO WASTE MANAGEMENT

OTHER BUSINESS

BOARD MEMBER UPDATES

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



Charter Township of Ypsilanti

Clerk's Office

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

Charter Township of Ypsilanti Public Meeting Notice Board of Trustees Regular Meeting July 21, 2020 7:00pm

PLEASE TAKE NOTICE that the Charter Township of Ypsilanti Board of Trustees will hold a Regular Meeting scheduled for **July 21, 2020 at 7:00pm**. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 under the Governor of Michigan's Executive Order 2020-129.

Public comment will be handled by the "Raise Hand" method as instructed below within Participant Controls.

To comply with the Americans with Disabilities Act (ADA), Any citizen requesting accommodation to attend this meeting, and/or to obtain this notice in alternate formats, please contact Clerk's Office at 734-484-4700, at least two business days prior to the meeting.

Meeting Information:

Hi there,

You are invited to a Zoom webinar.

When: Jul 21, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Township Board of Trustees Regular Meeting July 21, 2020

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/95423898359>

Or iPhone one-tap :

US: +13126266799,,95423898359# or +19292056099,,95423898359#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 954 2389 8359

International numbers available: <https://ytown.zoom.us/u/abgT5ILKYH>

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

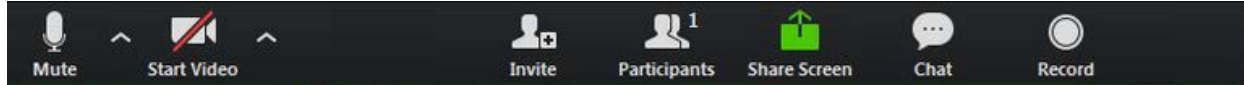
1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

If you have any further questions or concerns, please call 734-484-4700 or email Clerk Karen Lovejoy Roe at klovejoyroe@ytown.org or Deputy Clerk Lisa Stanfield at lstanfield@ytown.org.

PUBLIC HEARING

1. REQUEST TO APPROVE A VARIANCE TO THE PRIVATE ROAD ORDINANCE, SECTION 47-28.1, PRIVATE DRIVEWAY DESIGN STANDARDS, SUB-SECTION (A), FOR ONE (1) PRIVATE DRIVEWAY TO ACCESS TWO (2) LOTS ZONED R-1, SINGLE FAMILY RESIDENTIAL WERE ONLY (1) LOT CAN BE ACCESSED BY A PRIVATE DRIVEWAY FOR SITES ZONED R-1, SINGLE FAMILY RESIDENTIAL, LOCATED AT 5485 MERRITT RD., PARCEL #K-11-30-300-045 AND 5507 MERRITT RD., PARCEL #K-11-30-400-018

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING

Clerk Lovejoy Roe called the meeting to order at approximately 7:06 p.m. on a Zoom Virtual Board meeting. Clerk Lovejoy Roe stated because this meeting is on Zoom we would not be able to do The Pledge of Allegiance or a moment of silent prayer. Clerk Lovejoy Roe stated Supervisor Stumbo was having problems with her zoom connection and would join the meeting soon.

Members Present: Supervisor Stumbo (arrived late) 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

CONSENT AGENDA

A. MINUTES OF THE MAY 19, 2020 REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR JUNE 2, 2020 IN THE AMOUNT OF \$1,444,469.69**
- 2. STATEMENTS AND CHECKS FOR JUNE 16, 2020 IN THE AMOUNT OF \$879,790.19**
- 3. CHOICE HEALTHCARE DEDUCTIBLE ACH EFT FOR MAY 2020 IN THE AMOUNT OF \$34,435.55**
- 4. CHOICE HEALTHCARE ADMIN FEE FOR MAY 2020 IN THE AMOUNT OF \$1,183.50**

C. MAY 2020 TREASURER'S REPORT

A motion was made by Treasurer Doe, supported by Trustee Jarrell Roe to Approve the Minutes of the May 19, 2020 Regular Meeting, Statements and Checks, and the Treasurer's Report.

The motion carried unanimously.

PUBLIC COMMENTS

Clerk Lovejoy Roe stated that Mrs. Kaiser had called to say that Carly Willis from Residential Services has been so helpful to her with Waste Management issues and she said Carly Willis' customer service is amazing. Clerk Lovejoy Roe said Mrs. Kaiser said Waste Management staff has done an excellent job and would like the township to continue with their service. Clerk Lovejoy Roe stated Mrs. Kaiser

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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said she wondered why we were discussing chickens again when this was discussed in the past.

Clerk Lovejoy Roe stated she had a comment from Marcia Burton who is asking that Ypsilanti Township would adopt Ann Arbor or the City of Ypsilanti's chicken ordinance. Clerk Lovejoy Roe said Ms. Burton said it was her right to care for herself and her family.

JoAnn McCollum, Township Resident said that racial injustice is being revealed every day in this country and it is horrible at the things I have heard and witnessed. She said there are people who find racism truly disgusting and are trying to do something about it. She said there are people who are using this issue to make themselves look good. She said as she was looking through the packet for this evening's board meeting and she saw the memorandum from Clerk Lovejoy Roe about a formation of equity committee. She said Clerk Lovejoy Roe prevented people of color to run for township clerk. She said Clerk Lovejoy Roe made people believe they could trust her. She said people were giving her the respect to wait to run for clerk when Ms. Roe would decide not to run again but she did not do that. Ms. McCollum said that if Ms. Roe truly believed in equity for minorities she would not put herself in a position as a white woman to block a person of color in winning a seat on the county commission. Ms. McCollum said ethical behavior is doing the right thing even when no one else is around to witness it, it is choosing to not lie, cheat, steal or hurt others but it is also stepping up to intervene when you witness wrong doing. She said the acts of Clerk Lovejoy Roe and Trustee Heather Roe were oppressive just like slavery was oppressive. She said they prevented people from freely choosing who they want in office. She said one of the ways slavery was justified was that it was legal just like what Clerk Lovejoy Roe and Trustee Heather Roe did was legal.

Lee Tooson, Township Resident said that smiling faces don't reveal their racism. He said he trusted someone to be fair and honest and when this doesn't happen it puts a damper on the community. He said you got three blacks running for a commission seat but Ms. Roe you could retire but you would rather throw a stumbling block and stop change. He said you wait until the 99th hour so no one could apply for your position, locking it down so your daughter-in-law can do it alone. He said three blacks now Ms. Roe for commission seat, you put your name in the hat, listen to me now sister, we all going to heaven together right, listen to your brother, you threw your name in the hat at the 99th hour to run for the position and Roe you know sister that your name is out there like wildfire and you know you threw the stumbling block and these three black folks pass to keep them from getting the position cause you going to run on that white privilege that you got sister. He said what you are saying is blacks aren't qualified to be commissioners, you are. He said you are saying no black is qualified to be the clerk except your daughter-in-law. He said he wanted to ask his sister a question and he wanted her to answer the question, please. Mr. Tooson said with this stuff going on Ms. Roe are you a racist, if you are a racist raise your hand sister so I can see. He said so keep your hand down but you only know what's in yourself if you are or not. Mr. Tooson said he has a cousin that went to school with you,

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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now listen to me I am going to throw an example out to you. He said if a black boy, a black man, if he is in charge of building a float at his house but he goes to school with white kids but that float is being built at his house and then some white kids come over just to check the float out because they go to the same school. He said then that black man runs those white kids away, hey Ms. Roe would you consider him a racist, come on sister raise your hand. He said come on raise your hand, would you consider that black man a racist, I know because it's too close to home and you aint gonna say anything about it. He said but you are running for a position that made your life an open book and the job I do it entitles me to dig into your book, not just your book, anybody's book. He said he has Ms. Roes' book wide open and he wants her to be truthful before he starts reading and prove to you what I've been reading that's all I'm asking and you tell one of your Trustees that have the right to name who you want to be the clerk. He said Ms. Roe would you consider that white privilege, you just got that white privilege a few days ago and where you got that white privilege you road on the coat tails of black folks. He said you know how you were treated so you were treating black people like you were treated, you couldn't even vote you denied to vote but the coat tail came on and you jumped on it and now you able to vote. He said Ms. Roe don't you know that's wrong, would you consider it wrong but you just don't want to admit up to. He said he put a lot of trust in her, I saw you run around patting black folks on the back, I saw you hugging black folks, I saw you doing all these kinds of things but know it comes to the time in this racist moment that we're dealing with and you want to deny black folks from getting the piece of the pie. He said he wonders how Heather got in the house, I want to tell you what, sister Stumbo, Ms. Roe and all the rest of the Trustees, I'm gonna tell you I looked at the door, she didn't go through the door she went through the window she didn't go in the back door, she didn't go in the side door, she didn't go through a hole in the roof, she came from the basement cause she was already in the house. He said she walked up the stairs and there she was totally wrong and racist.

Emily Sherwood comments were inaudible. She will send her comments to Clerk Lovejoy Roes' email.

Myla Harris, Township Employee, stated that regarding agenda #5 submitted by Clerk Lovejoy Roe asking for the development of an equity committee for women, veterans and people of color. She said although she is not against the idea but she said she questioned the motive and timing. She said she doesn't believe it's genuine, Clerk Roe was elected in 2008 and she said she questions how many people of color has she tried to hire full time in her department. Ms. Harris said that she may say all of her employees were from internal postings but Clerk Roe had the ultimate opportunity to promote a person of color, a 20 plus year veteran in her department in 2015 when she had a vacant Deputy Clerk position and Clerk Roe didn't even choose her. She said instead she chose a younger white female with little to no experience from the recreation department. Ms. Harris said that Clerk Roe might say in 2016 and 2017 she presented the Deputy of Election position to the union for that same black employee and yes the union denied it because the position was created as a

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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token position to ease her conscience for overlooking her most qualified black employee for Deputy Clerk, an employee who dedicated her whole career with the Township working in the Clerks' office. Ms. Harris said Clerk Roe might also say that the black employee didn't live in Ypsilanti Township but according to the law it is recommended but not required for an individual in an appointed position to live in the Township. Ms. Harris said it's okay for black people to work for Clerk Roe but just not in leadership. She said that same black employee did become Deputy of Elections but only because of Trustee Monica Ross-Williams information obtained from the Michigan Township Association that says she can have two Deputies. She said if Clerk Roe is so concerned about diversity when she found out she was running against three black candidates for Washtenaw County Commissioner why did she stay in the race. She said again that's another leadership position for a person of color also if she's for diversity according to a court filed affidavit it stated that Clerk Roe indicated that she be able to choose her successor, then why did you choose your daughter-in-law and not a black male or female candidate.

ATTORNEY REPORT

GENERAL LEGAL UPDATE

Attorney Winters said he has had the pleasure of working with many Directors in the Township when the building was shut down for covid. He said he wanted to recognize all the work that has been done by Director Michael Hoffmeister.

Attorney Winters said there were many projects going on in the township. He said the first is Burns Park tennis and pickle ball courts. He said this project should be completed by July 10, 2020. He said after the Burns Park project is completed the Asphalt Company we hired will then begin work on the Grove Road pathway Phase II which should be completed within 30 days.

Attorney Winters said they are hoping to get the Skate Park underway this summer and the excavators are currently on site moving dirt and expect that to be completed by the end of August, 2020.

Attorney Winters stated the Loonfeather Park project that was due to the collapse of a storm water pipe will take bids that will be opened tomorrow and he hoped the project will begin quickly.

Attorney Winters stated the Township will be reimbursed \$10,000.00 for investing additional shaded picnic tables and other site amenities for the Appleridge Playground Park. He said regarding the Connecting Communities Grant Project that it is being surveyed by OHM and the hope is that it will go out for bid this year.

Attorney Winters said regarding Re-Imagine Washtenaw sidewalk project that it was being completed and the board has seen the pictures of the sidewalks and bus shelter along Washtenaw Avenue in Ypsilanti Township.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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Attorney Winters said the Ypsilanti Township Board authorized going out for bids for a 5-year contract for solid waste recyclables. He said we have received the bids and have identified the two top contenders being GFL and Waste Management. He said there were questions that were sent to both contractors which we need before we make the recommendation.

Attorney Winters stated now that we have a Planning Director, Jason Iacoangeli who can help work with neighborhood stabilization and quality of life issues that affect the neighborhoods on a regular basis. He said all of us are aware what continues to be a problem at Paint Creek Plaza. He said the Plaza owner has never installed the correct number of dumpsters and they have not been properly maintained. He said when they are not maintained, people will dump other things there and that is what has happened there. He said we are going to court to require the shopping center to maintain the dumpsters.

Attorney Winters stated that they are going to court to stop trucks from parking on the property on Rawsonville Road.

Attorney Winters stated that Kaiser School which is now the Greater Faith Transition Church needed a fire suppressive system and it should be installed by July 2020.

Attorney Winters stated the Board authorized legal action against Village Grove Apartments stemming from an unacceptable number of calls for service which included a recent drug, robbery, set-up, shooting where two people were shot.

Michael Radzik, OCS Director stated they had to suspend rental inspections in mid-March because of Covid. He said they would resume them around the end of August or early September.

Michael Radzik stated that the rat infestation in West Willow has migrated to neighborhoods along Ecorse Road especially on the south side of Ecorse Road west of Harris Road. He said we are in the process of sending out letters to residents giving them advice on what to do.

Supervisor Stumbo said our goal is always compliance it is not to go to court.

Trustee Ross-Williams is sorry to hear that the vermin problem has spread. She is glad the Re-Imagine Washtenaw sidewalk is being completed and the skate park is being completed.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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OLD BUSINESS

1. REQUEST TO APPROVE ENGINEERING STANDARDS AND DESIGN SPECIFICATIONS ADOPTED AND USED JOINTLY BY YPSILANTI TOWNSHIP AND YPSILANTI COMMUNITY UTILITY AUTHORITY (TABLED AT THE MAY 19, 2020 REGULAR MEETING)

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

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

A motion was made by Clerk Lovejoy Roe supported by Trustee Eldridge to Approve Engineering Standards and Design Specifications Adopted and Used Jointly by Ypsilanti Township and Ypsilanti Community Utility Authority (Tabled at the May 19, 2020 Regular Meeting).

The motion carried.

2. REQUEST TO APPROVE MINUTES OF THE MAY 5, 2020 REGULAR MEETING (TABLED AT THE MAY 19, 2020 REGULAR MEETING)

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

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

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Eldridge to Approve Minutes of the May 5, 2020 Regular Meeting (Tabled at the May 19, 2020 Regular Meeting).

Treasurer Doe stated that the verbatim meeting on his part was not done. He said 3 or 4 sentences at the end was not recorded. He suggested to have what the court reporter wrote to be in the minutes.

Clerk Lovejoy Roe stated she did this verbatim herself and wondered what Treasurer Doe said that wasn't included and she would go back on the tape and add it.

Trustee Ross-Williams said the transcript was very detailed and would like them added and would concur with Trustee Doe. She said she was called a liar, I was accused of doing trickery and telling falsehoods by the Clerk and that is not in these minutes but on inside of the verbatim minutes. She said those items should

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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be stricken from the record because she said most people know she is not a liar or done any trickery because I won every point of my court case. She said she wanted it stricken from the recording, the verbatim transcripts because they aren't valid. She said what Trustee Doe said she would like the transcript to be included.

Clerk Lovejoy Roe stated there was two sets of minutes, the last set of minutes was 9 pages and asked if Treasurer Doe had looked at those minutes and not the verbatim minutes. She said she would have to listen to the tape again, which she did when she typed the last set. She said if the board wanted to table them again and go back and please tell her what needed to be added or changed she would check and make changes if needed.

Clerk Lovejoy Roe stated that as for what Trustee Ross-Williams wanted taken out of the minutes, as what happened tonight there were many things said about her under Public Comments that is not true but they go in the minutes. She said we don't get to pick and choose what we put in the minutes, it's what was said at the meeting. She said again she would ask that the board table this and they review them and we bring them back at the next meeting.

Treasurer Doe supported Clerk Lovejoy Roe in tabling the minutes.

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Table the May 5, 2020 Board Meeting Minutes.

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

The motion was denied.

A motion was made by Trustee Eldridge, supported by Trustee Ross-Williams to have the transcribed minutes of the May 5, 2020 Board Meeting #5 to be recorded as the minutes.

Clerk Lovejoy Roe stated they asked for the entire meeting to be done verbatim so that is what was done. She said she is responsible for the minutes not a court recorder. She said she has to put her name on them so they need to be the minutes she took.

Trustee Ross-Williams said that Trustee Eldridge only said to include the court recorder transcription.

Clerk Lovejoy Roe stated doing the minutes are my responsibility.

Trustee Ross-Williams asked if there was a law against putting the transcript in the minutes.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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Trustee Jarrell Roe asked what fund was used to pay for the court recorders' transcribed minutes.

Supervisor Stumbo said she paid for them.

Trustee Jarrell Roe asked if it was out of her supervisor budget or her personal funds. Supervisor Stumbo said it was out of her personal account.

Supervisor Stumbo said we have a motion and support to include the transcripts on item #5 as part of the minutes.

Trustee Ross-Williams stated she would like to call a question.

Supervisor Stumbo asked to call a question to vote on that.

Trustee Ross-Williams said yes to Trustee Eldridges' motion.

Supervisor Stumbo said she was calling the question.

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

Clerk Lovejoy Roe stated she would not do that. Supervisor Stumbo said if the board directs you.

The motion carried. Trustee Jarrell Roe and Clerk Lovejoy Roe opposed.

**3. 2nd 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 (1ST READING HELD AT THE MAY
19, 2020 REGULAR MEETING)**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Wilson to Approve 2ND 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 (1ST Reading Held at the May 19, 2020 Regular Meeting) (see attached).

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

The motion carried.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JUNE 16, 2020 REGULAR BOARD MEETING
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NEW BUSINESS

- 1. REQUEST TO APPROVE A VARIANCE TO THE PRIVATE ROAD ORDINANCE, SECTION 47-29, PRIVATE ROAD DESIGN STANDARDS, SUB-SECTION (L) FOR 6575 MUNGER ROAD PARCEL K-11-30-300-022, 6501 MUNGER ROAD PARCEL K-11-30-300-011 AND 5285 MERRITT ROAD PARCEL K-11-30-300-033**

A motion was made by Clerk Lovejoy Roe to Approve the Agenda Item as Outlined and Added to it the Condition that #3 on the Agenda, the Agreement with the Conditions is Approved, and to Approve a Variance to the Private Road Ordinance, Section 47-29, Private Road Design Standards, Sub-Section (L) for 6575 Munger Road Parcel #K-11-30-300-022, 6501 Munger Road Parcel K-11-30-300-11 and 5285 Merritt Road Parcel K-11-30-300-033.

Jason Iacoangeli, Planning Director stated this is a request from the owner, John Sauter asking for a variance to the private road standards. He said there is a legal agreement between the township and the property owners that would be attached if the Board approves it.

Ben Carlisle, Carlisle Wortman, stated that in the first agenda item this matter is the applicant wants to extend a private driveway longer than 600 feet. He said the next variance would be to use a shared driveway by two parcels. He said in November 2019 they included eight conditions outlined in their report. He said at that time the applicant did not agree to those conditions. He said the applicant has now agreed to those eight conditions and the language has a couple minor changes per Attorney Winters. He said we are now recommending that the board grant the variances with those eight conditions. He said the only request for the board to act on tonight is the two variances with the addition of the attachments.

The motion carried unanimously.

- 2. REQUEST TO APPROVE A VARIANCE TO THE PRIVATE ROAD ORDINANCE, SECTION 47-28.1, PRIVATE DRIVEWAY DESIGN STANDARDS, SUB-SECTION (A), FOR 5287 MERRITT ROAD PARCEL K-11-30-300-032 AND 5285 MERRITT ROAD PARCEL K-11-30-300-033**

A motion was made by Trustee Jarrell Roe, supported by Clerk Lovejoy Roe to Approve a Variance to the Private Road Ordinance, Section 47-28.1, Private Driveway Design Standards, Sub-Section (A), for 5287 Merritt Road Parcel K-11-30-300-032 and 5285 Merritt Road Parcel K-11-30-300-033.

The motion carried unanimously.

- 3. REQUEST TO APPROVE AGREEMENT WITH CONDITIONS ATTACHED TO PRIVATE ROAD AND DRIVEWAY VARIANCE APPROVAL BETWEEN YPSILANTI TOWNSHIP AND JOHN SAUTER AND JEFF AND KIMBERLY BULLOCK**

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A motion was made by Trustee Eldridge, supported by Trustee Ross-Williams to Approve Agreement with Conditions Attached to Private Road and Driveway Variance Approval Between Ypsilanti Township and John Sauter and Jeff and Kimberly Bullock.

The motion carried unanimously.

4. 1ST READING OF RESOLUTION 2020-13, PROPOSED ORDINANCE 2020-491, AMENDING THE CHARTER TOWNSHIP OF YPSILANTI’S CODE OF ORDINANCES TO CLARIFY THE PROCEDURE FOR THE ESTABLISHMENT OF “HOUSES OF WORSHIP” IN CONFORMITY WITH THE REQUIREMENTS OF THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve 1st Reading of Resolution 2020-13, Proposed Ordinance 2020-491, Amending the Charter Township of Ypsilanti’s Code of Ordinances to Clarify the Procedure for the Establishment of “Houses of Worship” in Conformity with the Requirements of the Religious Land Use and Institutionalized Persons Act (see attached).

Jason Iacoangeli, Planning Director stated the religious land use and institutionalized persons act is a federal law that requires community zoning ordinances govern houses of worship the same as they do secular uses. He said that our Ordinance treated other secular uses in the township ordinance that were afforded more privileges than some houses of worship. He said houses of worship must be treated no better or no worse than uses that are of a secular nature.

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

The motion carried unanimously.

5. REQUEST AUTHORIZATION TO DEVELOP AN YPSILANTI TOWNSHIP EQUITY COMMITTEE FOR THE PURPOSE OF DEVELOPING STRATEGIES TO CHANGE THE CULTURE OF TOWNSHIP GOVERNMENT TO ELEVATE THE QUALITY OF LIFE OF WOMEN, VETERANS AND PEOPLE OF COLOR IN OUR COMMUNITY AND TO AUTHORIZE THE HUMAN RESOURCES DEPARTMENT TO SEEK A SPECIALIST IN OUR AREA TO ASSIST IN FACILITATING THE NEEDS OF THE EQUITY COMMITTEE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve the Request Authorization to Develop an Ypsilanti Township Equity Committee for the Purpose of Developing Strategies to Change the Culture of Township Government to Elevate the Quality of Life of Women, Veterans and People of Color in our Community and to Authorize the Human Resources

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Department to Seek a Specialist in our area to Assist in Facilitating the Needs of the Equity Committee.

Clerk Lovejoy Roe stated that with what was going on around the nation, like many of you we've taken a look at yourself and wondered what we could do in order to make our world a better place and fairer to people of color. She said the history of our country is not a pretty one and it's one that many of us have looked at ways of what we can do. Clerk Lovejoy Roe stated that she knows both her and Supervisor Stumbo have witnessed the inequity especially in the eastern part of Washtenaw County. She said they have fought for equity for many years and have been mistreated. She said she thought if we had more research we could push the County and other organizations to help serve our community better.

Michael Richardson, Township Resident, said he appreciates Clerk Lovejoy Roe but as far as the verbiage it is ok to say Black people and not people of color. He said that's why it says Black Lives Matter and not Colored People Matter. He said he agrees with Clerk Lovejoy Roe 1000% and he would provide any assistance or sentiment he could. He said he's behind the movement and as far as education he asked to please reach out to the residents. He said he was sure they are willing to educate and speak on the black experience.

JoAnn McCollum, Township Resident said she questions the timing of this being brought forward by Clerk Lovejoy Roe. She said she thinks Clerk Roe has hindered not helped black people. She said she doesn't think this is sincere.

Emily Sherwood (inaudible)

Trustee Ross-Williams said the County went through this creating their equity policy and they hosted a series of public meetings. She read the County's equity policy. She said she considers herself to be African American. She said some people say that they are black but she said she is African American and she said she was proud of it. She said she is surprised by the timing.

Trustee Wilson said that he agrees with the committee but thinks it should be in a work session.

Clerk Lovejoy Roe thanked Michael Richardson. She said the question is why now but she said with what is happening with the Black Lives Matter is why not now. She said sometimes what the County suggests and what comes out is a lot of data and she said she would like to see ours to be employee and resident driven because those ideas will come from what it is like in our Township directly.

Denise Kirchoff, Township Resident said she was running for Washtenaw County Commissioner for the 5th District. She said she was not surprised because this was nothing unusual. She said Clerk Lovejoy Roe was the leader in affirmative inclusion. She said if you don't know what affirmative inclusion is, it's afforded to people who are not black. She said these people give their family extra help and extra advantage in getting jobs and making sure their community and their friends get

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the advantage and everyone else is excluded. She said she thinks Clerk Lovejoy Roe heard a lot of resistance because when you have been the leader of affirmative inclusion of your personal group of people, who reflect you for 30 years and you come out when the country is in the grip of a pandemic and a racial divide worldwide. She said intolerance and inclusion will no longer be tolerated.

Trustee Ross-Williams said that when she was on the Park Commission they didn't work on equity they did work on our parks structures and updates for our parks. She said they addressed updates in the West Willow, Appleridge, and Bud and Blossom. She said they then looked at all the parks and decided on what needed to be updated. She said she thanked Michael Hoffmeister in following through with things they decided in 2012 & 2013 were now being followed. She said she hoped whatever this may be it would address privilege. She said privilege is a point where inequities lie. She said individuals who believe that other individuals cannot be in certain positions whether that is inside our township, as it relates to hiring, as it relates to housing, or as it relates to relations. She said we would need discussions being moving forward with this.

Supervisor Stumbo said she tried to educate herself before the board meeting. She said she contacted the Equity Officer in Washtenaw County just to help her try and understand exactly and she said she knows Clerk Roe just threw it out there, her words not mine, but we really should have discussed this in a work session and had a more meaningful discussion. She said we should bring in people who have experience in this area. She said she would not want to offend anyone on purpose so I'm not informed enough if we should you say African American that's what Monica likes and Mr. Richardson likes to be called black. She said that is the kind of things you learn by going through conversations and training. She said she thinks it's a good idea, we should look into this, and she said she definitely would support it but we need to discuss it with a professional and see what the budget would be. She said it took five years for Washtenaw County to get an Equity office. She said it took 18 months to go out to the public. She said it's really important that when you do it you need to really do it right and professionally. She said we need someone to lead that. She said I don't believe anyone on our Board or in our Township is trained or educated to lead that kind of committee. She said having a person to help is clearly the right thing to do. She said the HR Director, Karen Wallin asked her about it because she wondered what she could do to try and understand it. She said it's really a deep, deep conversation with true goals that are measured. She said she isn't slamming the County but I'm not sure how well they are doing because they never measure it. She said as far as equity, the biggest issue I see is the YMCA. She said she thinks that it will help more than anything we can do right now. She said everyone has to make that a goal, right! Supervisor Stumbo said that helps with the disparity, she said it connects people. She said the largest problem we have is we can't connect the needs with all the services. She said she gets asked all the time, who should they call for this. She said at one time it was suggested that we get more Social Workers at the County level to help. She said all of that could be discussed as part of that. She said we could use what the County has. She said they have adopted some policies and we should look and see. She said it is a large order just like our Master Plan that took 18 months and we spent

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\$160,000.00 on. She said we had professionals leading us and we had a lot of citizen engagement. Supervisor Stumbo said to we should not do this now on a zoom meeting but she said it should be discussed during a work session. She said she stands with the Black community and Black Lives Matter.

Mr. Tooson, Township Resident said that its' needed but it doesn't need to be rushed into. Mr. Tooson said he would like to correct this thing about African American and Black. He said he is sick and tired of these black folks talking about African American when they do not really know what it means. He said to be an African American you have to be born in Africa, come over to America and go through the process of becoming an American. He said you don't hear white people calling themselves European Americans because they are sure of who they are. He said they white they are proud to be white. He said you're proud to be black I'm no African American. He said he was born here, his folks were born here. He said they did not have to go through the process of becoming an American. He said there are some African Americans that have privilege. He said they are white people who were born in South Africa and have become American Citizens so they are African American but sometime they become suppressors. He said you black folks that call yourself African American that's what Jesse Jackson wanted you to be called because he was tired of being called Negro. He said forget that mess sister Stumbo African American because if they didn't go through the process they are a stone bone Black American.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Wilson to have this on a Work Session Agenda to Discuss Equity in the Township.

The motion carried unanimously.

6. REQUEST AUTHORIZATION FOR THE TOWNSHIP BOARD TO REQUEST THE PLANNING COMMISSION TO ACT ON THE MOTION APPROVING RESOLUTION 2017-05, ORDINANCE 2017-473 TO REVISIT THE BACKYARD CHICKEN ORDINANCE LANGUAGE

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve the Request for the Planning Commission to Act on the Motion Approving Resolution 2017-05, Ordinance 2017-473 to Revisit the Backyard Chicken Ordinance Language.

Trustee Jarrell Roe stated this came about through a next door conversation that she was contacted by some residents regarding our chicken ordinance. She said this came about with the pandemic and wanting to feed families safely. She said she looked back on our board meeting minutes from 2017 and it stated we would revisit it. She said we also have language in our Master Plan but it is vague. She said it's about our healthy neighborhood programs and she said having chickens could be part of that. She said if we want to make change on this issue the way to do it would be with this ordinance.

Supervisor Stumbo asked if the Planning Commission discussed this.

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Jason Iacoangeli stated the Planning Commission did discuss this at two meetings in November and December of 2016 before they made a resolution in 2017. He said they reduced the amount of acreage to one acre parcels. He said the one acre lots could not be in subdivisions. He said he spoke with the Supervisor today about it and if the board wants the planning department to bring this back up to the planning commission and have another discussion about it he said he would.

Clerk Lovejoy Roe stated that we had said we would look over the next year at what other communities have done and revisited it but we have not done that. She said when she started getting emails about it that's why this was brought up again. She said and all this Request is would be to follow through with what we said we would do. She said that with Covid I think that people were concerned about the contamination that was being reported and having your own eggs is a healthy, inexpensive source of protein to feed a family.

Trustee Ross-Williams stated one of the concerns was with 50' lots. She said Ms. Kaiser said in the previous minutes that one subdivision had 50' lots and that would be very close together. She said as she remembers some residents came to the meeting who live in subdivisions with 50' or less lots and they had concerns with noise of the chickens and some concerns with some sort of decanter in order to maintain the chickens, she said she assumed at night. She said she didn't know if the planning committee even addressed but she said she also remembered that there was to be some sort of committee to look at how the small subdivisions, 50' or less could even be adoptable to chickens. She said she feels first things first, she said she didn't know if those residents who sent emails were even updated with what has happened. She said if we are going to open this up again we need to include those residents on 50' lots and how close those animals would be to their fellow neighbors. She said also odor was another concern. She said she hoped those residents could be included and not excluded.

Clerk Lovejoy Roe said the entire board voted unanimously on March 21, 2017 to request the planning commission to review the language at the beginning of 2018 and host public meetings for smaller lots and also request the planning consultants to research other municipalities' ordinances on this subject and report on problems they have experienced. She said what is on the agenda is just asking for us to follow up on that.

Richard Roe, Township Resident said this was discussed in 2016 about different size lots and a lot of the issues that have been brought up are handled under multiple other ordinances such as noise, odor and cover animals such as dogs. He said these other ordinances would also cover hens. He said some of the other animals can be more noisy and stinky than hens. He said before we realized there was an ordinance against them we had them and our backyard neighbors had no idea we had them. He said point of clarification no one has a 50' lot it's a 50' lot. He said it would be nice to see this move forward since it was neglected by the board and the planning commission for two years now.

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Trustee Wilson said he agreed with Mr. Richard Roe and said there has been a lot of renewed discussion about this topic. He said a lot of residents have educated him as having dogs having some of the same issues as chickens. He said since it was in the original motion we do have an obligation to do what we said we would do which is revisit it. He said he wasn't sure if Mr. Iacoangeli and the planning commission would be the one to send out a survey to residents in the township but he said since some are not on social media this may be a way to hear from more residents. He said this would be in addition to the public meetings.

Supervisor Stumbo said that Jason Iacoangeli said he would bring this back to the planning commission. Mr. Iacoangeli said they would work on it and bring it back to the board.

Supervisor Stumbo stated she knows people both for and against chickens. She said maybe there is more information regarding them since 2017.

Clerk Lovejoy Roe said the City of Ann Arbor changed the city ordinance to allow them but you had to get permission to have them. She said she read recently that they no longer need to get permission to have chickens.

Supervisor Stumbo stated it was already with the Planning Commission so we would just let them proceed. Clerk Lovejoy Roe and Trustee Jarrell Roe agreed.

7. RESOLUTION 2020-15, RESOLUTION FOR GRANT APPLICATION WITH THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM

A motion was made by Clerk Lovejoy Roe, supported by Trustee Jarrell Roe to Approve Resolution 2020-16, Resolution for Grant Application with U.S. Economic Development Administration (EDA) Public Works and Economic Adjustment Assistance Program (see attached).

Trustee Ross-Williams asked if this will be available for residents.

Supervisor Stumbo stated there will be meetings on this if you want to ask more questions on this.

The motion carried unanimously.

8. REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE THE PURCHASE OF BS&A ONLINE SERVICES FOR THE BS&A BUILDING SOFTWARE FROM SINGLE SOURCE PROVIDER BS&A IN THE AMOUNT OF \$12,650.00 BUDGETED IN LINE ITEM #249-249-000-801-000 AND TO AMEND THE BUILDING DEPARTMENT FEE SCHEDULE TO ADD \$2.00 TECHNOLOGY FEE TO BE APPLIED TO ONLINE APPLICATION SUBMITTALS FOR COST RECOVERY

A motion was made by Treasurer Doe, supported by Trustee Eldridge to Request to Waive the Financial Policy and Approve the Purchase of BS&A Online Services

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for the BS&S Building Software from Single Source Provider BS&A in the Amount of \$12,650.00 Budgeted in Line Item #249-249-000-801-000 and to Amend the Building Department Fee Schedule to add \$2.00 Technology Fee to be Applied to Online Application Submittals for Cost Recovery.

Clerk Lovejoy Roe said she fully supported this but would suggest not to charge the \$2.00 technology fee.

Michael Radzik, OCS Director said he was sure how much staff time it would save but BSA is going to charge Ypsilanti Township \$2.00 which could be \$20,000.00 a year. He said BSA suggested that we pass the \$2.00 on to the residents.

Treasurer Doe said that he relates it back to when they were taking credit cards and they were being charged by the credit card company. He said we went with another server where the resident must pay 3% on top of the charge and it has worked out very well.

Supervisor Stumbo stated this will help our residents tremendously when they are able to do this on line.

Michael Radzik stated this will enable anyone who does business with OCS the ability to pay their bill on line.

The motion carried. Clerk Lovejoy Roe opposed.

9. REQUEST TO APPROVE 2020 L-4029

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve the Request to Approve 2020 L-4029 (see attached).

The motion carried unanimously.

10.BUDGET AMENDMENT #7

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to Approve Budget Amendment #7 (see attached).

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. REQUEST TO ACCEPT THE PROPOSAL AND DESIGNATE TRENDSET AS THE TOWNSHIP'S PREFERRED NETWORK CABLE INSTALLER AND TO AUTHORIZE FORGOING THE BID REQUIREMENTS FOR NETWORK CABLING JOBS UNDER \$7,500.00

A motion was made Clerk Lovejoy Roe, supported by Treasurer Doe to Accept the Proposal and Designate Trendset as the Township's Preferred Network Cable

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Installer and to Authorize Forgoing the Bid Requirements for Network Cabling Jobs Under \$7,500.00.

The motion carried unanimously.

BOARD MEMBER UPDATES

Trustee Eldridge stated last week he tried to get an item put on the agenda tonight however he was advised by the Clerk that the request he made was illegal. He said he was told that it couldn't go on the agenda because it didn't conform to the Michigan Election Law Act 116 1954. He said the section stated was 168.373. He said he read it and there may to a way to interrupt that differently but I'll be quick in this reading. He said we all know it has been a unique time in the township for the past two months as it relates to the last filing deadline and all that has gone on with that issue. He sent his intent is not to rehash that in what has previously been discussed on the topic but to look forward to the up-coming primary election in August and the subsequent general election in November of 2020. He said he hopes that they will be conducted smoothly and in the most transparent manner possible and one that would provide for our residents and community to have confidence in everything related to the election process is done in a way will speak to fairness, open and total transparency. He said it's not his intent to speak ill of anyone but simply to offer a suggestion that might help our residents in the community during this time. He said we know about the recent controversies regarding the deadline, we know about the actions on May 5, 2020 that we took. He said the local Democratic Party offered their own resolution on that same issue, and we are all aware at least on this board on sworn affidavits that indicated that the Clerk stated to others that she could choose the successor to her position. He said in July of 2017 according to the meeting minutes we first began to discuss a new requested position of an Election Specialist in the Clerks' Office. He said while the request came from the Human Resources Department that Official indicated the request came from the Clerks' Office and after a great deal of discussion it was tabled and brought back to our board in October 2017 where it was eventually referred to our Human Resource Office so they could begin working with our local AFSCME union to find a common ground to create this position. He said in August of 2018 this current board approved a brand new position within the Clerks' Office as Deputy of Elections along with a new salary structure for that position. He said that employee who is currently in the position is a long time employee of the township and based on what I know this evening she has the ultimate respect and confidence not only by her fellow employees and every one of the board members and the community at large. He said she is extremely skilled person in her job and I have the utmost confidence in her ability to undertake all the attributes of an election. He said here we are 18 months after that position was approved and I feel it is time we utilize that position to its' fullest capacity for a variety of reasons. He said he reviewed the job description for the position and I saw that the person who is currently holding that position is asked to perform a variety of tasks. He said he won't read them all but its' election administration, the processing and recording of absentee ballots

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including the mailing of those ballots, to update master voter files, voter registration documentation and maintenance, to recruit and train set up staff, to recruit, train and assign election inspectors while also confirming their certification to work and the payments made to them, to schedule and prepare election commission meetings. He said Trustee Ross-Williams had a problem with this last week. He added handling the accuracy of all the testing of equipment, and ordering supplies, and among other things. He said the Clerk stated she needed this position and that this position's sole responsibility is the managing of elections along with the Deputy Clerk. He said he is asking the Clerk and our Board to allow the Deputy of Elections to oversee and run this election, if she needs assistance from the Clerk she is certainly there. He said he would like the Deputy of Elections to oversee all aspects of the 2020 Primary and General elections. He said that people would know that elections in Ypsilanti Township are open, transparent done with the utmost integrity and honesty.

Trustee Ross-Williams stated if the item can be moved she would second it.

Clerk Lovejoy Roe said everything that Trustee Eldridge read are being done in our office everyday by the Deputy of Elections. She said but as far as the person who is responsible legally, statutorily that would be me. She said she didn't know if you were asking me to give up my statutory responsibilities because that is how I took what you were asking. She said in the motion she read it stated for her not to be involved in the elections and for the Deputy of Elections to be responsible and that cannot happen under the law. She said if her department breaks the law it would be her breaking the law. She said we work together as a team. She said you have been on the board for lots of years and asked Trustee Eldridge to not frame this as pure politics. She said its' really important to protect the democratic process in Ypsilanti Township.

Supervisor Stumbo said Karen, you just put two items on the agenda and you had no discussion with anybody about it. She said statutorily you're responsible for the accounting too but we have an Accounting Director who performs those functions. She said she is statutorily for Assessing but we have an Assessing Director that performs those functions. Clerk Lovejoy Roe said those are allowed under the law. Supervisor Stumbo said that what Stan was saying was to let the Director of Elections run the Elections. She said we are not proposing to take the statutory duties away, it is just to have the Director of Election to manage the election.

Clerk Lovejoy Roe stated that everything that is in that job description is being done.

JoAnn McCollum, Township Resident said she would want the person who was hired to do it. She said she would do it for the people.

Clerk Lovejoy Roe said the job description states she works directly under me and the Deputy Clerk. She said just like what was said about her by Mr. Tooson he doesn't really know her or he would not have said what he did about me. She

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said that as far as what Myla Harris said about the Deputy of Elections position she reported that Myla never supported that position and the only reason that it was approved was because a white man, Ron Wittenberg was the new chief steward and he fought for that position.

Clerk Lovejoy Roe said Critical Action is Necessary to Protect the Democratic Process of Voting in Ypsilanti Township. She said this is a request by myself the Clerk of Ypsilanti Township, who is statutorily, under election law the official responsible for all aspects of insuring that elections are properly conducted in Ypsilanti Township.

Clerk Lovejoy Roe said she respectfully requests that all elected officials that have questions or requests regarding the Clerk's office to please make those requests to her in person, via email or by telephone. She said please do not make requests directly to the staff of the Clerk's department.

Clerk Lovejoy Roe said it is important to protect the employees who are working to meet deadlines and fulfill their responsibilities. She said it is her sole responsibility to supervise the Clerks Department staff. She said employees have the right to take instructions from one supervisor and that is her, the Clerk. Clerk Lovejoy Roe said her staff is very uncomfortable with the recent actions that have involved them. She said those actions are:

- 1) The recent filing of the lawsuit by Monica Ross Williams in Washtenaw County Circuit Court, Case No. 20-000451-CZ where in the Supplemental Brief dated May 25, 2020 Monica Ross Williams alleges that two Township employees of the Clerks department, were guilty of a crime by falsely signing and filing Monica Ross Williams' Affidavit of Identity. The truth is that Monica Ross Williams in her statement to the court when she accused two employees of signing and filing her Affidavit with a false date did not tell the truth. All the written documentation showed this to be false yet it was presented to the court as truth. If true it would have been a crime committed by these two dedicated employees.
- 2) The recent in person invitation by Monica Ross Williams, followed up by an email invitation to an employee of the Clerk's Department to a political zoom meeting where myself, the Clerk and the direct supervisor of this employee and the Clerks department was slandered and accused of election law violations as a part of a campaign meeting made this employee and others uncomfortable. Monica Ross Williams in person invite and email invite to a township employee of a campaign promotion directly violated Board adopted Township Policy: Ypsilanti Township's Political Intimidation and Harassment Policy, approved August 15, 1995; page 125 of the Charter Township of Ypsilanti Policies & Procedures Manual. Monica Ross-Williams' email read....."You are receiving this email due to the Monica Ross-Williams engaging in contact with you at a local political event...". The Political Intimidation and Harassment Policy states, "...No employees or elected official, nor any person acting on their behalf,

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shall initiate a request to any other employee, subordinate to that employee or official, to engage in any political activity on behalf of any candidate, party, committee, organization, agency, person, or ballot question, ...”.

- 3) The continuous public slandering of the work conducted by the employees responsible for elections is seen as intimidation, bullying and a threat to their duty to perform their job functions and creates a hostile work environment for township employees.
- 4) The recent facebook videos and numerous postings by Monica Ross-Williams speaking specifically by name about a staff member of the Clerk’s office that adversely affects that employee is in direct violation of the Social Media Policy adopted by the Township Board on April 16, 2019. The policy states “*...Any on-line conduct that adversely affects an employee, Township Board member, Township residents or the Township’s business interests may result in disciplinary action, up to and including termination of employment....”*.

Clerk Lovejoy Roe said as those of us in the political arena are well aware anything goes in politics and that she personally did not condone or participate in campaigning that involves false information but fully recognize it is not illegal to lie and many candidates in the past and now do engage in this behavior. She stated that it is unbelievable by those outside of the world of politics that candidates sometimes participate like now, in devious acts during campaigns. She said that in her almost 32 years of being a part of this world she had many such incidents, thrown at her by several candidates, orchestrated for her political defeat and bullying such as fire-bombing her mailbox, picketing her home for a newspaper photo, an alleged false 911 call reporting an intruder in her home, so that police arrive at her home at 3AM with no lights or sirens on but with guns pulled, of course when her husband was out of town and she was home with her 5 children, her hardline phone has been tampered with and on two separate occasions during two different campaigns, she was investigated with detectives showing up at her workplace in regards to felony investigations, and again like now, those allegations made the headlines of the newspaper only to have articles run, of course, after the election that exonerated her of all the false allegations. Clerk Lovejoy Roe said that as she had said all is fair game in the campaign.

Clerk Lovejoy Roe said the recent rulings by both the Appeals Court and the Michigan Supreme Court upheld the decision she made as was recommended to her by both independent legal counsel specializing in Election Law and the Secretary of State, Bureau of Elections counsel. She reported that the Appeals Court and the Michigan Supreme Court ruled that her validation of the three Affidavits of Identify resulting in her placing the three candidate’s names on the ballot was in fact the correct legal decision. She said It is a violation of the Township’s Social Media Policy for Monica Ross-Williams to continue to state that members of the Clerk’s staff and herself violated the law by approving

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Monica's Affidavit of Identify as correct and placing her name on the ballot for Treasurer and Monica continues to make this statement even after the Supreme Court upheld her decision as legal. Clerk Lovejoy Roe said that only in Monica's legal documents filed in Circuit Court did Monica admit for the first time that she tried to withdraw from being a candidate for Treasurer after the legal withdrawal deadline and did so with the wrong filing official. Clerk Lovejoy Roe said that therefore Monica had to stay on the ballot as Treasurer. She also reported that Monica did not meet the law to remove her name from the ballot in time and then she sued the County Clerk to have her name removed from the ballot. Clerk Lovejoy Roe stated that she did not take Monica's name off of the ballot as she continues to allege on her facebook postings. Clerk Lovejoy Roe said that suing to take her name off the ballot was not an ethical thing to do as her affidavit was not flawed as the highest Court of Michigan has ruled.

Clerk Lovejoy Roe said the recent posts on facebook by Trustee Ross Williams not only violated the Township Social Media policy but were further troubling because it is not fair game to behave in a manner that is a detriment to the democratic voting process and in a way that adversely affects Township employees. She said that the current allegations by Monica Ross Williams that the office of the Clerk is mishandling and not legally running elections is not fair game. Monica Ross William's repeated statements regarding elections dishonors and shames the thousands of election inspectors who have dedicated themselves to fair elections year after year. Clerk Lovejoy Roe said the accusations that elections have not been conducted properly destroys the morale of the full time employees who work so very hard in stressful situations and take the work of conducting fair elections seriously. She further stated that the election inspectors and the employees do not deserve it, it is wrong and she respectfully asked that to stop.

Clerk Lovejoy Roe said to her knowledge there has never been an audit by the Bureau of Elections of the Secretary of State's office or the County Clerk's office that has not been passed by the Clerk's Department employees currently or ever in the past. She said to date our employees in the Clerk's Department, under her leadership have conducted 29 elections over 12 years with every election being externally audited and canvassed with perfect results. She said we have a great team and work together and she was proud to work with such great employees who are good people. She said voter participation is crucial to the survival of our Democracy. She said that false statements without merit lead to distrust in our system of elections and suppresses voter turnout. She shared that here is already doubt about the importance of voting, questioning does it really matter who votes and especially if elections are manipulated as Monica Ross Williams continues to insinuate. She said that President Trump through his continuous tweets has done more on the national scene to discredit the voting process, to accuse the Michigan Secretary of State of breaking the law, to fight against absentee voting and to talk about dead people voting and the list goes on. She said Monica Ross-Williams is doing the same as President Trump with her continuous facebook postings and zoom meetings undermining the election process. She said please promote voting, stop making unsubstantiated claims

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about voting irregularities and a need for audits. She said that If you have never worked an election it is hard to understand that the process is a very legal process that the election inspectors and the employees are trained and do their jobs of upholding the law every day and in every election and that every election is audited.

Clerk Lovejoy Roe said she respectfully asks that we all do what we can to encourage voting, to support absentee voting and to encourage our residents to take part in working elections. She said that so many have given the ultimate sacrifice, including her family, to allow us to live in the greatest nation on earth and to be able to vote without the fear of death or intimidation. She stated, let's all do our part to encourage everyone to do their part and vote!

Trustee Ross Williams said she needs to give her Board Member update. She said she filed for office on December 16, 2019. She said that set inside the Clerks' Office until I found out by a call from a meeting that I was not at that I had a different date issue. She said that is the facts. She said now moving forward I have never accused any employee of the office. She said the Clerk as she said many times is responsible for the running of her office. She said I still don't know why she could not find my issue, it was not just mine it was others. She also stated the Supreme Court decided a merit on my case, that is impossible, my case was never appealed. She said the Clerk in my case was dismissed, that is Karen Lovejoy Roe. She said the Washtenaw County Elections Commission and the Washtenaw County Clerk who were the sole parties of my case did not appeal the case and neither did I. She said both the Secretary of State and the Attorney General agreed that the other case needed to heard before the Supreme Court. She said the Secretary of State believed her authority was being ruined, why because she prescribes the forms and she has the right to do so. She said she is not here to argue with the Secretary of State she did that. She said as for the allegation, I'm about sick and tired of the slander from the clerk of this township as for the allegation that I have said anything in regards to employees in her office. She said that is just a lie and she said she is tired of it. She said her issues is with the clerk of the office. She said she thinks the employees of the office do a great job but she said they might be limited by the clerk who do not allow them to do the extent of their job that they would like to do. She said as for a zoom meeting, she said the last time she remembers there is a right of free speech in this country and I am a member of the Election Commission and she said she has the right to speak as a member of the Election Commission. She said it is really sad that this is where we are. She said it is really sad that she continues to be slandered by this clerk. She said it is really sad that she was called a liar, accused of trickery, and telling falsehoods on a case that she said she won and her attorney won, she said we won. She said the question she has for the clerk, which is a question she has had the whole time, is how is it that she cannot see what was able to be told to the County Clerk and unfortunately that was told at a meeting that she said she was not at, how was she not able to see that. She said isn't that her job as clerk to review these items so she said if we are going to go there she said she was going to go with the following, she said she totally believes that the Clerk did review the items, she said she totally believes that the

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Clerk basically had every intention on the 24th of basically pulling me out of the race that I was formally at, and she said she totally believes that the reason she did not is because of an item I found on the 24th which happens to be her daughter-in-laws. She said if there is a question about the 4:02, she said the 4:02 if she has it right is it was sent to the wrong office. She said she has never denied that I tried to withdraw the 4:02 but then it was sent to the wrong office. She said that Clerk Roe at 8:00pm said she could not see it that was sent from the county office because of an IT issue. She said an IT issue from everything that I have heard was not true. She said it was also able to be seen by another party that is on our elected board that saw it to. Trustee Ross-Williams said that she doesn't think that the next election should be debated here but she said she is not going to continue to allow the Clerk to continue to slander and degrade her name on something that she said she has won. She said that is the bottom line. She said she is not going to allow her to slander and degrade her name as it relates to me saying things, supposedly about employees that I did not say. She said her problems are with her and her duties and her ability as a clerk. She said it is about you, Karen Lovejoy Roe, it has never been about your employees. She said she did not know until April 25th at 9:25am that there was a problem with her paperwork that you should have known because she said all you had to do is look at it. She said from that time forward her problem has been with her so please don't sit her and lie and say that I have a problem or any issue with any employees in her office. She said that is not correct the issue is with you and she said she will not be slandered again at another board meeting.

Trustee Wilson said he votes on the facts that are in front of him similar to how he voted on May 5, 2020. He said he had what he believed to be the facts in front of him then and today because of the facts in front of him we cannot take the statutory rights away from the Clerk Office. He said he believes that to be illegal, he said that was his opinion, he said he is not an attorney but he said he does feel we can't take that away from Clerk Lovejoy Roe. He said so he will be voting no to this motion because he didn't think we could legally take her statutory rights away from her being responsible for the elections. He said we can hope that she continues to let the Deputy of Elections to run the elections but he said he doesn't think we can take her rights away.

Trustee Eldridge stated he is not asking to take statutory rights away and he said he apologizes if that is how it came across. He said he is looking a page 13 of the minutes from July 18, 2017 where the Clerk mentions that other Townships of our size have at least one staff person whose sole responsibility is to manage elections. He said all he is asking is to allow our Deputy of Elections to manage and run the elections with the oversight provided by the Clerk.

Clerk Lovejoy Roe asked what made Trustee Eldridge think that we are not doing that because that is exactly what we are doing.

Trustee Eldridge said that what has been said tonight there is an issue and he thinks if we let the Deputy Specialist run this, manage it with your oversight to

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give her the free range to run the election. He said and if you vote no as a board I asked and I didn't get it.

Clerk Lovejoy Roe said she was confused and maybe someone can read the motion back. She said the Deputy of Elections always does what her job description states. She said she may answer the phone or go to the counter but she works the 365 days doing election work. She said it is a team effort different people do different things but she does exactly what's in that job description overseen by herself and the Deputy Clerk.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to call to question.

The motion carried unanimously.

A motion was made by Trustee Eldridge, there was no support, to designate Ypsilanti Township Deputy of Elections to Oversee and Manage all Aspects of the August 2020 Primary and the November 2020 General Elections under Guidance if needed from the Clerk.

Ross-Williams.....Yes	Doe.....Yes	Eldridge.....Yes
Jarrell Roe.....No	Wilson.....No	Lovejoy Roe.....No
Stumbo.....not available on zoom		

The motion tied and therefore was denied.

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

Motion carried unanimously.

The meeting was adjourned at approximately 10:24 PM.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor Charter Township of Ypsilanti	Karen Lovejoy Roe, Clerk Charter Township of Ypsilanti
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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

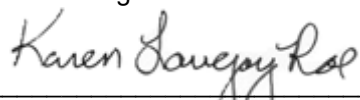
suiting to the Township based upon the zoning district(s) for such businesses and whether other local regulations and requirements should be adopted.

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.

Be it further resolved, that the Township's Planning Director, Planning Consultants and Township Attorneys are hereby directed to provide the Ypsilanti Township Board of Trustees quarterly updates as it pertains to all information and research that is being conducted.

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. 2020-10 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on June 16, 2020.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Charter Township of Ypsilanti

ORDINANCE NO. 2020-490

An Ordinance Prohibiting Recreational Marijuana Establishments 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 March 31, 2021. Furthermore, the Township's Planning Director, Planning Consultants and Township Attorneys are hereby directed to provide the Ypsilanti Township Board of Trustees quarterly updates as it pertains to all information and research that is being conducted.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2020-490 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on June 16, 2020 after first being introduced at a Regular Meeting held on May 19, 2020. The motion to approve was made by member Roe and seconded by Wilson YES: Stumbo, Roe, Doe, Eldridge, Ross Williams ABSENT: Wilson NO: Jarrell Roe ABSTAIN: None.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

Published: Thursday, June 25, 2020

**CONDITIONS ATTACHED TO PRIVATE ROAD AND DRIVEWAY
VARIANCE APPROVAL**

June THIS AGREEMENT is made and entered into this 17th day of *June*, 2020, by and between the **Charter Township of Ypsilanti**, a municipal corporation, whose business address is **7200 S. Huron River Drive, Ypsilanti, Michigan, 48197** ("Township") and **John Sauter, of 1515 Patricia Avenue, Ann Arbor, MI 48103, and Jeff and Kimberly Bullock, of 6800 Apple Hill, Ypsilanti, MI 48197** ("Applicants"), upon the following terms and conditions:

RECITALS

- A. John Sauter is the owner of properties located at 6501 and 6575 Munger Road, Ypsilanti Township, Washtenaw County, Michigan, Parcel No. K - 11-30-300-001 and K -11-30-300-022, and which properties are more particularly described as follows:

YP#30-10E-2 BEG AT THE W 1/4 COR OF SEC 30, T3S, R7E YPSI TWP, WASH CTY, MI: TH S 89 58 E1332.65 FT; ALONG THE E AND W 1/4 LINE OF SAID SEC; TH S 0 8 30 W, 400.0 FT; ALG THE E LINE OF THE W 1/2 OF THE SW 1/4 OF SAID SEC TH N 89 58 W 733.66 FT; TH N 0 11 W 365.0 FT; TH N 89 58 W 596.73 FT; TH N 0 11 W 35.0 FT; ALG THE W LINE OF SAID SEC ; AND THE CENTER- LINE OF MUNGER RD; TO THE POB BEING A PART OF THE SW 1/4 OF SAID SEC 30 CONT 7.23 AC OF LAND MORE OR LESS SUBJ TO THE RIGHTS OF PUBLIC OVER THE WLY 33.0 FT; AS OCCUPIED BY MUNGER RD, SUBJ TO EASEMENTS OF RECORD.

and

YP 30-10A-1 COMM AT W 1/4 COR OF SEC 30 TH S 0-11 E 400.00 FT ALG W LN OF SEC 30 FOR A P.O.B. TH S 89-58-E 1330.39 FT,

PARALLEL TO E & W 1/4 LN, TH S 0-08-30 W 364.67 FT, TH N 89-58-W 747.52 FT, PARALLEL TO E & W 1/4 LN, TH N 0-11 W 84.68 FT, PARALLEL TO W LN OF SEC, TH N 89-58-W 580.80 FT, TH N 0-11-W 280.0 FT ALG W LN OF SEC & C/LN OF MUNGER RD TO P.O.B. BEING PT OF W 1/2 OF S/W 1/4 OF SEC 30. T3S, R7E. CONT. 10.00 AC'. PARCEL "A";

- B. Jeffrey and Kimberly Bullock are the owners of properties located at 5285 and 5287 Merritt Road, Ypsilanti Township, Washtenaw County, Michigan, Parcel No. K -11-30-300-033 and K -11-30-300-032, and which properties are more particularly described as follows:

YP30-8B: COM AT THE NW COR OF SEC 30, TH N 89-20-20 E 1348.91 FT ALG THE N LINE OF SEC 30; TH S 00-41-33 E 2648.23 FT; TH S 00-07-35 W 656.70 FT TO THE POB; TH N 89-19-45 E 662.44 FT; TH S 00-22-23 W 663.88 FT; TH N 89-54-33 W 659.52 FT; TH N 00-07-35 E 655.07 FT TO POB. CONT 10.01 ACRES, T3S-R7E, SEC 30, SUB. TO EASEMENTS OF RECORD.

and

YP#30-8: COM AT THE NW CORNER OF SEC 30, TH N 89-20-20 E 1348.91 FT ALG N LINE OF SEC 30; TH S 00-41-33 E. 2648.23 FT TO THE POB, SAID POINT BEING ON THE E/W LINE OF SEC; TH N 89-19-45 E 665.27 FT; TH S 00-22-23 W 656.73 FT; TH S 89-19-45 W 662.44 FT; TH N 00-07-35 E 656.70 FT TO THE POB. CONTAINING 10.01 ACRES. T3S- R7E, SEC 30, SUB. TO EASEMENT OF RECORDS;

- C. The Applicants submitted to the Township an application for two variances from the Private Road Ordinance to 1) allow for a private road to exceed the maximum length of 600 feet; and 2) for one driveway to serve two single-family lots (Bullock property) upon the subject properties, as currently described in Paragraph A and B above, as

illustrated in the preliminary private road design plan shown in Exhibit A, a copy of which is attached hereto and incorporated by reference.

- D. At a meeting held on **November 19, 2019**, the Ypsilanti Township Board of Trustees (Board) conducted a public hearing regarding the two variance requests, which meeting was attended by both applicants.
- E. After holding the public hearing and receiving public comments, on **June 16, 2020** the Board granted approval for the two variances subject to certain enumerated conditions as agreed upon by the Township and the Applicants, which conditions the parties wish to memorialize.
- F. The Township and the Applicants further agree that this Agreement shall be recorded with the Washtenaw County Register of Deeds which terms and conditions shall ***“run with the land”*** and shall be binding and inure to the benefit of any successors and assigns.

NOW, THEREFORE, and in consideration of the Board granting approval of the two variances to the Applicants, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Township and Applicants agree as follows:

1. **Granting of Preliminary Private Road Design Plan.** Township hereby grants to the Applicants and their successors and assigns, two variances as illustrated on the Preliminary Private Road Design Plan shown in Exhibit A, a copy of which is attached hereto, and incorporated by reference, and in accordance with the following terms and conditions:
 - a. Irrespective of opportunities afforded under the Michigan Land Division Act, Sauter or his successors shall build no more than six (6) homes within the boundaries of the property described in Paragraph A of the recitals.
 - b. Irrespective of opportunities afforded under the Michigan Land Division Act, Jeffrey and Kim Bullock or their successors shall

build no more than a total of two (2) homes within the boundaries of the property described in Paragraph B of the recitals.

- c. There shall be a maximum of eight (8) homes served by the private road. The eight (8) homes include a maximum of six (6) homes which would be built on the Sauter Property (within the boundaries of the property described in Paragraph A of the recitals), and a maximum of two (2) homes on the Bullock Property (within the boundaries of the property described in Paragraph B of the recitals).
- d. It is proposed that a shared driveway will serve two homes on the Bullock property (described in Paragraph B of the recitals). Once constructed, the said shared driveway shall be maintained at all times by owners of homes within the boundaries of the property described in Paragraph B of the recitals in such a manner so as to provide adequate access for emergency vehicles to wit fire, police, and medical rescue.
- e. Upon approval of the private road permit and prior to issuance of said private road permit, Jeffrey and Kimberly Bullock (or their successors and assigns) hereby agree to vacate the 22-foot wide access easement to Textile Road and also agree to the revocation of the 1984 ZBA variance granted in Application Number YP#30-8. The abandonment of this easement shall be prepared by the Bullocks (or their successors and assigns) and shall be presented to the Township Attorney for approval, which shall then be recorded with the Washtenaw County Register of Deeds.
- f. The Applicants agree to prepare and submit a Private Road Maintenance Agreement, to be reviewed by the Township Planner and Attorney, which upon approval shall then be recorded with the Washtenaw County Register of Deeds.

Furthermore, said agreement shall ***“run with the land”*** and shall be binding and inure to the benefit of successors and assigns.

- g. Pursuant to the Ypsilanti Township Fire Department’s review dated November 27, 2019, and in accordance with the applicable International Fire Code, no single-family dwelling shall be located further than 600 feet from a fire hydrant. However, in order to protect the health, safety, and welfare of the residents and general public, if an applicant chooses to construct a single family residential dwelling which is located further than 600 feet from a hydrant Ypsilanti Township and its boards and departments shall grant building and occupancy permits for such a dwelling so long as said single family residential dwelling shall be equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 thru 903.3.1.3.
- h. No land contracts shall be entered into between the Applicants or any third-party in contravention of the State of Michigan Land Division Act.

2. **Amendment.** Except as otherwise provided below, this Agreement may be amended, modified, or terminated (in whole or in part) only by the written agreement of the parties or their respective heirs, successors, agents or assigns, and duly recorded in the Washtenaw County of the Register of Deeds.

3. **Agreement Runs With the Land.** This Variance Agreement shall be recorded with the Washtenaw County Register of Deeds and the provisions contained herein shall ***“run with the land”*** and shall be binding and inure to the benefit of successors and assigns, unless otherwise amended or terminated in accordance with Paragraph 2 above.

4. **Revocation.** This Variance Approval may be revoked by the Township Board if the Applicant, or its successors, violate any of the terms or provisions of this Agreement, or for other valid and legal reasons. However, the Applicants, or its successors, shall be entitled to written notice and be provided

due process, including a hearing before the Board at which both parties shall be afforded an opportunity to testify and present witnesses as well as evidence in support of their respective positions.

5. **Notice.** Except as specifically provided otherwise in this Agreement, any notices or demands required under this Agreement shall be in writing addressed to the party at the address set forth above or such changed address provided in writing by such party pursuant to this paragraph, and served as follows: (a) by personal service with service being effective upon delivery, or (b) by certified mail, return receipt requested, with service being effective two (2) business days after mailing, or (c) by recognized overnight courier service, with service being effective one (1) day after delivery by such courier service. Notices by the parties may be given on their behalf by their respective counsel.

6. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

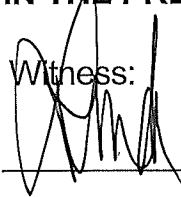
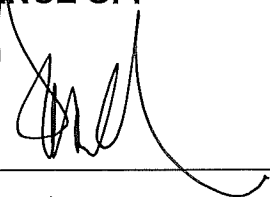
7. **Invalidity.** The invalidity or unenforceability of any part or revision of this Agreement shall not affect the validity or enforceability of any other part or provision.

8. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof.

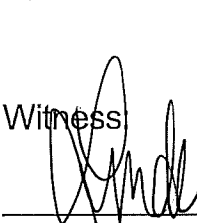
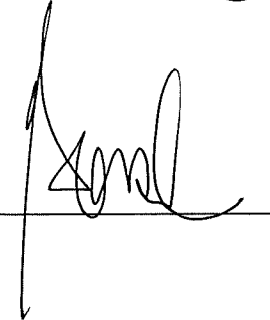
The undersigned have executed this Agreement on the date first above written.

IN THE PRESENCE OF:

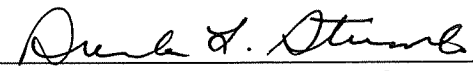
Witness:

Witness


Charter Township of Ypsilanti:


By: Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti


By: Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

STATE OF MICHIGAN)
COUNTY OF Washtenaw)SS

The foregoing Variance Agreement was executed this 17th day of June, 2020, by Brenda L. Stumbo, Supervisor for the Charter Township of Ypsilanti and Karen Lovejoy Roe, Clerk for the Charter Township of Ypsilanti


_____, Notary Public

Commissioned in: Washtenaw County, MI

Acting in: Washtenaw County, MI

Commission Expires: 6/23/2025

RUBY NELL WALKER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires June 23, 2025
Acting in the County of Washtenaw

Applicants

Witness:

By: John Sauter

STATE OF MICHIGAN)
)SS.
COUNTY OF)

The foregoing Variance Agreement was executed this ____ day of _____, 2020, by John Sauter, Applicant.

_____, Notary Public
Commissioned in: _____ County, MI
Acting in _____ County, MI
Commission Expires:

Witness:

By: Jeffrey Bullock

Witness:

By: Kimberly Bullock

STATE OF MICHIGAN)
)SS.
COUNTY OF)

The foregoing Variance Agreement was executed this ____ day of _____, 2020, by Jeffrey and Kimberly Bullock, Applicants.

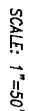
_____, Notary Public
Commissioned in: _____ County, MI
Acting in _____ County, MI
Commission Expires:

Drafted by and return to:

Wm. Douglas Winters
McLain & Winters
61 N. Huron St., Ypsilanti, MI 48197

PRIVATE ROAD

**ENGINEER:
ENGINEERING TECHNOLOGIES
CORPORATION**
802 PHOENIX DRIVE
ANN ARBOR, MI 48108
TEL: (734) 944-2020
FAX: (734) 868-3824
MCOUSINOETCINC.COM
WWW.ETCINC.COM



1

[illegible]

DATE: 7 MAY 2019
SHEET NO.:

2

**Engineering
Technologies
CORPORATION**

JEFFERY & KIMBERLY BUILDING
TAX ID: K-11-30-300-D32

JEFFERY & KIMBERLY BULLOCK
TAX ID: K-11-30-300-033

LOT 4
7.31 AC GROSS
7.00 AC NET
364.17' FRONTAGE

12" WIDE PAVED SHARED DRIVEWAY
CENTERED IN 66' R.O.W. EASEMENT
TO SERVICE PARCELS K-11-30-300
AND K-11-30-300-033

ESCAPE ISLAND

LOT 3
5.91 AC GROSS
5.71 AC NET
277.77' FRONTAGE

N 88°58'00" W 747.52

THOMY & LUANN BARNARD
6631 MUNGER RD
TAX ID: K-11-30-300-024

N 0071,00' W 399.92

ALBERT TIMMER III
6545 MUNGER RD

2.37 AC GROSS
1.65 AC NET
336.60' FRONTAGE

LOT 2
1.63 AC GROSS
1.23 AC NET
282.09' FRONTAGE

TIMMY & LUANN BARNARD
6511 MUNGER RD
TAX ID: K-11-3D-300-0233

SANDRA JOHNSON
6588 MUNGER RD
TAX ID: L-12-25-400-001

LEGAL LAND CONSERVANCY
6530 MUNGER RD
TAX ID: L-12-25-100-022

BEFORE YOU DIG
CALL MISS DIG
800-482-7171

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2020-13 (In Reference to Ordinance 2020-491)

Amending the Charter Township of Ypsilanti's Code of Ordinances to Clarify the Procedure for the Establishment of "Houses of Worship" in Conformity with the Requirements of the Religious Land Use and Institutionalized Persons Act

Whereas, at its regularly scheduled meeting held **May 26, 2020**, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended to the Township Board of Trustees (Board) changes to its Zoning Code to accommodate the requirements of the Federal **"Religious Land Use and Institutionalized Persons Act;"** and

Whereas, the changes recommended by the Commission include:

1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II: "Definitions" by adding the following to Section 201:

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

2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: "Zoning Districts and Map" by amending Section 306 **"Schedule of Uses"**, sub-section 3, table **"Residential Districts Use Table"**, so as to make the process for establishing a **"House of Worship"** in various residential zoning districts compatible with other similar uses.

3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: "Zoning Districts and Map" by amending Section 306 **"Schedule of Uses"**, sub-section 6, Table **"Industrial Use"** so as to require a **"House of Worship"** to obtain a special conditional use permit for establishment in the enumerated industrial districts, specifically, the 1RO district.

4. AMENDMENT TO TOWNSHIP ORDINANCE ARTICLE XXI: "General Provisions" by amending Section 2104 **"Parking Requirements"** for **"Places of Worship."**

5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: "General Provisions" by removing Section 2118 **"Access to Major Thoroughfares or Collector Streets."**

6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: "Specific Land Use Provisions" by amending Section 1805 **"Institutional or community recreation centers and nonprofit swimming pool clubs"** so as to provide requirements for lot size, landscaping, parking, and with respect to the construction of swimming pools, certain safety requirements.

7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Land Use Provisions*” by amending Section 1806 “Golf Courses” whether or not operated for profit so as to provide for specific site plan requirements and in the case of construction of a swimming pool, safety requirements.

8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Use Provisions*” by amending Section 1807 “*Colleges and Universities,*” to require colleges and universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit, be developed only on sites of at least 40 acres in area, not be permitted on any portion of any recorded subdivision plat, and no building shall be closer than 80 feet to any property line.

9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Land Use Provisions*” by amending Section 1822 “*Restaurants*” to provide that restaurants in the OS-1 and B-1 zoning districts meet certain specific conditions; and

Whereas, proposed Ordinance 2020-491 correctly memorializes the recommendations of the Township’s Commission and this Board finds that the adoption of this Ordinance is in the best interest of the Charter Township of Ypsilanti.

Now Therefore, Be it resolved that the Charter Township of Ypsilanti Board of Trustees hereby adopts and incorporates by reference the attached Ordinance No. 2020-491 in its entirety.

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE 2020-491

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

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

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II:
Township Zoning Ordinance Article II, “Definitions” by amending Section 201 “Definitions”, as follows:

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

SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III:
Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 3, table “Residential Districts Use Table”, as follows:

Residential Districts Use Table	R-1 to R-5	RM-1 and RM-2	RM-3 and RM-4	RM -5	MHP	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	P	P	-	P	
Publicly owned and operated libraries	S	P	P	-	P	
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	S	-	-	-	-	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	-	-	
Publicly owned and operated recreational facilities	S	p	P	-	P	Subject to conditions in section 1805
Institutional or community recreation centers and nonprofit swimming pool clubs	S	P	P	P	P	

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III:
Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 6, table “Industrial Use”, as follows:

Industrial Districts Use Table	IRO	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	-	-	-	-	

SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI:
Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2104 “Parking Requirements”, to change the following term:

USE		Number of Minimum Parking Spaces Per Unit of Measure	
b.	Institutional		
	(1)	Places of Worship	One for each three seats or six feet of pews in the main unit of worship

SECTION 5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI:
Township Zoning Ordinance Article XXI, “General Provisions” by removing Section 2118
“Access to Major Thoroughfares or Collector Streets”

SECTION 6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1805
“Institutional or community recreation centers and nonprofit swimming pool clubs”, to amend as follows:

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

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

SECTION 7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1806
“Golf Courses”, to amend as follows:

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

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

SECTION 8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1807
“Colleges and universities”, to amend as follows:

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

- a. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
- b. No building shall be closer than 80 feet to any property line.

SECTION 9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1822 “Restaurants”, to amend as follows:

- a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:
 - 1) Service is wholly within the building and no drive-in facilities are provided.
 - 2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.
 - 3) Parking areas shall be screened from adjacent residential areas in accord with section 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
 - 4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
 - 5) All access to the site shall be from an existing or planned major or minor thoroughfare, or from a collector street.

SECTION 10. SEVERABILITY. In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

SECTION 11. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 12. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 13. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2020-491 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on June 16, 2020. The second reading is scheduled to be heard on July 21, 2020.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

Resolution 2020-15

RESOLUTION FOR GRANT APPLICATION WITH THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM

WHEREAS, the Economic Development Administration's (EDA's) mission is to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy, and

WHEREAS, the EDA solicits applications from applicants in order to provide investments that support construction, non-construction, planning, technical assistance, and revolving loan fund projects under EDA's Public Works program and EAA program, and

WHEREAS, The LDFA has a goal to establish a connected high-tech ecosystem with infrastructure;

WHEREAS, An integral part of this goal is the connection of the Ann Arbor downtown Tech Park with the City of Ypsilanti and the American Center for Mobility;

WHEREAS, The City of Ann Arbor has already installed conduit and fiber in the downtown area which could be leveraged, but with little exception the system is full and cannot handle additional needs,

WHEREAS, the installation of a robust conduit and fiber system linking Downtown Ann Arbor to Ypsilanti, running through Ypsilanti Township and Pittsfield Township will leverage existing infrastructure investments and make it easier for company to innovate and grow, and

WHEREAS, Ann Arbor SPARK, in partnership with its local partners in the City of Ann Arbor, City of Ypsilanti, Ypsilanti Township, Pittsfield Township will file an application for the **ANN ARBOR -YPSILANTI FIBER AND CONDUIT NETWORK BACKBONE**, with the EDA under Funding Opportunity number PWEAA2020 requesting \$3,000,000, and

WHEREAS, the Ann Arbor/Ypsilanti Smartzone will provide a match of \$600,000 to construct the **ANN ARBOR -YPSILANTI FIBER AND CONDUIT NETWORK BACKBONE** which will be used as a matching grant funds that are a cash match that is readily available and unencumbered, and

WHEREAS, Ann Arbor SPARK will be the lead applicant, with City of Ann Arbor, City of Ypsilanti, Ypsilanti Township and Pittsfield Township as the co-applicants, and

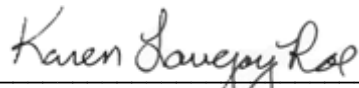
WHEREAS, the Ann Arbor SPARK will administer the grant, and

WHEREAS, Ypsilanti Township will not incur any costs associated with construction of the Fiber and Conduit Network Backbone

WHEREAS, Ypsilanti Township representatives of the effected taxing units will be given an opportunity for public comment at an informational meeting held on a date yet to be determined, and

WHEREAS, the SPARK CEO Paul Krutko, is the authorized representative on behalf of the EDA Grant, and is authorized to sign any and all documentation related to the grant.

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. 2020-15 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on June 16, 2020.



Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

2020 Tax Rate Request (This form must be completed and submitted on or before September 30, 2020)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes Washtenaw	2020 Taxable Value of ALL Properties in the Unit as of 5-26-2020 TV 1,448,894,756 (TV minus Renaissance Zone 1,421,901,034)
Local Government Unit Requesting Millage Levy Charter Township of Ypsilanti	For LOCAL School Districts: 2020 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

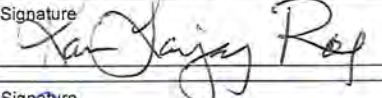

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2020 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2019 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2020 Current Year "Headlee" Millage Reduction Fraction	(7) 2020 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Allocated	Gen Op	N/A	1.1160	1.0064	.9972	1.0035	1.0000	1.0035		1.0035	N/A
Voted	Fire Prot	11/8/16	3.1250	3.0649	.9972	3.0563	1.0000	3.0563		3.0563	2020
Voted	Fire Cap	5/8/18	.5000	.4949	.9972	.4935	1.0000	.4935		.4935	2022
Voted	Solid Waste	11/18/16	2.1550	2.1135	.9972	2.1075	1.0000	2.1075		2.1075	2020
Voted	Police	11/18/16	5.9500	5.8356	.9972	5.8192	1.0000	5.8192		5.8192	2020
Voted	Rec/BP	11/18/16	1.0059	.9865	.9972	.9837	1.0000	.9837		.9837	2020
PA345	FPen/HC	N/A						1.3300		1.3300	N/A

Prepared by Javonna Neel	Telephone Number (734) 484-3702	Title of Preparer Accounting Director	14.7937	Date
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CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary, to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

- ☒ Clerk
☐ Secretary
☐ Chairperson
☒ President

Signature 	Print Name Karen Lovejoy Roe	Date 6-17-2020
Signature 	Print Name Brenda L. Stumbo	Date 6-17-2020

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2020 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

**CHARTER TOWNSHIP OF YPSILANTI
2020 BUDGET AMENDMENT #7 REVISED**

June 16, 2020

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase \$321,941.00

Request to increase budget for additional expenses related to supplies and equipment needed for the COVID-19 pandemic to reopen facilities. These additional funds are needed for PPE and preparing buildings for the return of public and opening of the buildings. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$20,000.00
		Net Revenues	<u><u>\$20,000.00</u></u>
Expenditures:	COVID-19 Supplies & Equip	101-267-000-727.300	\$20,000.00
		Net Expenditures	<u><u>\$20,000.00</u></u>

Request to increase budget for PTO payout request of 60 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$1,941.00
		Net Revenues	<u><u>\$1,941.00</u></u>
Expenditures:	Salaries Pay Out - PTO & Sick	101-253-000-708.004	\$1,803.00
	FICA	101-253-000-715.000	\$138.00
		Net Expenditures	<u><u>\$1,941.00</u></u>

* Request to increase budget to transfer funds from General Fund to 14B District Court Fund for operations such as payroll and health care. Due to the circumstances revolving around the COVID-19 pandemic, the revenue has been extremely low. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-000-699.000	\$300,000.00
		Net Revenues	<u><u>\$300,000.00</u></u>
Expenditures:	Transfer to 14B Court	101-999-000-969.236	\$300,000.00
		Net Expenditures	<u><u>\$300,000.00</u></u>

**CHARTER TOWNSHIP OF YPSILANTI
2020 BUDGET AMENDMENT #7 REVISED**

June 16, 2020

236 - 14 B DISTRICT COURT FUND

\$1,395.00

Request to increase budget for PTO payout request of 45 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	236-000-000-699.000	\$1,395.00
		Net Revenues	<u><u>\$1,395.00</u></u>
Expenditures:	Salaries Pay Out - PTO & Sick	236-136-000-708.004	\$1,296.00
	FICA	236-136-000-715.000	\$99.00
		Net Expenditures	<u><u>\$1,395.00</u></u>

* Request to accept transferred funds from General Fund to 14B District Court Funds for operations such as payroll and health care. Due to the circumstances revolving around the COVID-19 pandemic, the revenue has been extremely low. The net to the Fund Balance will be zero because we will increase the transfer in revenue line and decrease the fines and costs revenue line. This will be funded by a Transfer of cash from General Fund to 14B District Court Fund.

Revenues:	Transfer In: General Fund	236-000-000-697.000	\$300,000.00
		Net Revenues	<u><u>\$300,000.00</u></u>
Revenues	14B Ordinance Fines and Costs	236-000-000-605.001	(\$300,000.00)
		Net Expenditures	<u><u>(\$300,000.00)</u></u>

* Revised budget amendment requested by Supervisor Stumbo

Motion to Amend the 2020 Budget (#7 REVISED)

Move to increase the General Fund budget by \$321,941 to \$9,937,512 and approve the department line item changes as outlined.

Move to increase the 14B District Court Fund budget by \$1,395 to \$1,779,765 and approve the department line item changes as outlined.

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



ACCOUNTING DEPT

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

Charter Township of Ypsilanti

STATEMENTS AND CHECKS

JULY 7, 2020 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	174,180.71
HAND CHECKS -	\$	3,133,043.93
CREDIT CARDS PURCHASES -	\$	0.00
GRAND TOTAL -	\$	3,307,224.64

User: mharris

CHECK NUMBERS 185549 - 185604

DB: Ypsilanti-Twp

Check Date	Check	Vendor Name	Amount
<i>HAND Checks</i>			
Bank AP AP			
06/12/2020	185549	COMCAST CABLE	108.35
06/12/2020	185550	COMCAST CABLE	40.09
06/12/2020	185551	COMCAST CABLE	142.39
06/12/2020	185552	COMCAST CABLE	234.85
06/12/2020	185553	COMCAST CABLE	8,284.13
06/12/2020	185554	GRANITE TELECOMMUNICATIONS	378.69
06/12/2020	185555	VERIZON WIRELESS	467.15
06/12/2020	185556	VERIZON WIRELESS	2,745.10
06/12/2020	185557	WASTE MANAGEMENT	33,487.36
06/12/2020	185558	WASTE MANAGEMENT	31,465.04
06/12/2020	185559	WASTE MANAGEMENT	871.68
06/12/2020	185560	WASTE MANAGEMENT	104,287.72
06/12/2020	185561	WASTE MANAGEMENT	244.31
06/12/2020	185562	WASTE MANAGEMENT	48.20
06/12/2020	185563	WASTE MANAGEMENT	141.86
06/12/2020	185564	WASTE MANAGEMENT	712.56
06/12/2020	185565	WASTE MANAGEMENT	565.96
06/12/2020	185566	WEX BANK	681.39
06/12/2020	185567	YPSILANTI COMMUNITY	268.52
06/16/2020	185568	DTE ENERGY	6,520.75
06/16/2020	185569	DTE ENERGY**	69,979.45
06/16/2020	185570	LIFELOC	70.00
06/16/2020	185571	PNC EQUIPMENT FINANCE, LLC	7,022.07
06/16/2020	185572	DTE ENERGY COMPANY -	107,497.01
06/16/2020	185573	DTE ENERGY COMPANY -	1,957.56
06/16/2020	185574	MENARDS, INC.	34.96
06/16/2020	185575	LSQ FUNDING GROUP, L.C.	669.47
06/18/2020	185576	AMBER NAZIMEK	65.00
06/18/2020	185577	CORRINA ORLANDO	65.00
06/18/2020	185578	OFFICE EXPRESS	196.42
06/22/2020	185579	EVELYN GOMEZ-MONTERROSO	180.00
06/22/2020	185580	EVELYN GREGORY	200.00
06/23/2020	185581	COMCAST CABLE	288.35
06/23/2020	185582	LONG'S AUTOMOTIVE INC	782.34
06/23/2020	185583	VERIZON CONNECT NWF, INC.	658.00
06/23/2020	185584	YPSILANTI COMMUNITY	136.83
06/29/2020	185585	AT & T	38.77
06/29/2020	185586	AT & T	241.52
06/29/2020	185587	BLUE CROSS BLUE SHIELD OF MI	200,199.06
06/29/2020	185588	BLUE CROSS BLUE SHIELD OF MI	31,811.74
06/29/2020	185589	CLEAR RATE COMMUNICATIONS, INC.	1,044.68
06/29/2020	185590	COMCAST BUSINESS	3,484.31
06/29/2020	185591	COMCAST CABLE	214.90
06/29/2020	185592	COMCAST CABLE	92.84
06/29/2020	185593	CONSTELLATION NEW ENERGY	3,659.67
06/29/2020	185594	DEARBORN NATIONAL LIFE INSURANCE	5,357.74
06/29/2020	185595	DELTA DENTAL PLAN OF MICHIGAN	13,204.13
06/29/2020	185596	DTE ENERGY	9,681.67
06/29/2020	185597	GUARDIAN ALARM	179.82
06/29/2020	185598	GUARDIAN ALARM	1,008.00
06/29/2020	185599	GUARDIAN ALARM	2,424.39
06/29/2020	185600	MERS	644,897.00
06/29/2020	185601	PNC INSTITUTIONAL INVESTMENTS	1,067,076.00
06/29/2020	185602	VANGUARD GROUP	753,617.00
06/29/2020	185603	VISION SERVICE PLAN	3,312.13
06/30/2020	185604	UNITED STATES POSTAL SERVICE	10,000.00

AP TOTALS:

Total of 56 Checks:

3,133,043.93

Less 0 Void Checks:

0.00

Total of 56 Disbursements:

3,133,043.93

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User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/2
CHECK NUMBERS 185605 - 185701

Check Date	Check	Vendor Name	Amount
Bank AP AP			
07/07/2020	185605	ACCUSHRED LLC	65.00
07/07/2020	185606	ACUSHNET COMPANY	201.71
07/07/2020	185607	ADVANCED COMMUNICATIONS & DATA	680.55
07/07/2020	185608	AHEAD	442.41
07/07/2020	185609	AISHA JONES	80.00
07/07/2020	185610	ALLEGRA PRINTING AND IMAGING	1,269.67
07/07/2020	185611	AMAZON CAPITAL SERVICES	8,193.63
07/07/2020	185612	ANN ARBOR CLEANING SUPPLY	885.19
07/07/2020	185613	ANN ARBOR TOWNSHIP FIRE DEPARTMENT	8,590.71
07/07/2020	185614	ANN ARBOR WELDING SUPPLY CO	279.93
07/07/2020	185615	AUTO VALUE YPSILANTI	339.84
07/07/2020	185616	BEST BUY	499.99
07/07/2020	185617	BREATHING AIR SYSTEMS	615.89
07/07/2020	185618	CARTER LUMBER COMPANY	206.69
07/07/2020	185619	CERTASITE, LLC	670.52
07/07/2020	185620	CHARLES COLLINS	110.00
07/07/2020	185621	CHARTER TOWNSHIP OF SUPERIOR	622.16
07/07/2020	185622	CHELSEA TIDERTINGTON	124.43
07/07/2020	185623	CIT GROUP	133.24
07/07/2020	185624	COMPLETE BATTERY SOURCE	34.95
07/07/2020	185625	COURT INNOVATIONS INC	540.00
07/07/2020	185626	CRYSTAL FLASH, INC.	4,717.49
07/07/2020	185627	CUETER CHRYSLER JEEP DODGE RAM	440.09
07/07/2020	185628	DAWN FARM	10,060.00
07/07/2020	185629	DELUX RENTAL	365.00
07/07/2020	185630	DENISE PANKEY	60.00
07/07/2020	185631	DIUBLE EQUIPMENT INC.	151.80
07/07/2020	185632	DYNAMIC BRANDS	127.41
07/07/2020	185633	EMERGENCY VEHICLE SERVICES	18,969.17
07/07/2020	185634	EMERGENT HEALTH PARTNERS	6,447.35
07/07/2020	185635	ERIC COPELAND	14.00
07/07/2020	185636	FEDERAL EXPRESS CORPORATION	46.86
07/07/2020	185637	GEI CONSULTANTS OF MICHIGAN P.C.	1,754.50
07/07/2020	185638	GOOSEWORKS, LLC	1,000.00
07/07/2020	185639	GOVERNMENTAL CONSULTANT SERVICES	3,113.50
07/07/2020	185640	GRAINGER	437.46
07/07/2020	185641	GRIFFIN PEST SOLUTIONS	93.00
07/07/2020	185642	GYPSY SLAUGHTER	104.00
07/07/2020	185643	H.V. BURTON CO.	327.25
07/07/2020	185644	HOME DEPOT	622.28
07/07/2020	185645	HOME OF NEW VISION	2,875.00
07/07/2020	185646	JOSEPH WILLIAMS	75.00
07/07/2020	185647	JULIA HENSLEY	110.00
07/07/2020	185648	KATHRYN CLARK	100.00
07/07/2020	185649	LANGUAGE LINE SERVICES	100.61
07/07/2020	185650	LOOKING GOOD LAWNS	21,875.00
07/07/2020	185651	LOWE'S	210.46
07/07/2020	185652	MARIAH MILLER	110.00
07/07/2020	185653	MCMASTER-CARR	72.48
07/07/2020	185654	MENARDS, INC.	462.12
07/07/2020	185655	MICHIGAN GREENSCAPE SUPPLIES	1,288.10
07/07/2020	185656	MICHIGAN LINEN SERVICE, INC.	1,979.34
07/07/2020	185657	MICHIGAN URGENT CARE ANN ARBOR	185.00
07/07/2020	185658	MIDWEST ENVIRO SOLUTIONS	3,000.00
07/07/2020	185659	MLIVE MEDIA GROUP	1,265.00
07/07/2020	185660	MUNICIPAL CODE CORPORATION	450.00
07/07/2020	185661	NORMAN STORRS	110.00
07/07/2020	185662	OFFICE EXPRESS	736.07
07/07/2020	185663	ORCHARD, HILTZ & MCCLIMENT INC	24,044.25
07/07/2020	185664	PARKWAY SERVICES, INC.	400.00
07/07/2020	185665	PEPSI BEVERAGES COMPANY	342.48
07/07/2020	185666	PGA OF AMERICA	561.00
07/07/2020	185667	PM TECHNOLOGIES, LLC	351.19
07/07/2020	185668	PREMIER SAFETY & SERVICE	420.65
07/07/2020	185669	PUBLIC SAFETY CENTER	527.99
07/07/2020	185670	QUADIENT INC	1,058.70
07/07/2020	185671	RHETT REYES	45.00
07/07/2020	185672	SCOTT HONAN	14.97
07/07/2020	185673	SITEONE LANDSCAPE SUPPLY, LLC	770.70
07/07/2020	185674	SOUTHEASTERN EQUIPMENT CO.	2,645.00
07/07/2020	185675	SOUTHERN COMPUTER WAREHOUSE	1,706.98
07/07/2020	185676	SPARTAN DISTRIBUTORS	2,698.69
07/07/2020	185677	SPEARS FIRE & SAFETY SERVICE	1,307.36
07/07/2020	185678	SPICER GROUP	623.00
07/07/2020	185679	STANDARD PRINTING	310.00
07/07/2020	185680	STANTEC	5,411.50
07/07/2020	185681	STARWINDS SOFTWARE INC	433.36
07/07/2020	185682	TARGET SPECIALTY PRODUCTS	384.80

Check Date	Check	Vendor Name	Amount
07/07/2020	185683	TEESNAP LLC	5,000.00
07/07/2020	185684	TERMINIX PROCESSING CENTER	65.00
07/07/2020	185685	THOMAS PIOTROWSKI	2,325.00
07/07/2020	185686	THOMAS REUTERS	40.49
07/07/2020	185687	TIGER SCORECARD	930.00
07/07/2020	185688	TODD BARBER	1,575.00
07/07/2020	185689	TRACTOR SUPPLY COMPANY	379.94
07/07/2020	185690	UNIFIRST CORPORATION	154.38
07/07/2020	185691	UNIVERSITY TRANSLATORS	1,750.90
07/07/2020	185692	VICTORY LANE	284.40
07/07/2020	185693	W.J. O'NEIL COMPANY	7,254.25
07/07/2020	185694	WASHTENAW COUNTY LEGAL NEWS	235.00
07/07/2020	185695	WASHTENAW COUNTY TREASURER#	117.89
07/07/2020	185696	WEINGARTZ	259.84
07/07/2020	185697	WILLIAMS DISTRIBUTING	50.00
07/07/2020	185698	WOLVERINE FREIGHTLINER	174.66
07/07/2020	185699	YPSILANTI ACE HARDWARE	150.62
07/07/2020	185700	YPSILANTI COMMUNITY	724.63
07/07/2020	185701	ZOLL MEDICAL CORPORATION	209.24

AP TOTALS:

Total of 97 Checks:	174,180.71
Less 0 Void Checks:	0.00
Total of 97 Disbursements:	174,180.71

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



ACCOUNTING DEPT

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

Charter Township of Ypsilanti

STATEMENTS AND CHECKS

JULY 21, 2020 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	849,367.91
HAND CHECKS -	\$	32,468.22
CREDIT CARD PURCHASES-	\$	<u>9,667.38</u>
GRAND TOTAL -	\$	891,503.51

Clarity Health Care Deductible –

ACH EFT -	\$36,975.91 (JUNE)
ADMIN FEE -	\$1,200.50 (JUNE)

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/1

User: mharris

CHECK NUMBERS 185702 - 185704

DB: Ypsilanti-Twp

Check Date	Check	Vendor Name	Amount
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HAND CHECKS

Bank AP AP

07/07/2020	185702	UNITED STATES TREASURY	444.50
07/07/2020	185703	COMCAST CABLE	8,531.97
07/07/2020	185704	ORCHARD, HILTZ & MCCLIMENT INC	23,491.75

AP TOTALS:

Total of 3 Checks:	32,468.22
Less 0 Void Checks:	0.00
Total of 3 Disbursements:	32,468.22

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DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/2

CHECK NUMBERS 185705 - 185787

AIP checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
07/21/2020	185705	A.F. SMITH ELECTRIC	194.00
07/21/2020	185706	AAA AUTO PARTS & SERVICE	755.45
07/21/2020	185707	ACCUSHRED LLC	150.00
07/21/2020	185708	ALLGRAPHICS CORPORATION	90.00
07/21/2020	185709	ALLYSON WATTS	130.00
07/21/2020	185710	AMAZON CAPITAL SERVICES	4,143.98
07/21/2020	185711	ANN ARBOR CLEANING SUPPLY	420.22
07/21/2020	185712	AUTO VALUE YPSILANTI	178.39
07/21/2020	185713	BELFOR PROPERTY RESTORATION	435.00
07/21/2020	185714	BLOCK CASH HANDLING & SUPPLIES	55.70
07/21/2020	185715	CARLISLE/WORTMAN ASSOCIATES	5,365.00
07/21/2020	185716	CARTER LUMBER COMPANY	139.90
07/21/2020	185717	CGS, INC.	2,650.00
07/21/2020	185718	CHELSEA LUMBER	273.00
07/21/2020	185719	CHELSEA TIDERINGTON	276.50
07/21/2020	185720	CINCINNATI TIME SYSTEMS	331.60
07/21/2020	185721	CITY OF YPSILANTI	1,026.95
07/21/2020	185722	CITY OF YPSILANTI	54,427.93
07/21/2020	185723	CIVICPLUS LLC	4,500.00
07/21/2020	185724	CLEVELAND GOLF SRIXON	635.44
07/21/2020	185725	COLMAN-WOLF SANITARY SUPPLY CO	309.82
07/21/2020	185726	CONTI	16,827.12
07/21/2020	185727	CRYSTAL FLASH, INC.	3,649.64
07/21/2020	185728	DAWN FARM	182.60
07/21/2020	185729	EMERGENCY MEDICAL PRODUCTS	460.80
07/21/2020	185730	EMERGENCY VEHICLE SERVICES	3,879.05
07/21/2020	185731	ERICK HEARD	400.00
07/21/2020	185732	FARMER & UNDERWOOD TRUCKING	710.74
07/21/2020	185733	GAME TIME	10,088.72
07/21/2020	185734	GARY TURNBULL	120.00
07/21/2020	185735	GEI CONSULTANTS OF MICHIGAN P.C.	2,689.50
07/21/2020	185736	GLOBAL EQUIPMENT COMPANY	184.41
07/21/2020	185737	GOVERNMENTAL CONSULTANT SERVICES	3,113.50
07/21/2020	185738	GRAINGER	241.84
07/21/2020	185739	GREAT LAKES COLLISION & FRAME	870.55
07/21/2020	185740	HARPER ELECTRIC	4,750.00
07/21/2020	185741	HOME DEPOT	1,323.90
07/21/2020	185742	HWA ANALYTICS LLC	10,000.00
07/21/2020	185743	KAREN LOVEJOY ROE	78.89
07/21/2020	185744	LANGUAGE LINE SERVICES	240.59
07/21/2020	185745	LOOKING GOOD LAWNS	8,031.00
07/21/2020	185746	LORRAINE MCKNIGHT	80.00
07/21/2020	185747	MASA	341.29
07/21/2020	185748	MCLAIN AND WINTERS	132,463.65
07/21/2020	185749	MCMASTER-CARR	100.59
07/21/2020	185750	MICHIGAN LINEN SERVICE, INC.	1,175.66
07/21/2020	185751	MICHIGAN URGENT CARE ANN ARBOR	195.00
07/21/2020	185752	MIDWEST ENVIRO SOLUTIONS	1,875.00
07/21/2020	185753	MILTON ANDREWS	315.00
07/21/2020	185754	MUNETRIX, LLC	4,895.00
07/21/2020	185755	OFFICE DEPOT	150.06
07/21/2020	185756	OFFICE EXPRESS	1,399.77
07/21/2020	185757	PARKWAY SERVICES, INC.	130.00
07/21/2020	185758	PAUL STONE	395.00
07/21/2020	185759	PEPSI BEVERAGES COMPANY	313.94
07/21/2020	185760	PFM FINANCIAL ADVISORS LLC	1,100.00
07/21/2020	185761	PNC EQUIPMENT FINANCE, LLC	7,022.07
07/21/2020	185762	RANDAZZO MECHANICAL	50.00
07/21/2020	185763	RANDAZZO MECHANICAL	50.00
07/21/2020	185764	REBECCA SIZEMORE	75.00
07/21/2020	185765	RHETT REYES	135.00
07/21/2020	185766	SAFEGUARD BUSINESS SYSTEMS	744.48
07/21/2020	185767	SALADINO CONSTRUCTION COMPANY	8,550.00
07/21/2020	185768	SOUTHERN COMPUTER WAREHOUSE	1,992.00
07/21/2020	185769	SPARTAN DISTRIBUTORS	325.05
07/21/2020	185770	STANDARD PRINTING	837.00
07/21/2020	185771	STATE OF MICHIGAN	39.00
07/21/2020	185772	TARGET SPECIALTY PRODUCTS	2,266.19
07/21/2020	185773	TODD BARBER	600.00
07/21/2020	185774	TRACTOR SUPPLY COMPANY	584.91
07/21/2020	185775	TRENDSET COMMUNICATIONS GROUP	5,997.11
07/21/2020	185776	U.S. POSTAL SERVICE*	240.00
07/21/2020	185777	UNIFIRST CORPORATION	177.18
07/21/2020	185778	UNIVERSITY TRANSLATORS	170.00
07/21/2020	185779	VALENCIA SANDERS	25.00
07/21/2020	185780	VLOUD TECH	17,233.51
07/21/2020	185781	VICTORY LANE	123.81
07/21/2020	185782	W.J. O'NEIL COMPANY	780.98

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 2/2
CHECK NUMBERS 185705 - 185787

Check Date	Check	Vendor Name	Amount
07/21/2020	185783	WASHTENAW COUNTY LEGAL NEWS	200.00
07/21/2020	185784	WASHTENAW COUNTY TREASURER#	508,725.00
07/21/2020	185785	YPSILANTI ACE HARDWARE	130.69
07/21/2020	185786	YPSILANTI COMMUNITY	2,593.07
07/21/2020	185787	ZEP SALES & SERVICE	439.17

AP TOTALS:

Total of 83 Checks:	849,367.91
Less 0 Void Checks:	0.00
Total of 83 Disbursements:	849,367.91

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User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 58 - 59

Page: 1/1

Check Date	Check	Vendor Name	Description	Amount
Bank CARDS COMERICA COMMERICAL CARD				
07/15/2020	58 (E)	COMERICA BANK	BEE SUPPLIES	66.18
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	273.32
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	178.82
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	126.11
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	416.03
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	321.38
			SG-5100 SECURITY GATEWAY	1,452.91
			NETWORK PATCH CABLES	187.70
			SLIDE-NOT POSTING SIGNS FOR SOLID WASTE	800.30
			NOV POSTING SIGN FOR YARD WASTE CODE ENF	730.00
			DIVERSITY AND INCLUSION CERTIFICATE TRAI	3,600.00
			HYDROLIC LINE BRACKETS	172.64
			BEE SUPPLIES	61.00
			LIQUOR LICENSE FEE FOR ADDITION OF 2ND B	350.00
			SITE VISITOR LOG SOFTWARE	698.00
			ROLLING KITCHEN CART WITH SOLID WOOD TOP	232.99
				<u>9,667.38</u>
CARDS TOTALS:				
Total of 1 Checks:				9,667.38
Less 0 Void Checks:				0.00
Total of 1 Disbursements:				<u>9,667.38</u>

OFFICE OF THE TREASURER
LARRY J. DOE



MONTHLY TREASURER'S REPORT
JUNE 1, 2020 THROUGH JUNE 30, 2020

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	6,732,355.95	4,845,052.92	5,393,683.80	6,183,725.07
101 - Payroll	248,043.15	798,338.35	795,281.64	251,099.86
101 - Willow Run Escrow	145,326.52	11.91	0.00	145,338.43
206 - Fire Department	5,654,486.26	223,328.81	2,282,500.41	3,595,314.66
208 - Parks Fund	26,551.74	2.26	962.42	25,591.58
212 - Roads/Bike Path/Rec/General Fund	1,512,558.25	47,090.03	16,523.50	1,543,124.78
226 - Environmental Services	3,006,581.94	97,858.40	222,964.99	2,881,475.35
230 - Recreation	149,660.57	9,878.14	81,589.04	77,949.67
236 - 14-B District Court	21,721.34	401,549.19	309,158.27	70,669.58
244 - Economic Development	70,434.27	6.15	0.00	70,440.42
249 - Building Department Fund	1,369,636.92	113,272.84	91,734.54	1,391,175.22
250 - LDFA Tax	149,150.88	3.24	129,163.92	19,990.20
252 - Hydro Station Fund	819,257.78	152,750.31	48,321.02	923,687.07
266 - Law Enforcement Fund	8,263,347.57	298,147.75	1,165,746.22	7,395,749.10
398 - LDFA 2006 Bonds	11,277.09	129,174.68	0.00	140,451.77
584 - Green Oaks Golf Course	165,605.16	122,575.26	64,481.16	223,699.26
590 - Compost Site	766,685.42	66,173.84	27,985.21	804,874.05
595 - Motor Pool	234,126.80	38.41	4,625.47	229,539.74
701 - General Tax Collection	58,096.44	11,208.03	32,399.15	36,905.32
703 - Current Tax Collections	51,592.96	0.00	0.00	51,592.96
707 - Bonds & Escrow/GreenTop	1,227,119.37	25,850.90	9,453.29	1,243,516.98
708 - Fire Withholding Bonds	96,069.36	7.18	12,746.00	83,330.54
893 - Nuisance Abatement Fund	90,420.58	13,221.58	29,693.00	73,949.16
GRAND TOTAL	30,826,663.63	7,355,540.18	10,719,013.05	27,463,190.76

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2020-13 (In Reference to Ordinance 2020-491)

Amending the Charter Township of Ypsilanti's Code of Ordinances to Clarify the Procedure for the Establishment of "Houses of Worship" in Conformity with the Requirements of the Religious Land Use and Institutionalized Persons Act

Whereas, at its regularly scheduled meeting held **May 26, 2020**, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended to the Township Board of Trustees (Board) changes to its Zoning Code to accommodate the requirements of the Federal **"Religious Land Use and Institutionalized Persons Act;"** and

Whereas, the changes recommended by the Commission include:

1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II: "Definitions" by adding the following to Section 201:

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

2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: "Zoning Districts and Map" by amending Section 306 **"Schedule of Uses"**, sub-section 3, table **"Residential Districts Use Table"**, so as to make the process for establishing a **"House of Worship"** in various residential zoning districts compatible with other similar uses.

3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: "Zoning Districts and Map" by amending Section 306 **"Schedule of Uses"**, sub-section 6, Table **"Industrial Use"** so as to require a **"House of Worship"** to obtain a special conditional use permit for establishment in the enumerated industrial districts, specifically, the 1RO district.

4. AMENDMENT TO TOWNSHIP ORDINANCE ARTICLE XXI: "General Provisions" by amending Section 2104 **"Parking Requirements"** for **"Places of Worship."**

5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: "General Provisions" by removing Section 2118 **"Access to Major Thoroughfares or Collector Streets."**

6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: "Specific Land Use Provisions" by amending Section 1805 **"Institutional or community recreation centers and nonprofit swimming pool clubs"** so as to provide requirements for lot size, landscaping, parking, and with respect to the construction of swimming pools, certain safety requirements.

7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Land Use Provisions*” by amending Section 1806 “Golf Courses” whether or not operated for profit so as to provide for specific site plan requirements and in the case of construction of a swimming pool, safety requirements.

8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Use Provisions*” by amending Section 1807 “*Colleges and Universities,*” to require colleges and universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit, be developed only on sites of at least 40 acres in area, not be permitted on any portion of any recorded subdivision plat, and no building shall be closer than 80 feet to any property line.

9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII: “*Specific Land Use Provisions*” by amending Section 1822 “*Restaurants*” to provide that restaurants in the OS-1 and B-1 zoning districts meet certain specific conditions; and

Whereas, proposed Ordinance 2020-491 correctly memorializes the recommendations of the Township’s Commission and this Board finds that the adoption of this Ordinance is in the best interest of the Charter Township of Ypsilanti.

Now Therefore, Be it resolved that the Charter Township of Ypsilanti Board of Trustees hereby adopts and incorporates by reference the attached Ordinance No. 2020-491 in its entirety.

CHARTER TOWNSHIP OF YPSILANTI

ORDINANCE 2020-491

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

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

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II:
Township Zoning Ordinance Article II, “Definitions” by amending Section 201 “Definitions”, as follows:

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

SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III:
Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 3, table “Residential Districts Use Table”, as follows:

Residential Districts Use Table	R-1 to R-5	RM-1 and RM-2	RM-3 and RM-4	RM -5	MHP	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	P	P	-	P	
Publicly owned and operated libraries	S	P	P	-	P	
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	S	-	-	-	-	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	-	-	
Publicly owned and operated recreational facilities	S	p	P	-	P	Subject to conditions in section 1805
Institutional or community recreation centers and nonprofit swimming pool clubs	S	P	P	P	P	

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III:
Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 6, table “Industrial Use”, as follows:

Industrial Districts Use Table	IRO	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	-	-	-	-	

SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI:
Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2104 “Parking Requirements”, to change the following term:

USE		Number of Minimum Parking Spaces Per Unit of Measure	
b.	Institutional		
	(1)	Places of Worship	One for each three seats or six feet of pews in the main unit of worship

SECTION 5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI:
Township Zoning Ordinance Article XXI, “General Provisions” by removing Section 2118
“Access to Major Thoroughfares or Collector Streets”

SECTION 6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1805
“Institutional or community recreation centers and nonprofit swimming pool clubs”, to amend as follows:

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

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

SECTION 7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1806
“Golf Courses”, to amend as follows:

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

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

SECTION 8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1807
“Colleges and universities”, to amend as follows:

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

- a. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
- b. No building shall be closer than 80 feet to any property line.

SECTION 9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:
Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1822 “Restaurants”, to amend as follows:

- a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:
 - 1) Service is wholly within the building and no drive-in facilities are provided.
 - 2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.
 - 3) Parking areas shall be screened from adjacent residential areas in accord with section 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
 - 4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
 - 5) All access to the site shall be from an existing or planned major or minor thoroughfare, or from a collector street.

SECTION 10. SEVERABILITY. In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

SECTION 11. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 12. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 13. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Jason Iacoangeli AICP, Planning Director
Re: **Zoning Ordinance Amendments to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000**
Date: June 1, 2020

Background:

The land use provisions of the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), protect individuals, houses of worship, and other religious institutions from discrimination in zoning and land regulations. RLUIPA prohibits zoning and land regulations that substantially burden the religious exercise of churches or other religious assemblies or institutions absent the least restrictive means of furthering a compelling governmental interest. RLUIPA is not a blanket exemption from zoning laws. As a general matter, religious institutions must apply for the same permits, follow the same requirements, and go through the same land use processes as other like assembly uses.

RLUIPA prohibits a local government from applying zoning laws or regulations in a way that:

1. Substantially burdens religious exercise without a compelling justification pursued through the least restrictive means.
2. Treats religious uses less favorably than nonreligious assemblies and institutions
Discriminates based on religion or religious denomination.
3. Totally or unreasonably restricts religious uses in the local jurisdiction.

With regards to land use regulations, the most common RLUIPA violation is placing land use regulations on religious institutions that do not apply to like nonreligious places of assembly and institutions. Nonreligious assemblies and institutions in the Township Zoning Ordinance include libraries, theaters, assembly halls, concert halls, halls for private clubs, recreational clubs and centers, fraternal order halls, lodge halls, civic organizations, unions and membership halls, schools, and government buildings.

CHARTER TOWNSHIP OF YPSILANTI

Proposed Ordinance Changes:

The proposed Ordinance changes address the RLUIPA issues in the R1-R5 Single Family Zoning Districts. In the draft Ordinance amendment, Houses of Worship are currently treated as a **Special Conditional Use** in the Single Family Zoning Districts. This is in contrast to other assembly uses being **Permitted Uses** in those districts, like libraries, schools, and non-profit recreation centers and pools. This Ordinance amendment remedies the situation by making all assembly uses in the R1-R5 Zoning Districts Special Conditional Uses, thus eliminating inconsistency with regard to religious institutions. Planning Commission can make the right decisions with regard to assembly uses in neighborhoods by giving them the tools to make sure those uses are in harmony with surrounding land uses.

Another issue being addressed in this Ordinance amendment is Section 2218, Access to Major Thoroughfares. Currently, the Ordinance requires that Houses of Worship be located on Major Thoroughfares as a condition of the special use. We identified this section as cumbersome and confusing. Not only does this section apply to Houses of Worship but other assembly uses. The current standards for traffic and access management review, as a part of the site plan review process, limit the need to regulate assembly uses to major thoroughfares and collector streets. Our planning standards ensure that new development occurs on a scale that is appropriate for the surrounding area. This amendment eliminates Section 2118 and all of the references to it throughout the Ordinance.

Finally, the amendment proposes a definition for Houses of Worship that is inclusive of all faiths within our community. The amendments replace the term “Churches and Temples” to Houses of Worship to provide a broader term for religious inclusion.

Conclusion:

In conclusion the Planning Department feels that these changes to our Ordinance are a meaningful and proactive approach to keeping our Ypsilanti Township Zoning Ordinance in compliance with State and Federal Law. Further, the proposed changes create a fair approach to land use decisions in the Township that deals with both faith based and secular places of assembly. If you have any questions or concerns regarding this matter please feel free to contact me anytime.

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti

PROPOSED ORDINANCE 2020-491***An Ordinance Amending the Zoning Code of the Charter Township of Ypsilanti***

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

SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE II: Township Zoning Ordinance Article II, “Definitions” by amending Section 201 “Definitions”, as follows:

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

SECTION 2. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 3, table “Residential Districts Use Table”, as follows:

Residential Districts Use Table	R-1 to R-5	RM-1 and RM-2	RM-3 and RM-4	RM-5	MHP	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	S	P	P	-	P	Access must comply with regulations in section 2118.
Publicly owned and operated libraries	P <u>S</u>	P	P	-	P	
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	P <u>S</u>	-	-	-	-	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	-	-	Access must comply with regulations in section 2118.
Publicly owned and operated recreational facilities	P <u>S</u>	p	P	-	P	Subject to conditions in section 1805
Institutional or community recreation centers and nonprofit swimming pool clubs	P <u>S</u>	P	P	P	P	

~~Text~~ is proposed for deletion

Text is proposed to be added

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 6, table “Industrial Use”, as follows:

Industrial Districts Use Table	IRO	I-1	I-2	I-3	I-C	Notes
P= Permitted Use S=Special Conditional Use A= Accessory Use -- = Not permitted						
House of Worship	<u>S</u>	-	-	-	-	

SECTION 4. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2104 “Parking Requirements”, to change the following term:

USE		Number of Minimum Parking Spaces Per Unit of Measure
b.	<i>Institutional</i>	
	(1)	Churches and Temples Places of Worship One for each three seats or six feet of pews in the main unit of worship

SECTION 5. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XXI: Township Zoning Ordinance Article XXI, “General Provisions” by amending Section 2118 “Access to Major Thoroughfares or Collector Streets”, to remove as follows:

~~For uses making reference to this section 2118, vehicular access shall be provided only to an existing or planned major thoroughfare, freeway service drive, or collector street. Provided, however, that access driveways may be permitted to other than a major thoroughfare, freeway service drive, or collector street where such access is provided to a street where the property directly across the street from such driveway and the major thoroughfare, freeway service drive, or collector street is zoned for multiple family use or any collector street is zoned for multiple-family use or any nonresidential uses, is developed with permanent uses other than single family residences or is an area which, in the opinion of the planning commission, will be used for other than single family purposes in the future. This exception shall only apply if the planning commission finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.~~

SECTION 6. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, “Specific Use Provisions” by amending Section 1805 “Institutional or community recreation centers and nonprofit swimming pool clubs”, to amend as follows:

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

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

SECTION 7. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1806 "Golf Courses", to amend as follows:

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

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

SECTION 8. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1807 "Colleges and universities", to amend as follows:

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

- a. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
- ~~b. All access to said site shall be in accordance with section 2118.~~
- b.** No building shall be closer than 80 feet to any property line.

SECTION 9. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE XVIII:

Township Zoning Ordinance Article XVIII, "Specific Use Provisions" by amending Section 1822 "Restaurants", to amend as follows:

- a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:
 - 1) Service is wholly within the building and no drive-in facilities are provided.
 - 2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.
 - 3) Parking areas shall be screened from adjacent residential areas in accord with section 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
 - 4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
 - 5) All access to the site shall be ~~in accordance with section 2118.~~ **from an existing or planned major or minor thoroughfare, or from a collector street.**

SECTION 10. SEVERABILITY. In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a Court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

SECTION 11. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

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PROPOSED ORDINANCE 2020-491

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

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Publicly owned and operated libraries	S	P	P	-	P	
Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.	S	-	-	-	-	
Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit.	S	P	P	-	-	
Publicly owned and operated recreational facilities	S	p	P	-	P	Subject to conditions in section 1805
Institutional or community recreation centers and nonprofit swimming pool clubs	S	P	P	P	P	

SECTION 3. AMENDMENT TO TOWNSHIP ZONING ORDINANCE ARTICLE III: Township Zoning Ordinance Article III, “Zoning Districts and Map” by amending Section 306 “Schedule of Uses”, sub-section 6, table “Industrial Use”, as follows:

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organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the planning commission on the basis of usage.

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SECTION 11. PUBLICATION. This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 12. EFFECTIVE DATE: This ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

SECTION 13. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE MAY 26, 2020 REGULAR MEETING**

Chair Sally Richie called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, Muddassar Tawakkul, Gloria Peterson and Stan Eldridge

Commissioners Absent: None

Others in Attendance: Denny McLain, Township Attorney; Megan Masson-Minock, Carlisle-Wortman; Elliot Smith, OHM; Jason Iacoangeli, Planning Director and Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE APRIL 28, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the minutes of the April 28, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

A. ZONING ORDINANCE AMENDMENTS – TO CONSIDER RECOMMENDING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

The public hearing opened at 6:38pm

Lamar Weir, representative of Congresswoman Dingell spoke.

The public hearing closed at 6:41pm

A motion was made by Commissioner Tawakkul, supported by Commissioner Eldridge to recommend to the Township Board of Trustees the proposed amendments to update the zoning ordinance in accordance with the Religious Land Use and Institutionalized Persons Act.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes Peterson: Yes

B. EARTH BALANCING AND EXCAVATION PERMIT EXTENSION – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL ROAD – TO CONSIDER EXTENDING THE EARTH BALANCING AND EXCAVATION PERMIT GRANTED ON MAY 28, 2019 FOR AN ADDITIONAL YEAR TO MOVE, AND THEN GRADE, APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL FROM TRENCH AND BASEMENT EXCAVATIONS AT LOMBARDO PROJECTS MAJESTIC LAKES ESTATE (CHARTER TOWNSHIP OF

YPSILANTI), THE VILLAGE AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), THE PONDS AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), AND ARBOR RIDGE (CHARTER TOWNSHIP OF PITTSFIELD) TO THE NORTHEAST CORNER OF THE CREEKSIDE VILLAGE NORTH DEVELOPMENT LOCATED AT 6601 TUTTLE HILL ROAD, PARCEL K-11-26-300-009.

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve an extension of the earth balancing permit to SE Michigan Land Holdings LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of Parcel K-11-26-300-009 known as 6601 Tuttle Hill Road subject to the following conditions:

The permit authorizes the placement and grading of fill materials, no excavation has been requested or approved for the location.

The origin and type of fill material shall be documented and the reports provided to the Office of Community Standards.

The fill material originating from outside of Ypsilanti Township may require testing upon request of the Township and based on conditions set forth by Township Engineer.

The fill material delivered to the site shall be graded within two (2) weeks of placement.

Dust control measures shall be implemented and maintained at all times.

The trucking and grading activity shall be restricted to the hours of 8am to 5pm with no activity on Sundays or legal holidays.

The designated trucking routes shall be noted and used.

That an escrow in the amount of \$2,500 be maintained.

That a surety in the amount of \$30,000 shall be maintained.

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes Peterson: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

Commissioner Eldridge spoke about Covid testing in the Township.

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Jason Iacoangeli gave an update.

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 7:15 pm

Respectfully submitted,
Laura Gough
OCS Clerk

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE APRIL 28, 2020 REGULAR MEETING**

Vice Chair Sally Richie called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, Muddassar Tawakkul and Stan Eldridge

Commissioners Absent: None

Others in Attendance: Denny McLain, Township Attorney; Megan Masson-Minock, Carlisle-Wortman; Jason Iacoangeli, Planning Director, Charlotte Wilson, Planning and Development Coordinator and Mike Radzik, OCS Director

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE FEBRUARY 11, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg supported by Commissioner Eldridge to approve the minutes of the February 11, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

A. PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT – SUNCO PROPERTIES LLC – 2380 EAST MICHIGAN AVENUE – TO CONSIDER THE PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 2,783 SQUARE FOOT OIL CHANGE AND MINOR AUTOMOTIVE REPAIR FACILITY LOCATED AT 2380 EAST MICHIGAN AVENUE, PARCEL K-11-02-480-011.

The public hearing opened at 7:02pm

No persons wished to speak.

The public hearing closed at 7:04pm

A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to approve the preliminary site plan for the Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to approve the special use permit for Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC with the following conditions:

The correct square footage be listed in all paperwork.

No vehicles shall park outside overnight. All vehicles to be repaired should be pulled inside the building after business hours.

That the truck turning and access is sufficient and gains approval from the Township engineer and Fire Marshal.

The installation of shrubs to screen.

The vinyl fencing along the western property line be six (6) feet in height and be sufficient grade and color.

The applicant agrees to make payment in lieu of a sidewalk along Wiard Road, the amount to be determined by the Township engineer.

All full color elevations of the facility are provided.

The installation of an exterior security video system be added with a retaining date of 30-40 dates and access to law enforcement at request.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

B. PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT – AMERICAN CENTER FOR MOBILITY (ACM) – 2801 AIRPORT DRIVE – TO CONSIDER THE PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT FOR AN EVENT CENTER AND TEMPORARY PARKING AT THE EXISTING AMERICAN CENTER FOR MOBILITY (ACM) FACILITY LOCATED AT 2801 AIRPORT DRIVE, PARCEL K-11-12-100-005.

A motion was made by Commissioner Tawakkul, supported by Commissioner Sinkule to table the item for sixty (60) days.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

A. ZONING ORDINANCE AMENDMENTS – TO DISCUSS PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

Planning Director Iacoangeli and Planning Consultant Megan Masson-Minock discussed the Religious Land Use and Institutionalized Persons Act with the Planning Commission. Megan Masson-Minock reviewed the changes to the Township Zoning Ordinance with the Planning Commission. Planning Director Iacoangeli made a request that the Planning Commission set a Public Hearing date of May 26th, 2020 to take public comment on the proposed Ordinance Amendment.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to set a public hearing date of May 26th, 2020 for the proposed Ordinance Changes

**Charter Township Of Ypsilanti
Planning Commission Regular Meeting Minutes
February 28, 2020
Page 3**

regarding houses of worship and the Religious Land Use and Institutionalized Persons Act.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

None

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

None

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 9pm

Respectfully submitted,
Laura Gough
OCS Clerk

NEW BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk

From: Jason Iacoangeli AICP, Planning Director

Re: **Request to approve the variance from the Private Road Ordinance:**

Section 47-28.1 Private driveway design standards, sub-section (a). for one (1) private driveway to access two (2) lots zoned R-1, Single Family Residential where only one (1) lot can be accessed by a private driveway for sites zoned R-1, Single Family Residential, located at 5485 Merritt Road, Parcel # K -11-30-300-045 and 5507 Merritt Road (Vacant), Parcel # K -11-30-400-018 .

Copy: McLain & Winters, Township Attorneys

Date: July 8, 2020

Background

The Applicant Mr. Scott Wiard is requesting a variance to Section 47-28.1 Private Driveway Design in order to utilize an existing seven hundred and thirty seven (737') foot long driveway to service two (2) homes. The original plan set was reviewed by the Township Planning Department on February 26, 2020. The plans were recommended to be revised and resubmitted based on the Directors Report (attached for your review). The Planning Department received a revised set of plans on March 16, 2020. The plans were revised to address all of the comments and reduce the plan sets down to the one variance request for the use of one (1) driveway for the two (2) adjacent homes. The applicant was also asked to provide the Township with an ingress and egress easement that will run with the land and will be required to be recorded for both parcels. The easement was received by the Planning Department on May 12, 2020. Included in this packet is the Directors Report which includes all of the reviews of the original plans as well as the revised plan set that addresses all of the comments.

CHARTER TOWNSHIP OF YPSILANTI

Summary and Recommendation

At this time the Planning Department feels that the variance to allow the existing drive-way at 5485 Merritt Road to serve as the driveway for a new home to be constructed on 5507 Merritt Road (Vacant) is a practical difficulty. To require the new lot to be serviced by a parallel seven hundred foot (700') foot driveway would be a valid hardship. Most of the homes on the north side of Merritt across from Rolling Hills County Park have large front yard setbacks for the homes based on the long narrow lots they sit on. The applicant has agreed to end the driveway in a T-Turnaround for the Fire Department and has agreed to sprinkle the new home using a residential fire suppression system as a hydrant will not be within six hundred (600') feet. The homes on both lots currently use well, and septic systems.

If the Township Board approves the variance request the Township Attorney, and township staff will work with the applicant to sign and execute an ingress and egress easement that is to be recorded to run with both properties.

We respectfully request that you place this information packet on the **July 21, 2020** Board of Trustees meeting agenda for its consideration. Please contact us with questions or concerns.

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: <https://ytown.org>

RECEIVED
BY CW
FEB 13 2020

PRIVATE ROAD APPLICATION

YPSILANTI TOWNSHIP OCS

I. PROJECT LOCATION

Address: 5485 AND 5507 MERRITT RD City: YPSILANTI TWP State: MI Zip: 48197
Parcel ID #: K-11-30-300-045 Zoning R-1 Lot Number: N/A Subdivision: N/A
K-11-30-400-018

II. APPLICANT INFORMATION

Applicant: SCOTT & KAREN WIARD Phone: 734.761.3155
Address: 5485 MERRITT RD City: YPSILANTI State: MI Zip: 48197
Fax: - Email: seward@gmail.com
Engineer/Architect: Firm: MACON ENGINEERING LLC Individual: KATHY KEINATH, PE
Address: PO BOX 314 City: CHELSEA State: MI Zip: 48118
Phone: 734.216.9941 Fax: - Email: kjkeinath@yahoo.com

III. FEES

Total: \$3,500

Breakdown of fee:	Private Road Review (non-refundable):	\$500
	Private Road Review (refundable):	\$2,000
	Private Road Inspection (refundable):	\$1,000

IV. APPLICANT SIGNATURE

The following are provided with the application:

- ☐ Required information according to Section 47-30 of the Private Road Ordinance (see attached checklist)
☐ Project cost estimates
☒ Number of parcels served by the proposed private road: 2 CURRENT

Scott E. Wiard
Applicant Signature

Scott E. Wiard
Print Name

2/12/2020
Date

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

OFFICE USE ONLY

Private Road Application Checklist

- ☐ An agreement regarding the interconnection, access rights, maintenance and improvements of the right-of-way and roadway was submitted to the township for review.
 - ☐ Said maintenance agreement shall be in a form that will allow it to be recorded with the Washtenaw County Register of Deeds
 - ☐ The agreement shall run with the land and specifically address the liability and responsibility of the parties to said agreement to maintain the private road pursuant to the specifications of this article (annual maintenance, snow removal, repair or reconstruction of the road)
 - ☐ Shall include rules regarding voting rights and responsibilities of parties to the agreement in relation to road maintenance and improvements
 - ☐ Shall include detailed legal descriptions of the private road and all properties allowed to use the road
 - ☐ Shall state "the private road system may be connected to future public or private road systems when stub streets are shown on the approved plan for private roads"
- ☐ Fee
- ☐ Project cost estimates
- ☐ A legal description of each lot to be served by the private road, a legal description of the right-of-way, the names and addresses of all persons or parties owning an interest in the title to the lots and right-of-way area.
- ☐ A complete statement of all terms, conditions and agreements related to the proposed private road.
- ☐ All plans drawn 24 inches by 36 inches at a scale not smaller than once inch equals 40 feet horizontal, one inch equals four feet vertical
- ☐ All elevations related to the North American Datum, NAD, of 1988
- ☐ All drawings prepared by a civil engineer, registered in the State of Michigan
- ☐ The application was signed by the applicant or agent thereof, accompanied by a duly executed and notarized power of attorney representing that the applicant is making the application on behalf of all persons having an interest in the right-of-way or the abutting lots

Drawings detailing the following:

- ☐ A map of existing conditions, including:
 - ☐ All adjoining subdivisions, roads, railroads, parks and schools
 - ☐ Existing county or private drains, sewers, and crossroad culverts
 - ☐ Existing buildings within 50 feet of proposed ROW
 - ☐ All trees with a DBH of 8 inches or greater within 60 feet of centerline
 - ☐ Easements for public access for construction and maintenance of drains, public utilities, and their dimensions in, over, and across private property within the development
 - ☐ Existing topographic contours at 2 foot intervals
 - ☐ Wetlands and bodies of water within 10 feet of proposed ROW
 - ☐ North arrow
- ☐ A location map at least 1"=2000' with a north arrow.
- ☐ The address, telephone number, seal and signature of the person who prepared the drawing
- ☐ Existing or proposed lot lines
- ☐ A map showing dimensions and bearings of the entire parcel
- ☐ Proposed contours at two foot intervals
- ☐ Two benchmarks in NAD that will not be affected by the construction of the private road.

Plans for the private road including the following:

- ☐ Plan view of each road showing the centerline, stations, edge of pavement and curb line if appropriate.
- ☐ Location of proposed culverts, storm sewers and utilities.
- ☐ Location of proposed traffic control and road-name signs

Charter Township of Ypsilanti
Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

OFFICE USE ONLY

- ☐ Location of proposed street-light poles.
- ☐ Intersection details (radius, auxiliary lanes, sight distance, curb tapers etc.).
- ☐ All pertinent survey information (a minimum of two benchmarks, curve data, section comers, north arrow, etc.).
- ☐ Soil boring logs at sufficient intervals to determine the sub-grade condition. Soil borings shall be at a minimum of seven feet below proposed centerline elevations.
- ☐ Location of all proposed sidewalks and bike paths, and any proposed curb drops to accommodate sidewalks.
- ☐ Proposed topographic contours, at 2 foot intervals, of the ROW area and all adjacent land
- ☐ Names of existing and proposed roads

Drainage plan requirements for private roads with underground drainage systems

- ☐ The location, size and depth of all underground structures used for road drainage including:
 - ☐ Location and type of inlets and clean-out points for underground drainage systems, including sumps in all catch basins
 - ☐ Standard detail for all catch basins, inlets, manholes, etc.
 - ☐ Schedule of structure diameters, casting types, rim and invert elevations and sump notation where applicable
 - ☐ Detention design per township standards
- ☐ Profile of centerline
- ☐ Profile of top-of-curb with corresponding profile of ROW line
- ☐ Percent of grade and vertical curve data
- ☐ Profile of centerline, ditch and proposed ditch of county road(s) intersecting with the proposed private road
- ☐ Curb elevations a minimum of every 25 feet and centerline elevation at a minimum of every 50 feet
- ☐ Show locations and profile of all drains outside of the roadway area that are going to be used for roadside drainage and contours to show how flow will be directed there
- ☐ Invert elevations at all structures
- ☐ Legend of profile lines shall be shown on each road according to illustrations
- ☐ Notations shall be included to require continuous under-drain behind all curbs

Drainage plan requirements for private roads with open ditch drainage systems

- ☐ The location, size and depth of all underground structures used for road drainage including the following:
 - ☐ Culvert size and lengths providing access to all lots in the development
 - ☐ Sizes, lengths, classes or gauges, and locations of all crossroad culverts
 - ☐ Detention/retention design information
- ☐ Each profile must be shown separately for the following:
 - ☐ Existing and proposed centerline
 - ☐ Right ditch and right-of-way
 - ☐ Left ditch and right-of-way
 - ☐ Centerline, ditch and proposed ditch of county road(s) adjacent to proposed subdivision with proper outlet thereto
- ☐ Percent of grade of proposed centerline and independent ditches
- ☐ Numerical elevations of the existing and proposed centerline at each station (100 ft. or change in grade)
- ☐ Vertical curve information
- ☐ Erosion control information (ditch bottom, slopes, sod, rip-rap)
- ☐ Invert elevations of crossroad culverts
- ☐ Front slope and back slope information
- ☐ All drainage easements, including those in areas where the drainage outlet is not within control of a public agency

Letter of Transmittal

Date: February 12, 2020

To: Charlotte M. Wilson, AICP
Planning and Development Coordinator
Office of Community Standards
Tilden R. Stumbo Civic Center
7200 S. Huron River Dr.
Ypsilanti, MI 48197

From: Kathy Keinath, P.E.

Re: Wiard Private Drive Variance

Ms. Wilson,

Enclosed are documents and drawings for a private drive variance off of Merritt Road in Ypsilanti Township. The documents include a letter from the owners, Scott and Karen Wiard, describing the proposed variances and plans for their property. In addition to the letter, we are providing a legal description for the proposed drive easement, a private road maintenance agreement, drawings of the proposed improvements, a private road application and a check for the required fees.

We trust that the information provided is sufficient for your review. Please let us know if you have any questions or require any additional information.

Thank you, Kathy

Kathy Keinath, P.E.

Scott and Karen Wiard
5485 Merritt Rd.
Ypsilanti, Michigan 48197

January 29, 2020

Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, Michigan 48197

Dear Friends,

As you know, our family has enjoyed a continuous residential and business history in the Township dating back to 1837. My wife and I, along with our two married children, still own 3 residences in the area and my family still owns and operates Wiard's Orchards. We expect to continue this tradition and currently Karen and I are looking at an extensive remodel of our current home. Our daughter and son-in-law, Karilyn & Ryan Dunkelberger, desire to build a new home on a portion of our adjacent 13-acre parcel. They want to build immediately east of our existing home which is approximately 900 feet back from Merritt Rd.

In order for Ryan & Kari to build, we need to transfer ownership of all or a portion of the 13 acres to them. This creates one immediate issue which is that the current existing asphalt driveway servicing our home lies on that parcel. As you know, there are multiple ordinances regarding more than one home per private driveway, private road length and access, easements and setbacks, public road access, etc. Unfortunately, compliance with all of the regulations and ordinances is nearly impossible. We have had numerous discussions with the Township's Planning Staff, Consultant and Fire Marshal to determine the best option(s) to accomplish this project. We are asking the Township to grant the following variances realizing this should only be done when the applicant proves "there are practical difficulties and unnecessary hardships in the way of carrying out the strict letter of these articles".

Variance to Ordinance Chapter 47-28.1 Private Driveway Design

1. The existing parcels are very deep and narrow presenting a hardship for efficient use of the parcels. We are asking for an exception to the one home per driveway rule and permission to build one additional home being serviced by our existing paved drive. A 66 ft wide easement would be provided as shown on the plans. We understand and agree that the existing drive needs gravel shoulders added to each side in order to comply with the current driveway width requirements. Drainage is not an issue as the existing driveway and grading has been in place for several years and the soils are predominately Seward loamy fine sand and Spinks loamy sand with high infiltration capacities. Allowing two homes to be served by the existing driveway will reduce the impacts to natural features, utilize existing infrastructure, preserve open space and reduce curb cuts in close proximity to each other on Merritt Road. The driveway length from the Merritt right-of-way to the end of the turnaround would be 855 ft.

2. Pursuant to discussions with the Staff and Fire Marshal, we are asking that our current circular drive be utilized to accommodate a T turnaround for the emergency vehicle access. We are proposing to utilize the existing infrastructure to the fullest extent possible to accommodate the turnaround. The proposed location of the turnaround results in a maximum driveway length from the turnaround to the buildings of 150 feet as was discussed with the Fire Marshal at our November 26, 2019 meeting.
3. Additionally, due to the distance our current home and the proposed new home are from Merritt Rd., extension of the water lines is difficult, if not impossible and likely cost prohibitive. There is an existing fire hydrant located about 75 ft from the west side of the existing driveway. Extending water main would result in a long dead end hydrant lead and disturbance to many of the mature trees located along the existing driveway. Again, Based on discussion with the Fire Marshal, we believe asking the Township to accept fire suppression installation in the proposed new home is the better alternative.

Variance to Ordinance Chapter 47-29 Private Road Design

1. At some point in the future, we may decide to create lots along Merritt Road for development of single family homes. The proposed plans show an alternative for a private road design that would allow a boulevard road to be constructed in a 66 ft easement. This configuration would also maintain use of existing infrastructure, allow existing mature trees to remain and provide access and turn arounds for emergency vehicles. Only four new 1 acre lots are proposed. This is far fewer lots than could be constructed on the property. However, this configuration preserves a significant amount of open space and minimizes disturbance to natural features located on the properties. The boulevard section would be 455 ft. Beyond the boulevard section, the private driveway would remain to serve the existing home and the currently proposed new home. A maintenance agreement and detailed plans would be provided at the time a private road was developed.

Variance to Ordinance Article XX Section 213 Assessory Buildings

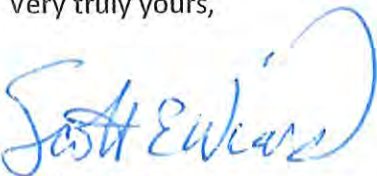
1. Finally, in order to create adequate vehicle and lawn & driveway maintenance equipment storage, it is necessary to construct a detached garage/pole-barn. The ordinances call for such structures to be built behind residential structures and 25 feet off any easements. These ordinances create two practical issues for us:
 - a.) The topography of our property has an immediate and steep 15-foot fall-off behind both our current and proposed residences. Construction of anything behind the homes would be unwise due to steep grades to access the building, removal of several trees and difficulties with maintaining drainage patterns for runoff water naturally flowing that direction. We are asking for a variance allowing us to construct the garage approximately 100 feet in front of the residences.
 - b.) A second variance is needed in order to allow the garage to be constructed using the current driveway as access, rather than positioning it 25 feet from the driveway easement. If not granted, the garage would essentially be sitting in the middle of the front yard of the new residence making access impractical and creating an eyesore.

- c.) The proposed location of the garage would be screened from Merritt Road by distance and existing mature vegetation and would not impact the views of existing buildings on adjacent parcels.

We realize on the one hand it seems like we are asking a lot in terms of the number of variances we are requesting you grant. On the other hand, this is simply the best list of alternatives we could mutually arrive at in consultation with the Staff, consultant and Fire Marshal in order to accomplish our desire to construct one additional new home within the boundaries of our existing 18 acres. The configuration of the existing long narrow lots, existing natural features and topography all present significant hardships to building on the existing parcels. The proposed variances take all of these issues into consideration as well as trying to make use of the existing infrastructure, maintaining open space and limiting curb cuts on Merritt Road to meet the County's access management goals.

Thank you for your consideration and assistance in this matter.

Very truly yours,



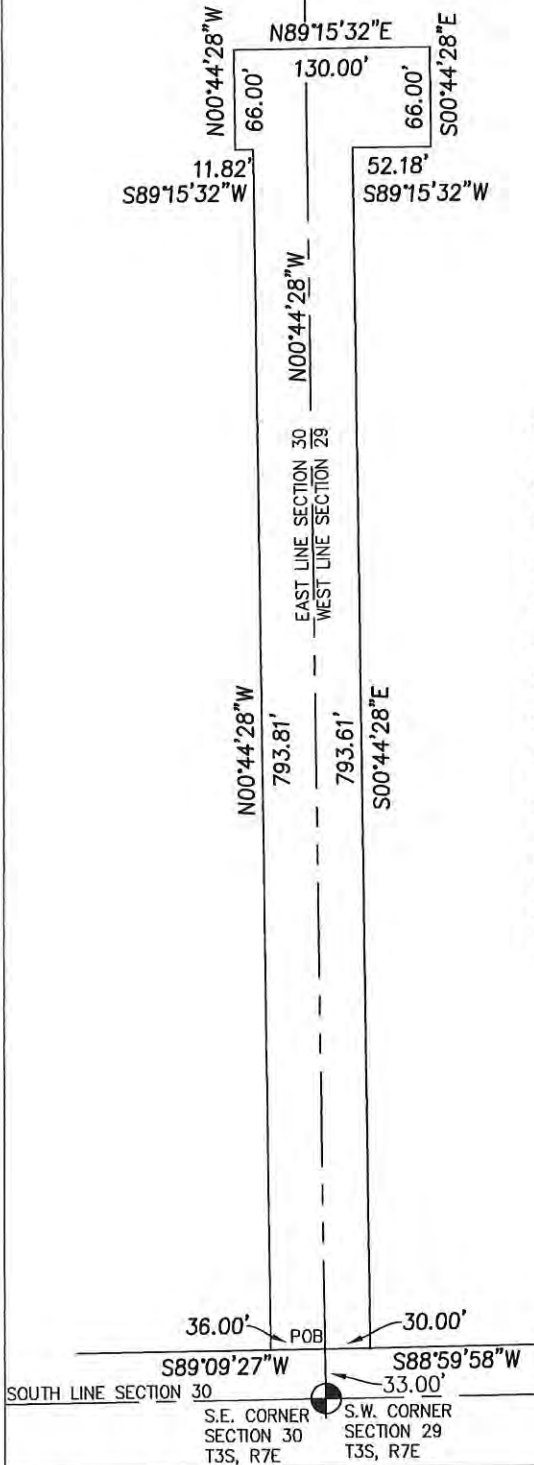
Scott E. Wiard



Karen R. Wiard

EAST 1/4 COR
SECTION 30
T3S, R7E

SKETCH OF EASEMENT



Description of a 66 feet wide easement for ingress, egress, and public utilities. Commencing at the Southeast Corner of Section 30, Township 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, State of Michigan; thence N00°44'28"W 33.00 feet along the east line of said Section for a Place of Beginning; thence S89°09'27"W 36.00 feet along a line 33.00 feet north of, and parallel to, the South line of said Section 30; thence N00°44'28"W 793.81 feet parallel to said Section line; thence S89°15'32"W 11.82 feet; thence N00°44'28"W 66.00 feet; thence N89°15'32"E 130.00 feet; thence S00°44'28"E 66.00 feet; thence S89°15'32"W 52.18 feet; thence S00°44'28"E 793.61 feet along a line parallel to said Section Line; thence S88°59'58"W 30.00 feet along a line 33.00 feet northerly of, and parallel to, the south line of Section 29 of said Township to the Place of Beginning.



Paul V. Schwimmer

CLIENT: MACON ENGINEERING

PROPOSED EASEMENT

5570 MERRIT ROAD
SOUTH 1/2 SEC. 30
YPSILANTI TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN

LEGEND:

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- FCM FOUND MONUMENT
- S SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED

**Arbor Land
Consultants, Inc.**
Professional Land
Surveyors

2936 S. Madrona
Ann Arbor, MI 48103
(734) 669-2960
Fax 669-2961

www.arborlandinc.com



SCALE: 1" = 100'

JOB NO.: 14019	DATE: 2-06-2020
FLD. BOOK:	REVISED:
SHEET 1 OF 1	BY: PVS

PRIVATE ROAD MAINTENANCE AGREEMENT

This Private Road Maintenance Agreement ("Agreement") is executed on the _____ day of 2020 by Scott and Karen Wiard, on behalf of themselves and heirs, assigns, all future owners of any portion of the land as described in Attachment A of this Agreement, for all lands abutting, accessing, or utilizing the private road to serve the project lands as described in Attachments A.

This Private Road Maintenance Agreement is a covenant and restriction that shall be recorded and shall run with the land for the purpose of construction, maintenance, repair, and replacement of the private road and utilities described in Attachment B: Private Road and Utilities Easements. This covenant and restriction shall be for the benefit of all users of the roads and drives on the land located in the Charter Township of Ypsilanti. This Agreement shall be binding upon all signers of this agreement and all of their successors, assigns, heirs, and agents for the purpose of providing for the continuous maintenance of the private road, the private utilities, and the easements within the described lands.

Recitals

WHEREAS, the current Owners of the lands have requested review and approval of a private road under the Ypsilanti Township Private Road Ordinance which requires the Property Owners to enter into a Private Road Maintenance Agreement that is a covenant and restriction upon the land;

WHEREAS, the Owners desire to obtain approval for the private road and to otherwise comply with the Ypsilanti Township ordinance intended to secure adequate private road access to the properties to preserve public health, safety, and welfare in accordance with the Private Road Ordinance, and the Township will review the request for approval for the private road consistent with its ordinance; and

WHEREAS, the parties otherwise agree that there is valid consideration for this Agreement, the sufficiency of which is hereby acknowledged; and

WHEREAS, Wiard's are developing the land described in Attachment A into 6 buildable lots;

WHEREAS, Wiard's are establishing an association of property owners that shall be responsible for the maintenance, repair, and replacement of the private road and utilities.

Now Therefore, the parties hereby agree that the private road and private utilities shall be maintained in accordance with the following.

1. Irrespective of whether a dwelling has been constructed on a residential parcel or not, the owner of each residential parcel which is served by the Private Road Easement and/or the Private Utilities Easement is responsible for his or her equal fair share of costs for the ongoing maintenance and improvements to the private roads and utilities on a per lot equal share of the costs for all lots.

2. Except as described in Paragraph 5 below, maintenance of the private roads shall include, but is not limited to, grading, dust control, repair and maintenance of pavements, curbs, aggregates, crack filling, pothole repairs, removal of fallen trees, limbs and debris, resurfacing, snow plowing and removal, maintenance of lawn and other plantings, installation and maintaining of required street signage, maintenance and improvements to surface water runoff drainage systems and related detention/retention basins, swales, culvert pipes and catch basins, and maintenance and repair of all private water access pipes for fire protection to any or all of the parcels. Maintenance and improvements to the private roads and utilities must at all times be

consistent with the required standards and specifications of the Charter Township of Ypsilanti Private Road Ordinances, at a minimum.

3. An Association of property owners shall be established to provide for the ongoing maintenance, repair, and improvements to the private roads. It is best if the Association is formally established as a non-profit corporation, but it may be established informally as well. The Association shall consist of one representative of each residential parcel developed within the lands described in this Agreement, and adjacent parcels with legal public road ingress and egress access from the private road. The Association shall be responsible for securing maintenance, improvements, and repairs to the private road and private utilities consistent with this Agreement. The Association shall maintain an annual budget and shall be responsible for assessment and collection of sums necessary to pay for all maintenance, repair, and improvements, as described above. Each residential lot shall contribute an annual fee to the Association for payment of maintenance and repair efforts as determined by the Association Board. Payment of such annual fee shall be due and payable thirty (30) days after the Association places into the mail an invoice for the determined fee addressed to a residential lot owner at the address for the lot owner reflected in the assessor's records for Ypsilanti Township.

At any time that the owner of a residential lot is delinquent in the payment of an annual assessment, the representative of that residential parcel shall not be entitled to vote regarding the affairs of the Association of property owners.

4. Lien and Foreclosure: Wiard's agree to these terms by signing this document. Each other owner of a residential lot served by this Private Road Easement and/or the Private Utilities Easement, by accepting title to such owner's lot, or by entering into a land contract for the purchase of a lot, agrees and shall be deemed to covenant and agree to pay to the Association, when due, the assessments described above, regardless of whether or not such covenant shall be expressed in such owner's instrument of conveyance or land contract.

The foregoing assessments, together with interest and costs of collection (including court costs and reasonable attorney fees), shall be a lien against the lot against which they are made and all improvements. Each such assessment, together with interest, and the costs of collection, in addition to constituting a lien on such Lot and improvements, shall also constitute a joint and several personal obligation of the person or persons who was/were the owner(s) of the lot on the date the assessment was established.

If any assessment is not paid within thirty (30) days from the date payment is due, the Association may sue the lot owner and obtain a personal judgment against the lot owner and/or may enforce the lien in the same manner as, and by following similar procedures which are required for, the foreclosure of mortgages or condominium association liens, whether by advertisement or judicial action, including the allowance of such costs and reasonable attorneys fees as would be taxable in the foreclosure of a condominium association lien.

5. Unless otherwise agreed by the Association, an owner of property as described in this Agreement or on an adjacent lot shall be responsible for his/her own negligent and willful acts, and the acts of the property owner's employees, contractors, agents, and guests. Each owner shall be obligated to repair and pay for any damage to the private road and/or private utilities which is caused by or arises out of any such negligent or willful acts. In the event that the private road or private utilities is damaged by construction equipment in connection with the installation of public and/or private utilities for the benefit of a particular property or is damaged by equipment in connection with the construction of a residential dwelling or other construction on a particular parcel or lot or adjacent lot, the owner of the benefited property shall be responsible for all of the damage and the Association shall be obligated to promptly contract for the repair of the private

road at the lot owner's full expense and shall hold the owners of other properties harmless from any liability in connection with such damage or repairs.

6. In addition to the forms of enforcement authorized in Paragraph 4 above, enforcement of the provisions of this Agreement may be by petition to the Association or by seeking injunctive relief. In the event that injunctive relief is necessary, the party or parties found to have failed in the performance of obligations hereunder shall pay the prevailing party's costs and expenses, including actual attorney fees incurred. Failure of the Association and/or its members to adequately improve and provide for continuous maintenance of the private roads in accordance with this Agreement may also be considered a violation of the Township's ordinance regulations related to the development and maintenance of private road and private utilities subject to enforcement in accordance with Township ordinances.

7. Notwithstanding anything contained herein to the contrary, for as long as Wiard's live (and whether or not own at least one residential parcel benefitting from this Private Road Easement and/or the Private Utilities Easement), Wiard's reserve to themselves the sole right to expand the membership in this Agreement to include additional private road or driveway easements connecting to this private road in accordance with the Ypsilanti Township ordinances on property adjacent to the land described in the Attachments. All such additional properties shall participate in this agreement on an equal share basis, as described above. During this time, no consent to such amendment shall be required from any subsequent owner of any portion of the project. During this time, no other properties shall connect to this private road without the express written agreement of Wiard's and no other party shall have the right to allow adjacent properties to connect to this private road easement.

8. Notwithstanding anything contained herein to the contrary, after Wiards' death for as long as at least one of Wiards' children owns at least one residential parcel benefitting from this Private Road Easement and/or the Private Utilities Easement, Wiard reserves to their child owning such a parcel the sole right to expand the membership in this Agreement to include additional private road or driveway easements connecting to this private road in accordance with the Ypsilanti Township ordinances on property adjacent to the land described in the Attachments. All such additional properties shall participate in this agreement on an equal share basis, as described above. During this time, no consent to such amendment shall be required from any subsequent owner of any portion of the project. During this time, no other properties shall connect to this private road without the express written agreement of Wiards' child owning such a parcel and no other party shall have the right to allow adjacent properties to connect to this private road easement.

9. When the time comes that neither Wiard's nor Wiards' children own any residential parcel benefitting from this Private Road Easement and/or the Private Utilities Easement, Wiard's reserve to the Association of property owners described above in Paragraph 3 the sole right to expand the membership in this Agreement to include additional private road or driveway easements connecting to this private road in accordance with the Ypsilanti Township ordinances on property adjacent to the land described in the Attachments. All such additional properties shall participate in this agreement on an equal share basis, as described above. No consent to such amendment shall be required from any subsequent owner of any portion of the project. No other party shall have the right to allow adjacent properties to connect to this private road easement.

10. This Agreement shall be recorded at the Washtenaw County Register of Deeds, and shall run with the land and be binding on all the parties hereto, their heirs, agents, successors, and assigns, and all subsequent purchasers and property owners.

By: _____
Karen Wiard

STATE OF MICHIGAN }
 } SS.
COUNTY OF WASHTENAW }

_____, Notary Public
_____, County,
Michigan Acting in _____
_____ County, Michigan

My commission expires: _____

STATE OF MICHIGAN }
 } SS.
COUNTY OF WASHTENAW }

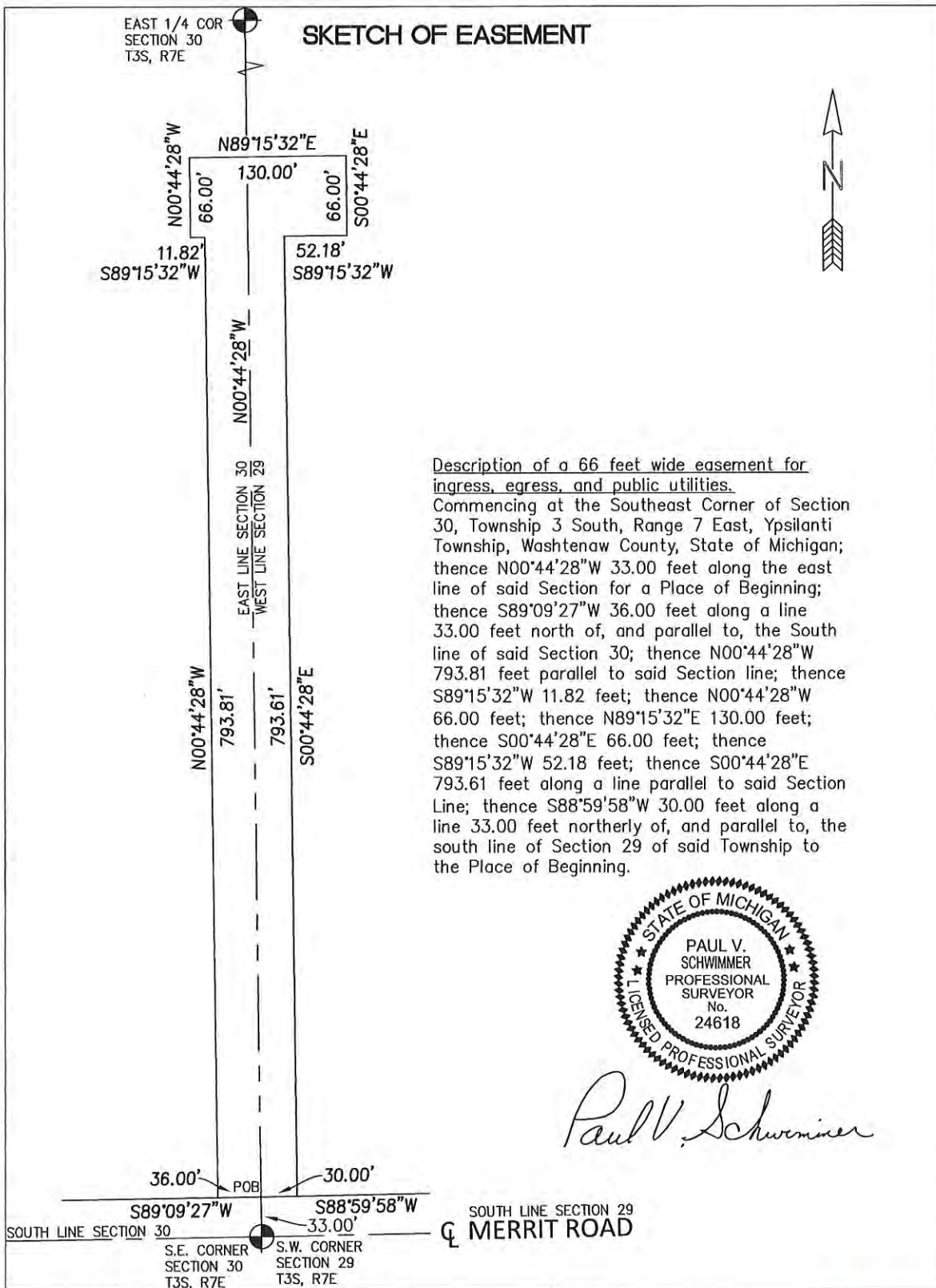
ATTACHMENT A

LEGAL DESCRIPTION OF WIARD'S PROPERTIES

ATTACHMENT B

LEGAL DESCRIPTION OF PRIVATE ROAD and PRIVATE UTILITIES EASEMENTS

SKETCH OF EASEMENT



Description of a 66 feet wide easement for ingress, egress, and public utilities.

Commencing at the Southeast Corner of Section 30, Township 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, State of Michigan; thence N00°44'28"W 33.00 feet along the east line of said Section for a Place of Beginning; thence S89°09'27"W 36.00 feet along a line 33.00 feet north of, and parallel to, the South line of said Section 30; thence N00°44'28"W 793.81 feet parallel to said Section line; thence S89°15'32"W 11.82 feet; thence N00°44'28"W 66.00 feet; thence N89°15'32"E 130.00 feet; thence S00°44'28"E 66.00 feet; thence S89°15'32"W 52.18 feet; thence S00°44'28"E 793.61 feet along a line parallel to said Section Line; thence S88°59'58"W 30.00 feet along a line 33.00 feet northerly of, and parallel to, the south line of Section 29 of said Township to the Place of Beginning.










Paul V. Schwerminer

CLIENT: MACON ENGINEERING

PROPOSED EASEMENT

5570 MERRIT ROAD
SOUTH 1/2 SEC. 30
YPSILANTI TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN

LEGEND:

- | | |
|---|-----------------|
|  | SECTION CORNER |
|  | FOUND IRON PIPE |
|  | FOUND IRON ROD |
|  | FOUND MAG NAIL |
|  | FOUND MONUMENT |
|  | SET IRON PIPE |
|  | SET WOOD LATH |
| (R) | RECORDED |
| (C) | CALCULATED |

SCALE: 1" = 100'

**Arbor Land
Consultants, Inc.
Professional Land
Surveyors**

**2936 S. Madrono
Ann Arbor, MI 48103
(734) 669-2960
Fax 669-2961**

www.arborlandinc.com



JOB NO.:	14019	DATE:	2-06-2020
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FLD. BOOK:	REVISED:
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SHEET 1 OF 1	BY: PVS
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Director's Report

Project Name:
Description:
Date of Agenda this
packet pertains to:

- | | |
|---|--|
| <input type="checkbox"/> Public Hearing
<input type="checkbox"/> Initial Submittal
<input type="checkbox"/> Revised Plans
<input type="checkbox"/> Preliminary Approval
<input type="checkbox"/> Final Approval | <input type="checkbox"/> Special Land Use
<input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Other _____ |
|---|--|

Contact	Consultants & Departments	Approval	Denial	Approved w/ Conditions	Comments
Jason Iacoangeli	Planning Director				
OHM / Stantec	Engineering Consultant				
Carlisle/Wortman Associates	Planning Consultant				
Gary Streight	WCRC				
Dan Kimball	Fire Department				
Scott Westover	YCUA				
Theresa Marsik	WCWRC				
Dave Bellers	Building Official				
Brian McCleery	Assessing Department				

Planning Director's Recommended Action: Please revise and resubmit the site plans to address the review comments. The last page (SP-03) from the site plan should be removed from the next submission. The applicant does not need a WCRC or a WCWRC permit for the variance request. Assessing Department approval is contingent on meeting State law for lot divisions. The accessory structure (PR Garage) within the front yard will require a building permit and variance from the Zoning Board of Appeals.

February 26, 2020

Mr. Jason Iacoangeli
Township Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: **5485 and 5507 Merritt Road**
Private Road Review #1

Dear Mr. Iacoangeli:

We have completed our first private road review for the above referenced project with plans dated October 4, 2019, with a latest revision date of December 17, 2019, and were received by OHM Advisors on February 12, 2020.

At this time, the proposed plans are not recommended for approval. The following comments shall be addressed prior to resubmitting for administrative site plan review and approval.

A brief description of the project has been provided below (Section A), followed by our comments (Section B) and a list of anticipated required permits and approvals (Section C).

A. PROJECT AND SITE DESCRIPTION

The applicant is requesting a variance to serve an existing lot, 5485 Merritt Road, and a proposed lot, 5507 Merritt Road, by means of a 10-foot wide paved private driveway. The applicant is also proposing to widen the existing private driveway to 12-feet by providing two (2) 1-foot wide gravel shoulders on either side of the drive. The applicant is proposing a T-turnaround for emergency vehicles and the proposed home will have a fire suppression system.

The plan set proposes the potential of servicing six (6) lots in the future, of which includes 5485 and 5507 Merritt Road. If the applicant wishes to split the existing parcels into an additional four (4) lots, a separate review and variance request will be required.

B. PRIVATE ROAD REVIEW COMMENTS:

1. The applicant shall provide all existing and proposed utilities (water, sanitary, storm) on the plans.
2. The applicant shall provide a brief stormwater narrative on the plans. The narrative shall include a description of the existing drainage patterns, any Best Management Practices (BMPs) or driveway culverts, and the ultimate stormwater outlet. It is recommended that ditches are provided along the private drive to ensure positive drainage is occurring.
3. The applicant shall provide a cross-section of the existing and proposed drives on the plans, including the proposed shoulders.
4. The applicant shall provide a turning template for the largest vehicle proposed to access the site (i.e. fire truck). This office defers to the Ypsilanti Township Fire Department for the acceptability of site circulation and the proposed t-turnaround.



5. The applicant shall revise the plans to clarify if the proposed road is a driveway or a road, as there are references to both in the plan set and in the Private Road Maintenance Agreement and Attachment B: Legal Description of Private Road and Private Utilities Easements.
6. The applicant shall provide a minimum of two (2) benchmarks, including their descriptions and locations, on the plans, per Ypsilanti Township Standards.
7. The applicant shall provide a cover sheet on the plans, including a brief project description.

C. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: elliott.smith@ohm-advisors.com).

- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval is required.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- ▶ The Township's Planner will inspect the landscaping for this site.
- ▶ If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT, WCRC's Office, or the WCRC.
- ▶ Record plans shall be provided to the Township Engineer following the completion of construction.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith

MDP/ERS/sls

cc: Charlotte Wilson, Township Planning & Development Coordinator
Mike Radzik, Township Community Standards Director
Doug Winters, Township Attorney
Dan Kimball, Township Fire Marshall
File

P:\0000_0100\SITE_YpsilantiTwp\2020\0098201020_PR_5485 and 5507 Merritt Rd\Review#1\Merritt Road_PRR#1_2020-02-26.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



February 26, 2020

Jason Iacoaneli, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Private Road Variance

Project Name:	Scott & Karen Wiard
Project Location:	5485 & 5507 Merritt Road
Plan Date:	10/4/2019
Job Number:	14019
Applicable Codes:	IFC 2018
Contractor:	Macon Engineering, LLC.
Contractor Address:	P.O. Box 314, Chelsea, MI 48118

Status of Review

Status of review: Approved Conditionally (see comments)

Pages SP-02 through SP-03 were reviewed.

Site Coverage - Hydrants

Comments:

Page SP-02, the proposed single family home exceeds the IFC 2018 507.5.1 600 foot hydrant requirement. However the plans state the house will have fire suppression. An NFPA 13 fire suppression system is acceptable to the AHJ.

Page SP-03, is not approved at this time and will have to be resubmitted at the time of future construction

Site Coverage - Access

Comments:

Page SP-02, The applicant shall provide a cross-section of the existing and proposed drives on the plans, including the proposed shoulders.

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT


BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198

IFC 2018 **D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Page SP-03, is not approved at this time and will have to be resubmitted at the time of future construction.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan Kimball", is written over a horizontal line.

Dan Kimball, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI II, CFPE



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Ypsilanti Township Development Team

FROM: Benjamin Carlisle, AICP

DATE: February 28, 2020

RE: Wiard Family Development Shared Driveway Variance

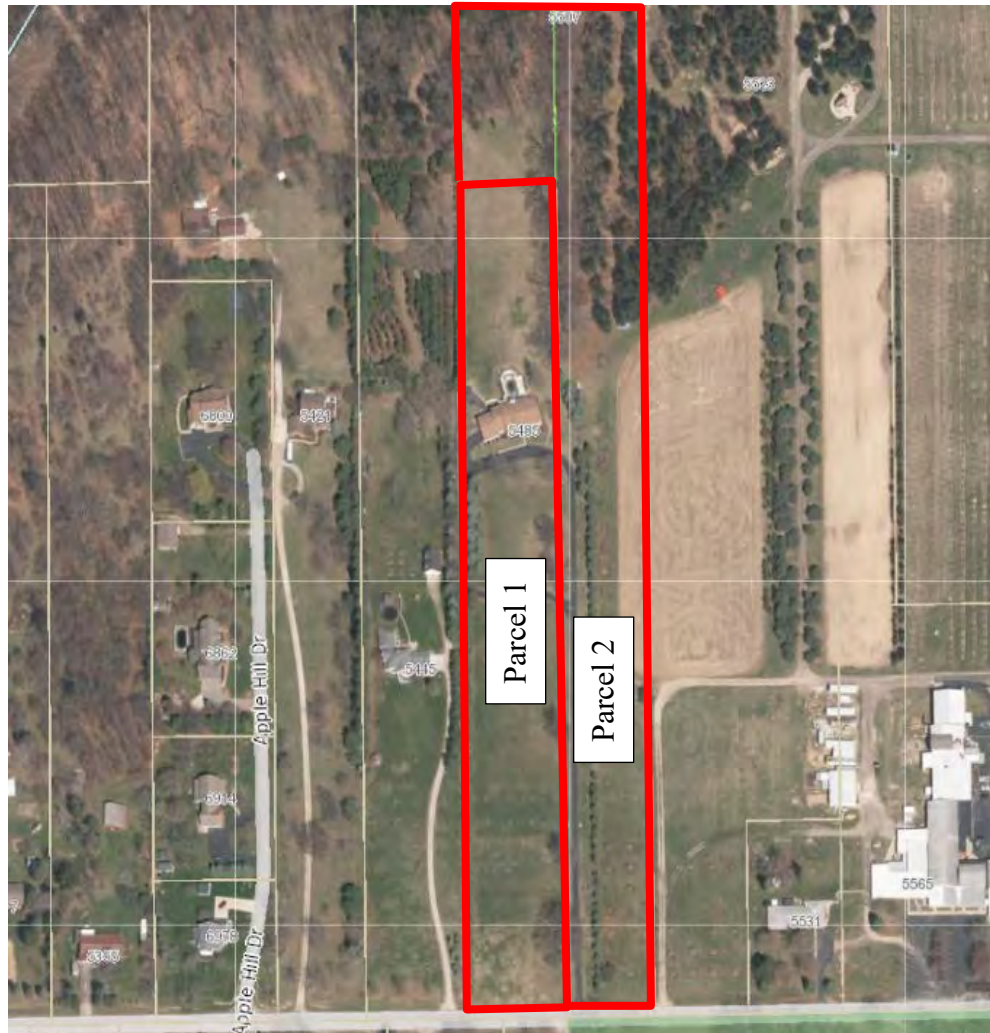
The applicant currently owns the lot at 5485 Merritt Road, which has been improved with a single-family home and the adjacent lot to the east, 5507 Merritt Road, which is currently unimproved. The applicant desires to sell 5507 Merritt to their daughter and son-in-law so they may build a home on that lot. In addition, the applicant has provided a plan, Sheet SP-03, which further divides the two (2) existing lots into a total of six (6) lots.

The applicant is seeking three variances:

1. Two (2) homes to be served by one (1) driveway. Shown on Sheet SP-02.
2. Construction of an accessory building (pole barn) to be located in front of a residential structure. Shown on Sheet SP-02.
3. A future private road that exceeds the maximum length of 600-feet. Shown on Sheet SP-03.

I discuss each variance request in more detail below.

Figure 1: Site



Variance Discussion:

The applicant is seeking approval for the following variances:

1. **Section 47-28.1(a):** *Only one house can be constructed using the private driveway standards; more than one house shall require an approved private road.*

As shown on Sheet SP-03 the applicant is seeking a variance for one driveway to serve both lots. The applicant has provided a T-turnaround to serve fire truck circulation. The T-turnaround should be reviewed and approved by the Fire Department.

The private road ordinance requires that every house be served by a separate driveway. To meet the ordinance requirement the applicant could construct two parallel driveways where each one would serve one house.

As set forth in Section 47-33 -Variances, the application shall prove practical difficulties or unnecessary hardships. The applicant notes that allowing both homes served by a single driveway will reduce impacts to natural features, utilize existing infrastructure, preserve open space, and reduce curb cuts in close proximity along Merritt Road. We concur that due to reasons noted above there is an unnecessary hardship where granting the variance still maintains the intent and purpose of this article, provides for public safe, and allows for substantial justice for the applicant.

2. **Article XX Section 2103 Accessory Buildings:** *A building or structure accessory to a residential building shall not be erected in any yard except a rear yard unless otherwise provided for herein.*

As shown on Sheet SP-02 the applicant is seeking a variance to construct a pole barn that would be located in between the front property line and the house. The accessory building location requirements are set forth in the Zoning Ordinance. The Township Board does not grant variances to the Zoning Ordinance. The Zoning Board of Appeals is the appropriate body to consider this variance request. The applicant can submit a separate application to the Zoning Board of Appeals to consider this variance request.

3. **Section 47-29 (I):** *The layout of roads in the proposed plan shall provide at least two points of access to an existing public road and shall provide a continuous circuit for travel. An exception will be considered when, in the opinion of the board, the lands to be subdivided are limited in area or are subject to a natural barrier. Private roads shall not exceed 600 feet in length unless connected to another road system providing a second means of access to the development. Connections to existing public road systems shall be subject to the review and approval of the county road commission.*

As shown on Sheet SP-03 the applicant is proposing a future land division/site condominium to split the two (2) existing lots into a total of six (6) lots. In order to do so the applicant is required to provide a private road. The private road as proposed is +/- 800 feet, which exceeds the maximum length with only one point of access.

The applicant notes that the lot division/site condominium plan on Sheet SP-03 is a future plan that may or may not happen. As set forth in Section 47-33. – Variances (6), for a variance granted for a private road, that “if construction of the road has not commenced within two years from the date that a variance was granted, then the variance shall be null and void. The township board may grant a longer time frame and may grant an extension when so requested by the applicant.”

Because the status and timing of the future land division/site condominium for the creation of four (4) additional new lots is unknown, I would recommend that the Board not consider the request until such time as the applicant has firm plan and timing on construction. I recommend that the applicant revise their application to remove this request and resubmit at a later date if and when the applicant has a firm plan and timing on the private road construction.

Required Findings:

As you consider this request, please note that by the Private Road Ordinance the applicant shall prove to the satisfaction of the Township Board that:

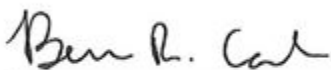
Sec. 47-33. - Variances.: When there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this article, such as topographical and other physical characteristics of a parcel, the township board shall have the power to vary or modify the application of the provisions of this article so that the intent and purpose of this article shall be observed, public safety secured and substantial justice done.

Summary and Recommendation:

We recommend that the applicant revise their application to remove the request for the accessory structure location variance and the private road length variance. As noted, the applicant can submit a separate separate application to the Zoning Board of Appeals to consider the accessory structure variance. I recommend that the applicant resubmit a private road variance request in the future if and when the applicant has a firm plan and timing on the private road construction.

Once the applicant has revised their application, the Township Board may be able to consider the application for the shared driveway.

Sincerely,



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

Zimbra

cwilson@ytown.org

RE: Scott & Karen Wiard Private Road Variance Application #1 - 5485 & 5507 Merritt Road - K-11-30-300-045 & K-11-30-400-018

From : Scott Westover <SWestover@ycua.org> Fri, Feb 14, 2020 10:41 AM
Subject : RE: Scott & Karen Wiard Private Road Variance Application #1 - 5485 & 5507 Merritt Road - K-11-30-300-045 & K-11-30-400-018 2 attachments
To : Charlotte Wilson <cwilson@ytown.org>, Jason Iacoangeli <jiacoangeli@ytown.org>
Cc : Jeff Castro <JCastro@ycua.org>, Mike Shaffer <MShaffer@ycua.org>

Sanitary sewer is not available. Water main in Merritt Road is 36" diameter transmission main and individual taps are not permitted to pipe larger than 16" diameter. An 8" diameter water main could be extended up to 600' from the existing 36" pipe, but until the applicant proposes any water main installation YCUA will not have any comments.

SCOTT WESTOVER | Engineering Manager
Telephone: (734) 484-4600 ext. 220
swestover@ycua.org

Ypsilan Community Utilities Authority
2777 State Road | Ypsilan, Michigan USA 48198-9112
www.ycua.org

This Internet message and any attachments may contain information that is confidential and/or legally privileged. It is intended for use only by the named recipients. If you are not a named recipient, please notify me immediately, and do not use this message or any attachments for any purpose, or distribute or otherwise disclose its contents to any person, or copy or store it in any medium. Neither this information block, the typed name of the sender or anything else in this message is intended to constitute an electronic signature for purposes of the Uniform Electronic Transactions Act or the Electronic Signatures in Global and National Commerce Act ("E-Sign"). The recipient should check this email and any attachments for the presence of viruses. YCUA accepts no liability for any damage caused by any virus transmitted by this email. Thank you.

From: Charlotte Wilson [mailto:cwilson@ytown.org]
Sent: Thursday, February 13, 2020 3:02 PM
To: Linda Gosselin <lgosselin@ytown.org>; Brian McCleery <bmcclleery@ytown.org>; Eric R. Copeland <ecopeland@ytown.org>; Daniel Kimball <dkimball@ytown.org>; Ma Parks <ma.parks@ohm-advisors.com>; Elliot Smith <Elliot.Smith@ohm-advisors.com>; Jeff Castro <JCastro@ycua.org>; Scott Westover <SWestover@ycua.org>; Benjamin Carlisle <bcarlisle@cwaplan.com>; Megan Masson-Minock <mmasson-minock@cwaplan.com>
Cc: Brenda Stumbo <bstumbo@ytown.org>; jiacoangeli <jiacoangeli@ytown.org>; Michael Radzik <mradzik@ytown.org>; Doug/Dennis Winters/McLain <mcwinlaw@gmail.com>; Dave Bellers <dbellers@ytown.org>; Gary Streight <streightg@wcroads.org>; mccullochm <mccullochm@wcroads.org>; Theresa M. Marsik <marsikt@washtenaw.org>
Subject: Scott & Karen Wiard Private Road Variance Application #1 - 5485 & 5507 Merritt Road - K-11-30-300-045 & K-11-30-400-018

Good afternoon everyone,

We are in receipt of a private road variance application for Scott & Karen Wiard located at 5485 & 5507 Merritt Road, parcels K-11-30-300-045 & K-11-30-400-018. Hard copies are ready for pick-up; digital copies are attached.

Reviews are due on February 27, 2020.

Thank you,
Charlotte M. Wilson, AICP
Planning and Development Coordinator

Office of Community Standards
734-485-3943
Tilden R. Stumbo Civic Center
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Charter Township of Ypsilanti

YPSILANTI TOWNSHIP, MICHIGAN
WASHTENAW COUNTY



LOCATION MAP

PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO ALLOW FOR A SHARED DRIVEWAY TO PROVIDE ACCESS TO TWO PARCELS. THE EXISTING PARCELS ARE VERY DEEP AND NARROW PRESENTING A HARDSHIP FOR EFFICIENT USE OF THE PARCELS. THE APPLICANTS ARE REQUESTING AN EXCEPTION TO THE ONE HOME PER DRIVEWAY RULE AND PERMISSION TO BUILD ONE ADDITIONAL HOME BEING SERVICED BY THE EXISTING PAVED DRIVE. A 66 FT WIDE EASEMENT WOULD BE PROVIDED AS SHOWN ON THE PLANS. THE EXISTING DRIVE WILL BE PROVIDED WITH A ONE FOOT WIDE GRAVEL SHOULDER ON EACH SIDE IN ORDER TO COMPLY WITH THE CURRENT DRIVEWAY WIDTH REQUIREMENTS. DRAINAGE IS NOT AN ISSUE AS THE EXISTING DRIVEWAY AND GRADING HAS BEEN IN PLACE FOR SEVERAL YEARS AND THE SOILS ARE PREDOMINATELY SEWARD LOAMY FINE SAND AND SPINKS LOAMY SAND WITH HIGH INFILTRATION CAPACITIES. ALLOWING TWO HOMES TO BE SERVED BY THE EXISTING DRIVEWAY WILL REDUCE THE IMPACTS TO NATURAL FEATURES, UTILIZE EXISTING INFRASTRUCTURE, PRESERVE OPEN SPACE AND REDUCE CURB CUTS IN CLOSE PROXIMITY TO EACH OTHER ON MERRITT ROAD. THE DRIVEWAY LENGTH FROM THE MERRITT RIGHT-OF-WAY TO THE END OF THE TURNAROUND WOULD BE 855 FT. THE PROJECT PROPOSES TO UTILIZE THE EXISTING INFRASTRUCTURE TO THE FULLEST EXTENT POSSIBLE TO ACCOMMODATE THE REQUIRED FIRE TRUCK TURNAROUND. THE PROPOSED LOCATION OF THE TURNAROUND RESULTS IN A MAXIMUM DRIVEWAY LENGTH FROM THE TURNAROUND TO THE BUILDINGS OF 150 FEET. A FIRE SUPPRESSION SYSTEM IS ALSO PROPOSED TO BE PROVIDED FOR THE NEW HOME.

OWNER/PETITIONER/DEVELOPER:
SCOTT AND KAREN WIARD
5485 MERRITT ROAD
YPSILANTI, MI 48197
PHONE: 734-761-3155

ENGINEER:
MACON ENGINEERING, LLO
KATHY KEINATH, P.E.
PO BOX 314
CHELSEA, MI 48118
PHONE: 734-216-9941

SURVEYOR:
ARBOR LAND CONSULTANTS, INC
6653 SCHNEIDER ROAD
MANCHESTER, MI 48158
734-320-4412

SHEET INDEX

SP-01	COVER SHEET
SP-02	EXISTING CONDITIONS
SP-03	DRIVEWAY

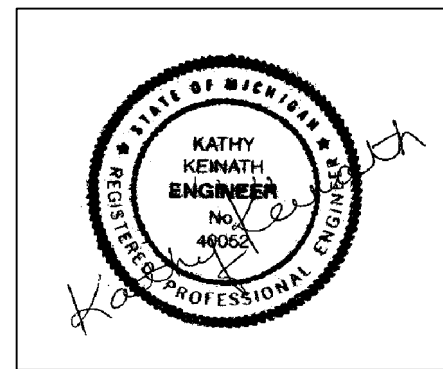


Know what's below.
Call before you dig

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

5485 & 5507 MERRITT
SHARED DRIVEWAY
COVER



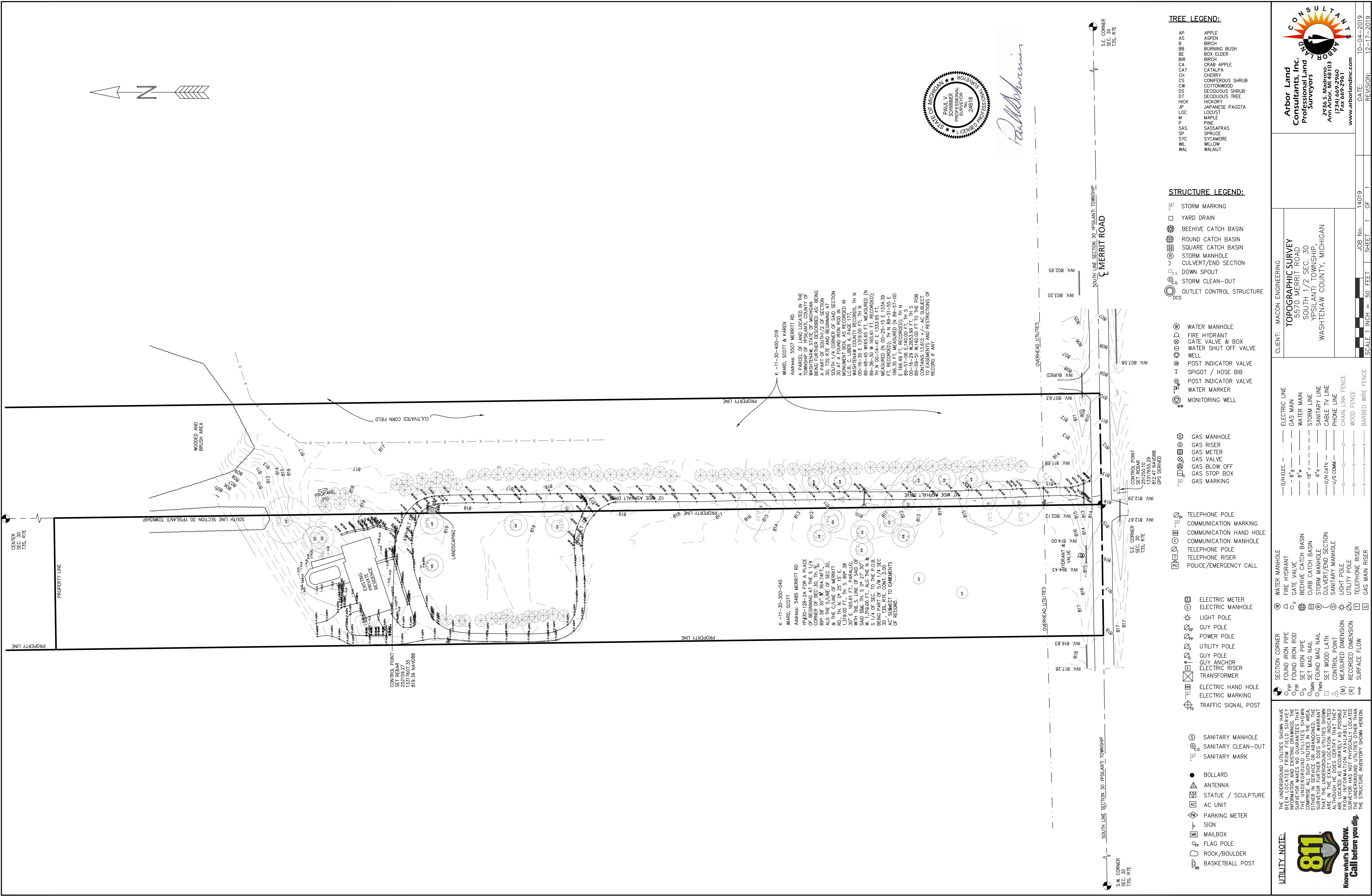
DATE 3-16-20

SCALE N.T.S.

SHEET NO.

NOT FOR CONSTRUCTION

SP-01



TREE LEGEND:

- AP APPLE
- AS ASPEN
- B BIRCH
- BB BURNING BUSH
- BT BOX ELDER
- BIR BIRCH
- CA CRAB APPLE
- CH CATALPA
- CH CHERRY
- CS CONIFEROUS SHRUB
- CW COTTONWOOD
- CS DECIDUOUS SHRUB
- DT DECIDUOUS TREE
- HICK HICKORY
- LOC LOCUST
- LOC LOCUST
- M MAPLE
- P PINE
- S SASSAFRAS
- SP SPRUCE
- SY SYPHORE
- W WILLOW
- W WALNUT

STRUCTURE LEGEND:

- STORM MARKING
- YARD DRAIN
- BEEHIVE CATCH BASIN
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- DOWN SPOUT
- STORM CLEAN-OUT
- OUTLET CONTROL STRUCTURE
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE & BOX
- WATER SHUT OFF VALVE
- WELL
- POST INDICATOR VALVE
- SPIGOT / HOSE BIB
- POST INDICATOR VALVE
- WATER MARKER
- MONITORING WELL
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING
- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- TELEPHONE POLE
- TELEPHONE RISER
- POLICE/EMERGENCY CALL
- ELECTRIC METER
- ELECTRIC MANHOLE
- LIGHT POLE
- GUY POLE
- POWER POLE
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- ELECTRIC RISER
- TRANSFORMER
- ELECTRIC HAND HOLE
- ELECTRIC MARKING
- TRAFFIC SIGNAL POST
- SANITARY MANHOLE
- SANITARY CLEAN-OUT
- SANITARY MARK
- BOLLARD
- ANTENNA
- STATUE / SCULPTURE
- AC UNIT
- PARKING METER
- MAILBOX
- FLAG POLE
- ROCK/BOULDER
- BASKETBALL POST

Arbor Land Consultants, Inc.
Professional Land Surveyors
2936 S. Madison
Ann Arbor, MI 48103
(734) 669-2960
Fax 669-2961
www.arborlandinc.com

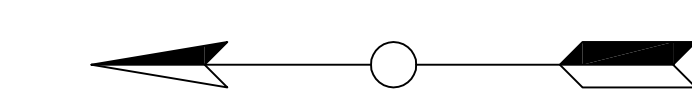
CLIENT: MAON ENGINEERING
TOPOGRAPHIC SURVEY
5570 MERRITT ROAD
SOUTH 1/2 SEC. 30
YPSILANTI TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN

— 0" ELEC. — — — — —
— 8" — — — — —
— 18" — — — — —
— 6" — — — — —
— 0" CATV — — — — —
— U/G COMM. — — — — —
— CHAIN LINK FENCE — — — — —
— WOOD FENCE — — — — —
— BARBED WIRE FENCE — — — — —

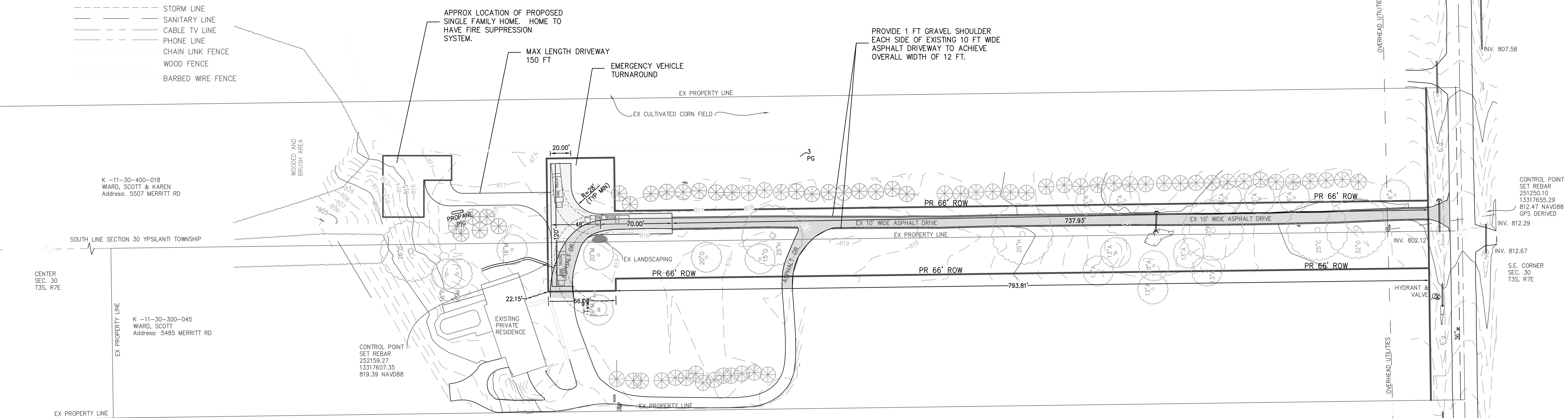
SECTION CORNER
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET IRON NAIL
FOUND IRON NAIL
FOUND IRON LATH
CONTROL POINT
MEASURED DIMENSION
RECORDED DIMENSION
SURFACE FLOW

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN. EITHER IN SERVICE OR ABANDONED, THE UTILITIES SHOWN ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE DESIGNED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN AND THEREFORE THE INFORMATION IS NOT GUARANTEED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES SHOWN AND THEREFORE THE INFORMATION IS NOT GUARANTEED.

811
Know what's below.
Call before you dig.

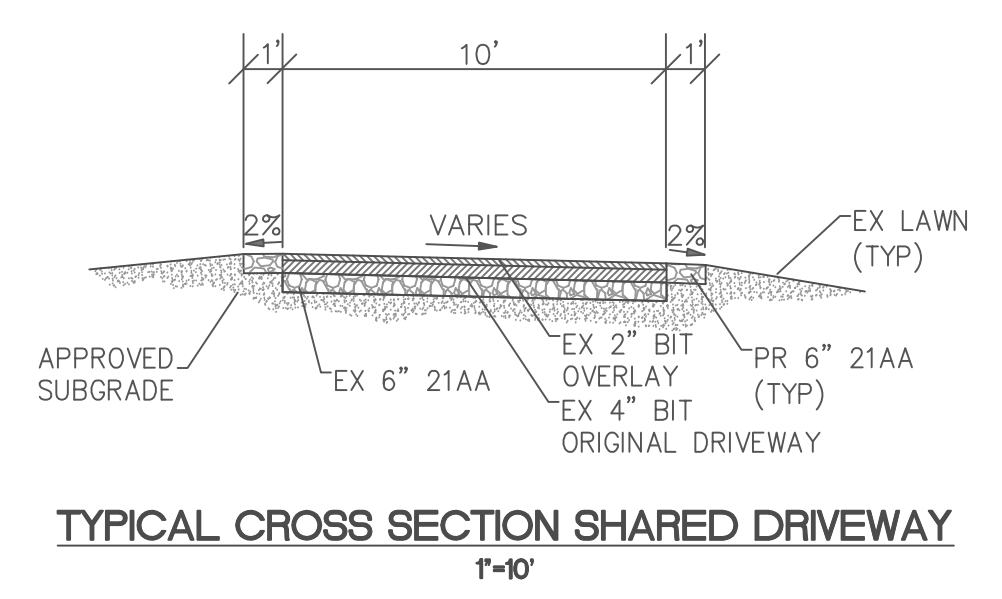
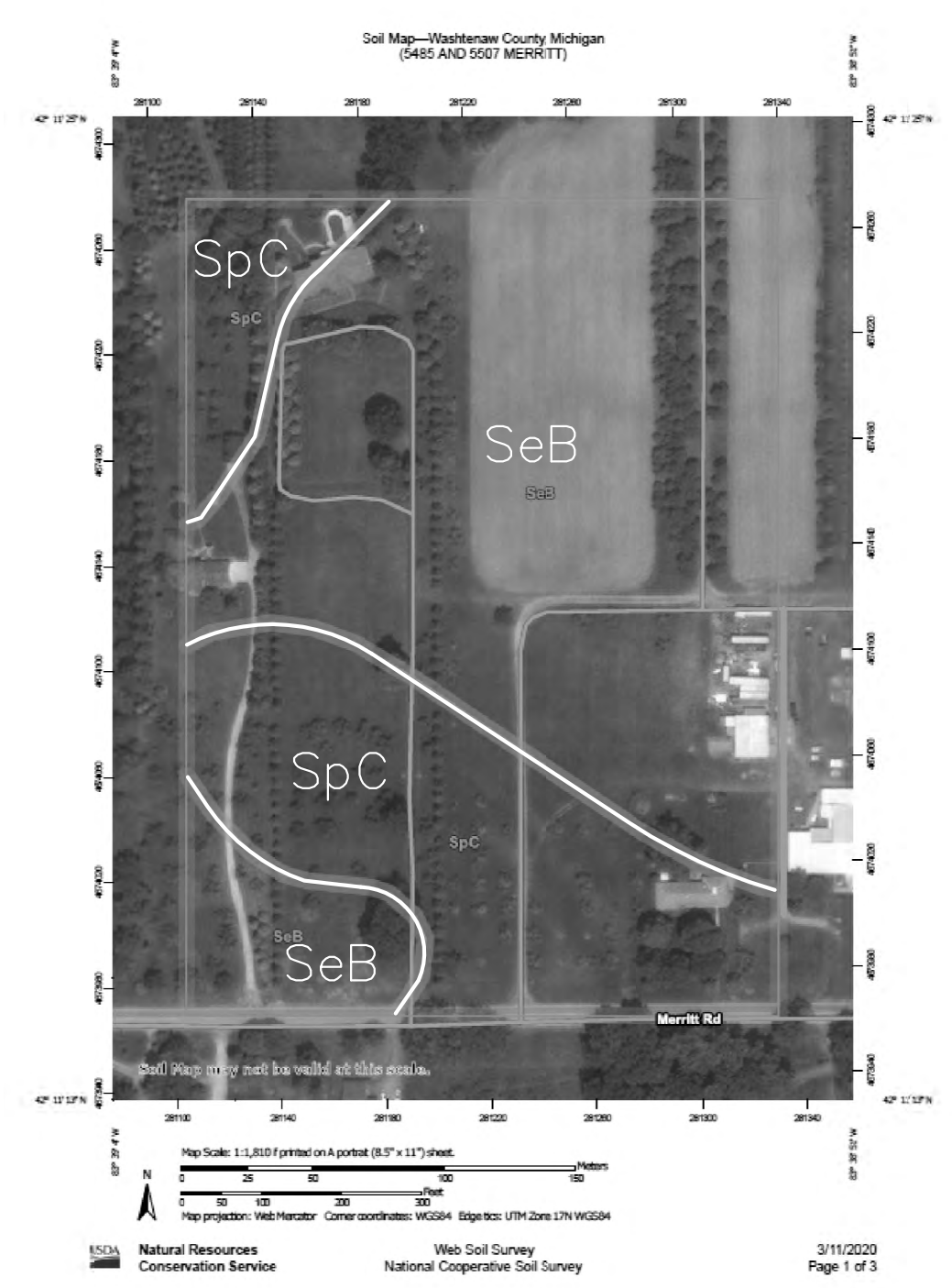


- TREE LEGEND:**
- AP APPLE
 - AS ASPEN
 - B BIRCH
 - BB BURNING BUSH
 - BE BOX ELDER
 - BIR BIRCH
 - CA CRAB APPLE
 - CAT CATALPA
 - CH CHERRY
 - CS CONIFEROUS SHRUB
 - CW COTTONWOOD
 - DS DECIDUOUS SHRUB
 - DT DECIDUOUS TREE
 - HICK HICKORY
 - JP JAPANESE PAGODA
 - LOC LOCUST
 - M MAPLE
 - P PINE
 - SAS SASSAFRAS
 - SP SPRUCE
 - SY SCAMORE
 - WIL WILLOW
 - WAL WALNUT
- SURVEY LEGEND:**
- SECTION CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - SET IRON PIPE
 - SET MAG NAIL
 - FOUND MAG NAIL
 - SET WOOD LATH
 - CONTROL POINT
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - SURFACE FLOW
 - WATER MANHOLE
 - FIRE HYDRANT
 - GATE VALVE
 - BEEHIVE CATCH BASIN
 - CURB CATCH BASIN
 - STORM MANHOLE
 - CULVERT/END SECTION
 - SANITARY MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - TELEPHONE RISER
 - GAS MAIN RISER
 - ELECTRIC LINE
 - GAS MAIN
 - WATER MAIN
 - STORM LINE
 - SANITARY LINE
 - CABLE TV LINE
 - PHONE LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE



STORMWATER NARRATIVE:

THE EXISTING DRIVEWAY'S RUNOFF IS MANAGED ON THE EXISTING PROPERTY. THERE ARE TWO SOIL TYPES IN THE AREA OF THE SHARED DRIVEWAY; SPINKS LOAMY SAND (SpC) IS CLASSIFIED AS HYDRAULIC SOILS GROUP A WITH A TYPICAL INFILTRATION RATE OF 13 IN/HR BASED ON THE USDA NATIONAL RESOURCES CONSERVATION SERVICE SOIL SURVEY, AND SEWARD LOAMY FINE SAND (SeB) IS CLASSIFIED AS HYDRAULIC SOILS GROUP B WITH A TYPICAL INFILTRATION RATE OF 13 IN/HR BASED ON THE USDA NATIONAL RESOURCES CONSERVATION SURVEY. THE RUNOFF FROM THE EXISTING DRIVEWAY IS INFILTRATED ON THE PROPERTY. THE DRAINAGE PATTERNS ARE GENERALLY SLOPING FROM NORTH TO SOUTH FROM THE EXISTING HOME TO A CULVERT AND FROM SOUTH TO NORTH FROM MERRITT ROAD TO THE SAME CULVERT LOCATED APPROXIMATELY MIDWAY ALONG THE DRIVEWAY. THE CULVERT COLLECTS RUNOFF AND FLOWS FROM WEST TO EAST UNDER THE EXISTING PAVEMENT. THE CULVERT DIRECTS THE FLOW ON-SITE AND THE WATER IS INFILTRATED INTO THE EXISTING SANDY SOILS. THE EXISTING GRADING PROVIDES SLOPE AWAY FROM THE DRIVEWAY TO PREVENT PONDING WATER. IT IS PROPOSED TO MAINTAIN THE EXISTING NATURAL DRAINAGE PATTERNS ON THE SITE WITH THE ADDITION OF THE GRAVEL SHOULDER. THE RUNOFF WILL CONTINUE TO INFILTRATE INTO THE SANDY SOILS ON THE SITE.



NOT FOR CONSTRUCTION

811
Know what's below.
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES BEFORE ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES BEFORE ANY CONSTRUCTION.

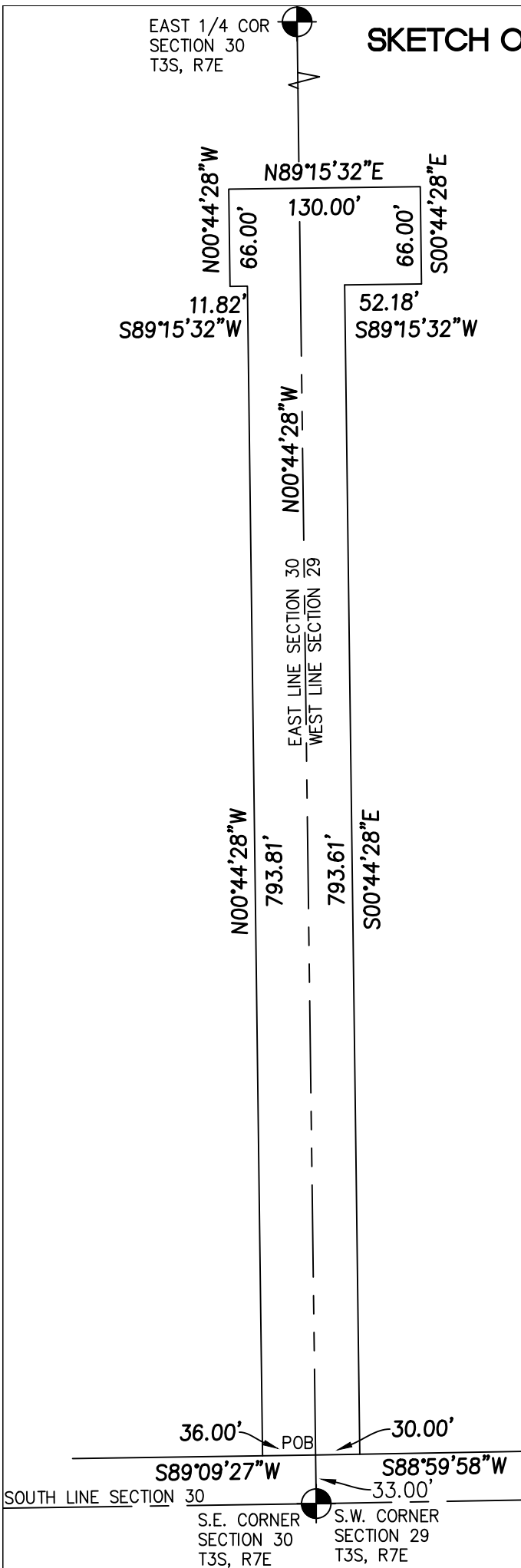
Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118
734-216-9941

5507 & 5485 MERRITT ROAD
SHARED DRIVEWAY
LAYOUT



3-16-20
1-29-20
12-23-19
12-17-19
12-10-19
DATE
SCALE
1"=50'
SHEET NO.
SP-03

SKETCH OF EASEMENT



Description of a 66 feet wide easement for ingress, egress, and public utilities.
Commencing at the Southeast Corner of Section 30, Township 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, State of Michigan; thence N00°44'28"W 33.00 feet along the east line of said Section for a Place of Beginning; thence S89°09'27"W 36.00 feet along a line 33.00 feet north of, and parallel to, the South line of said Section 30; thence N00°44'28"W 793.81 feet parallel to said Section line; thence S89°15'32"W 11.82 feet; thence N00°44'28"W 66.00 feet; thence N89°15'32"E 130.00 feet; thence S00°44'28"E 66.00 feet; thence S89°15'32"W 52.18 feet; thence S00°44'28"E 793.61 feet along a line parallel to said Section Line; thence S88°59'58"W 30.00 feet along a line 33.00 feet northerly of, and parallel to, the south line of Section 29 of said Township to the Place of Beginning.



Paul V. Schwimmer

SOUTH LINE SECTION 29
MERRITT ROAD

CLIENT: MACON ENGINEERING

PROPOSED EASEMENT

5507 MERRITT ROAD
SOUTH 1/2 SEC. 30
YPSILANTI TOWNSHIP,
WASHTENAW COUNTY,
MICHIGAN

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED

Arbor Land Consultants, Inc.
Professional Land Surveyors

2936 S. Madrono
Ann Arbor, MI 48103
(734) 669-2960
Fax 669-2961

www.arborlandinc.com



SCALE: 1" = 100'

JOB NO.:	14019	DATE:	2-06-2020
FLD. BOOK:		REVISED:	4-29-2020
SHEET 1 OF 1		BY:	PVS



Sent via email & UPS

June 15, 2020

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

Re: Michigan Uniform Video Service Local Franchise Agreement Renewal

Dear Ms. Lovejoy Roe:

In accordance with the instructions set forth by the Michigan Public Service Commission in its provision of the Uniform Video Service Local Franchise Agreement, and with provisions set forth in Section 3(7) of Public Act 480 of 2006, enclosed please find two completed Renewal Uniform Video Service Local Franchise Agreements along with the necessary Attachment 1's thereto filed on behalf of Comcast of Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC. *Kindly return one executed copy of the Agreement to me in the self-addressed envelope.*

You will find several stickers attached to the document indicating where the Franchising Entity is required to supply information. Please note that on page 9 of the UVSLFA in the box entitled, "Franchise Agreement (Franchising Entity to Complete), the "Date submitted" is the date the Franchising Entity receives the Agreement from Comcast and the "Date completed and approved" is when the Franchising Entity signs the Agreement.

If you have any questions, please contact me directly at 734-359-2308 or Leslie Brogan, Senior Director, Government Affairs, at 734-359-2079.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle V. Mazurek".

Kyle V. Mazurek
Manager, External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

Enclosure

INSTRUCTIONS FOR UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

Pursuant to 2006 Public Act 480, MCL 484.3301 *et seq.*, any Video Service Provider seeking to provide video service in one or more service areas in the state of Michigan after January 30, 2007, shall file an application for a Uniform Video Service Local Franchise Agreement with the Local Unit of Government ("Franchising Entity") that the Provider wishes to service. Pursuant to Section 2(2) of 2006 PA 480, "Except as otherwise provided by this Act, a person shall not provide video services in any local unit of government without first obtaining a uniform video service local franchise as provided under Section 3." Procedures applicable to incumbent video service providers are set forth below.

As of the effective date (January 1, 2007) of the Act, no existing franchise agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the agreement. The incumbent video Provider, at its option, may continue to provide video services to the Franchising Entity by electing to do one of the following:

1. Terminate the existing franchise agreement before the expiration date of the agreement and enter into a new franchise under a uniform video service local franchise agreement.
2. Continue under the existing franchise agreement amended to include only those provisions required under a uniform video service local franchise.
3. Continue to operate under the terms of an expired franchise until a uniform video service local franchise agreement takes effect. An incumbent video Provider with an expired franchise on the effective date has 120 days after the effective date of the Act to file for a uniform video service local franchise agreement.

On the effective date (January 1, 2007) of the Act, any provisions of an existing Franchise that are inconsistent with or in addition to the provisions of a uniform video service local Franchise Agreement are unreasonable and unenforceable by the Franchising Entity.

If, at a subsequent date, the Provider would like to provide video service to an additional Local Unit of Government, the Provider must file an additional application with that Local Unit of Government.

The forms shall meet the following requirements:

- The Provider must complete both the "Uniform Video Service Local Franchise Agreement" and "Attachment 1 - Uniform Video Service Local Franchise Agreement" forms if they are seeking a new/renewed Franchise Agreement, and send the forms by mail (certified, registered, first-class, return receipt requested, or by a nationally recognized overnight delivery service) to the appropriate Franchising Entity. Until otherwise officially notified by the Franchising Entity, the forms shall be sent to the Clerk or any official with the responsibilities or functions of the Clerk in the Franchising Entity. "Attachment 2 - Uniform Video Service Local Franchise Agreement" is not required to be filed at this time *unless* it is being used regarding amendments, terminations, or transfers pertaining to an existing Uniform Video Service Local Franchise Agreement. (Refer to Sections X to XII of the Agreement, as well as Section 3(4-6) of the Act.)
- Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and MUST BE KEPT CONFIDENTIAL.
 1. The Provider may specify which items of information should be deemed "confidential." It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:

"[insert PROVIDER'S NAME]
[CONFIDENTIAL INFORMATION]"

2. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
 3. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.
- Responses to all questions must be provided and must be amended appropriately when changes occur.
 - All responses must be printed out, typed, signed/dated (where appropriate), and mailed (certified, registered, first class, return receipt requested, or by a national recognized overnight delivery service) to the appropriate party.
 - The Agreement and Attachments are templates. Tab through the documents and fill in as appropriate, use the appropriate "dropdown box" (City/Village/Township) when indicated.
 - For sections that need explanation, if the Provider runs out of space, the Provider should then submit the application with typed attachments that are clearly identified.
 - The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by this Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the franchise agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
 - A Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under this subsection, the franchise agreement shall be considered complete and the Franchise Agreement approved. The Provider shall notify both the Franchising Entity and the Michigan Public Service Commission of such an approved and completed Agreement by completing **Attachment 3 - Uniform Video Service Local Franchise Agreement**.
 - For changes to an existing Uniform Video Service Local Franchise Agreement (amendments, transfers, or terminations), the Provider must complete the "**Attachment 2 - Uniform Video Service Local Franchising Entity**" form, and send the form to the appropriate Franchising Entity.
 - For information that is to be submitted to the Michigan Public Service Commission, please use the following address:

Michigan Public Service Commission
Attn: Video Franchising
6545 Mercantile Way
P.O. Box 30221
Lansing, MI 48909

Fax: (517) 284-8304

Questions should be directed to the Telecommunications Division, Michigan Public Service Commission at (517) 284-8100.

UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT

THIS UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT ("Agreement") is made, pursuant to 2006 PA 480, MCL 484.3301 *et seq.* (the "Act") by and between the Charter Township of Ypsilanti, a Michigan municipal corporation (the "Franchising Entity"), and Comcast of Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, a Delaware Limited Liability Company doing business as Comcast.

I. Definitions

For purposes of this Agreement, the following terms shall have the following meanings as defined in the Act:

- A. "Cable Operator" means that terms as defined in 47 USC 522(5).
- B. "Cable Service" means that terms as defined in 47 USC 522(6).
- C. "Cable System" means that term as defined in 47 USC 522(7).
- D. "Commission" means the Michigan Public Service Commission.
- E. "Franchising Entity" means the local unit of government in which a provider offers video services through a franchise.
- F. "FCC" means the Federal Communications Commission.
- G. "Gross Revenue" means that term as described in Section 6(4) of the Act and in Section VI(D) of the Agreement.
- H. "Household" means a house, an apartment, a mobile home, or any other structure or part of a structure intended for residential occupancy as separate living quarters.
- I. "Incumbent video provider" means a cable operator serving cable subscribers or a telecommunication provider providing video services through the provider's existing telephone exchange boundaries in a particular franchise area within a local unit of government on the effective date of this act.
- J. "IPTV" means internet protocol television.
- K. "Local unit of government" means a city, village, or township.
- L. "Low-income household" means a household with an average annual household income of less than \$35,000.00 as determined by the most recent decennial census.
- M. "METRO Act" means the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48, MCL 484.3101 *et seq.*
- N. "Open video system" or "OVS" means that term as defined in 47 USC 573.
- O. "Person" means an individual, corporation, association, partnership, governmental entity, or any other legal entity.
- P. "Public rights-of-way" means the area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easements dedicated for compatible uses.
- Q. "Term" means the period of time provided for in Section V of this Agreement.
- R. "Uniform video service local franchise agreement" or "franchise agreement" means the franchise agreement required under the Act to be the operating agreement between each franchising entity and video provider in this state.
- S. "Video programming" means that term as defined in 47 USC 522(20).
- T. "Video service" means video programming, cable services, IPTV, or OVS provided through facilities located at least in part in the public rights-of-way without regard to delivery technology, including internet protocol technology. This definition does not include any video programming provided by a commercial mobile service provider defined in 47 USC 332(d) or provided solely as part of, and via, a service that enables users to access content, information, electronic mail, or other services offered over the public internet.
- U. "Video service provider" or "Provider" means a person authorized under the Act to provide video service.
- V. "Video service provider fee" means the amount paid by a video service provider or incumbent video provider under Section 6 of the Act and Section VI of this Agreement.

II. Requirements of the Provider

- A. An unfranchised Provider will not provide video services in any local unit of government without first obtaining a uniform video service local franchise agreement as provided under **Section 3 of the Act** (except as otherwise provided by the Act).
- B. The Provider shall file in a timely manner with the Federal Communications Commission all forms required by that agency in advance of offering video service in Michigan.
- C. The Provider agrees to comply with all valid and enforceable federal and state statutes and regulations.
- D. The Provider agrees to comply with all valid and enforceable local regulations regarding the use and occupation of public rights-of-way in the delivery of the video service, including the police powers of the Franchising Entity.
- E. The Provider shall comply with all Federal Communications Commission requirements involving the distribution and notification of federal, state, and local emergency messages over the emergency alert system applicable to cable operators.
- F. The Provider shall comply with the public, education, and government programming requirements of Section 4 of the Act.
- G. The Provider shall comply with all customer service rules of the Federal Communications Commission under 47 CFR 76.309 (c) applicable to cable operators and applicable provisions of the Michigan Consumer Protection Act, 1976 PA 331, MCL 445.901 to 445.922.
 - i. Including but not limited to: MCL 445.902; MCL 445.903 (1)(a) through 445.903(1)(cc); MCL 445.903(1)(ff) through (jj); MCL 445.903(2); MCL 445.905; MCL 445.906; MCL 445.907; MCL 445.908; MCL 445.910; MCL 445.911; MCL 445.914; MCL 445.915; MCL 445.916; MCL 445.918.
- H. The Provider agrees to comply with in-home wiring and consumer premises wiring rules of the Federal Communications Commission applicable to cable operators.
- I. The Provider shall comply with the Consumer Privacy Requirements of 47 USC 551 applicable to cable operators.
- J. If the Provider is an incumbent video provider, it shall comply with the terms which provide insurance for right-of-way related activities that are contained in its last cable franchise or consent agreement from the Franchising Entity entered before the effective date of the Act.
- K. The Provider agrees that before offering video services within the boundaries of a local unit of government, the video Provider shall enter into a Franchise Agreement with the local unit of government as required by the Act.
- L. The Provider understands that as the effective date of the Act, no existing Franchise Agreement with a Franchising Entity shall be renewed or extended upon the expiration date of the Agreement.
- M. The Provider provides an exact description of the video service area footprint to be served, pursuant to **Section 2(3)(e) of the Act**. If the Provider is not an incumbent video Provider, the date on which the Provider expects to provide video services in the area identified under **Section 2(3)(e) of the Act** must be noted. The Provider will provide this information in Attachment 1 - Uniform Video Service Local Franchise Agreement.
- N. The Provider is required to pay the Provider fees pursuant to **Section 6 of the Act**.

III. Provider Providing Access

- A. The Provider shall not deny access to service to any group of potential residential subscribers because of the race or income of the residents in the local area in which the group resides.
- B. It is a defense to an alleged violation of Paragraph A if the Provider has met either of the following conditions:
 - i. Within 3 years of the date it began providing video service under the Act and the Agreement; at least 25% of households with access to the Provider's video service are low-income households.
 - ii. Within 5 years of the date it began providing video service under the Act and Agreement and from that point forward, at least 30% of the households with access to the Provider's video service are low-income households.
- C. **[If the Provider is using telecommunication facilities]** to provide video services and has more than 1,000,000 telecommunication access lines in Michigan, the Provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication

service area in Michigan within 3 years of the date it began providing video service under the Act and Agreement and to a number not less than 50% of these households within 6 years. **The video service Provider is not required to meet the 50% requirement in this paragraph until 2 years after at least 30% of the households with access to the Provider's video service subscribe to the service for 6 consecutive months.**

- D. The Provider may apply to the Franchising Entity, and in the case of paragraph C, the Commission, for a waiver of or for an extension of time to meet the requirements of this section if 1 or more of the following apply:
- i. The inability to obtain access to public and private rights-of-way under reasonable terms and conditions.
 - ii. Developments or buildings not being subject to competition because of existing exclusive service arrangements.
 - iii. Developments or buildings being inaccessible using reasonable technical solutions under commercial reasonable terms and conditions.
 - iv. Natural disasters
 - v. Factors beyond the control of the Provider
- E. The Franchising Entity or Commission may grant the waiver or extension only if the Provider has made substantial and continuous effort to meet the requirements of this section. If an extension is granted, the Franchising Entity or Commission shall establish a new compliance deadline. If a waiver is granted, the Franchising Entity or Commission shall specify the requirement or requirements waived.
- F. The Provider shall file an annual report with the Franchising Entity and the Commission regarding the progress that has been made toward compliance with paragraphs B and C.
- G. Except for satellite service, the provider may satisfy the requirements of this paragraph and Section 9 of the Act through the use of alternative technology that offers service, functionality, and content, which is demonstrably similar to that provided through the provider's video service system and may include a technology that does not require the use of any public right-of-way. The technology utilized to comply with the requirements of this section shall include local public, education, and government channels and messages over the emergency alert system as required under Paragraph II(E) of this Agreement.

IV. Responsibility of the Franchising Entity

- A. The Franchising Entity hereby grants authority to the Provider to provide Video Service in the Video Service area footprint, as described in this Agreement and Attachments, as well as the Act.
- B. The Franchising Entity hereby grants authority to the Provider to use and occupy the Public Rights-of-way in the delivery of Video Service, subject to the laws of the state of Michigan and the police powers of the Franchising Entity.
- C. The Franchising Entity shall notify the Provider as to whether the submitted Franchise Agreement is complete as required by the Act within 15 business days after the date that the Franchise Agreement is filed. If the Franchise Agreement is not complete, the Franchising Entity shall state in its notice the reasons the Franchise Agreement is incomplete. The Franchising Entity cannot declare an application to be incomplete because it may dispute whether or not the applicant has properly classified certain material as "confidential."
- D. The Franchising Entity shall have 30 days after the submission date of a complete Franchise Agreement to approve the agreement. If the Franchising Entity does not notify the Provider regarding the completeness of the Franchise Agreement or approve the Franchise Agreement within the time periods required under **Section 3(3) of the Act**, the Franchise Agreement shall be considered complete and the Franchise Agreement approved.
- i. If time has expired for the Franchising Entity to notify the Provider, The Provider shall send (via mail: certified or registered, or by fax) notice to the Franchising Entity and the Commission, using Attachment 3 of this Agreement.
- E. The Franchising Entity shall allow a Provider to install, construct, and maintain a video service or communications network within a public right-of-way and shall provide the provider with open, comparable, nondiscriminatory, and competitively neutral access to the public right-of-way.
- F. The Franchising Entity may not discriminate against a video service provider to provide video service for any of the following:
- i. The authorization or placement of a video service or communications network in public right-of-way.
 - ii. Access to a building owned by a governmental entity.
 - iii. A municipal utility pole attachment.
- G. The Franchising Entity may impose on a Provider a permit fee only to the extent it imposes such a fee on incumbent video providers, and any fee shall not exceed the actual, direct costs incurred by the Franchising Entity for issuing the relevant permit. A fee under this section shall not be levied if the Provider already has

paid a permit fee of any kind in connection with the same activity that would otherwise be covered by the permit fee under this section or is otherwise authorized by law or contract to place the facilities used by the Provider in the public right-of-way or for general revenue purposes.

- H. The Franchising Entity shall not require the provider to obtain any other franchise, assess any other fee or charge, or impose any other franchise requirement than is allowed under the Act and this Agreement. For purposes of this Agreement, a franchise requirement includes but is not limited to, a provision regulating rates charged by video service providers, requiring the video service providers to satisfy any build-out requirements, or a requirement for the deployment of any facilities or equipment.
- I. Notwithstanding any other provision of the Act, the Provider shall not be required to comply with, and the Franchising Entity may not impose or enforce, any mandatory build-out or deployment provisions, schedules, or requirements except as required by **Section 9 of the Act**.
- J. The Franchising Entity is subject to the penalties provided for under Section 14 of the Act.

V. Term

- A. This Franchise Agreement shall be for a period of 10 years from the date it is issued. The date it is issued shall be calculated either by (a) the date the Franchising Entity approved the Agreement, provided it did so within 30 days after the submission of a complete franchise agreement, or (b) the date the Agreement is deemed approved pursuant to **Section 3(3) of the Act**, if the Franchising Entity either fails to notify the Provider regarding the completeness of the Agreement or approve the Agreement within the time periods required under that subsection.
- B. Before the expiration of the initial Franchise Agreement or any subsequent renewals, the Provider may apply for an additional 10-year renewal under **Section 3(7) of the Act**.

VI. Fees

- A. A video service Provider shall calculate and pay an annual video service provider fee to the Franchising Entity. The fee shall be 1 of the following:
 - i. If there is an existing Franchise Agreement, an amount equal to the percentage of gross revenue paid to the Franchising Entity by the incumbent video Provider with the largest number of subscribers in the Franchising Entity.
 - ii. At the expiration of an existing Franchise Agreement or if there is no existing Franchise Agreement, an amount equal to the percentage of gross revenue as established by the Franchising Entity of _____% (percentage amount to be inserted by Franchising Entity which shall not exceed 5%) and shall be applicable to all providers
- B. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- C. The Franchising Entity shall not demand any additional fees or charges from a provider and shall not demand the use of any other calculation method other than allowed under the Act.
- D. For purposes of this Section, "gross revenues" means all consideration of any kind or nature, including, without limitation, cash, credits, property, and in-kind contributions received by the provider from subscribers for the provision of video service by the video service provider within the jurisdiction of the franchising entity.
 - 1. **Gross revenues shall include all of the following:**
 - i. All charges and fees paid by subscribers for the provision of video service, including equipment rental, late fees, insufficient funds fees, fees attributable to video service when sold individually or as part of a package or bundle, or functionally integrated, with services other than video service.
 - ii. Any franchise fee imposed on the Provider that is passed on to subscribers.
 - iii. Compensation received by the Provider for promotion or exhibition of any products or services over the video service.
 - iv. Revenue received by the Provider as compensation for carriage of video programming on that Provider's video service.
 - v. All revenue derived from compensation arrangements for advertising to the local franchise area.
 - vi. Any advertising commissions paid to an affiliated third party for video service advertising.
 - 2. **Gross revenues do not include any of the following:**
 - i. Any revenue not actually received, even if billed, such as bad debt net of any recoveries of bad debt.
 - ii. Refunds, rebates, credits, or discounts to subscribers or a municipality to the extent not already offset by subdivision (D)(i) and to the extent the refund, rebate, credit, or discount is attributable to the video service.

- iii. Any revenues received by the Provider or its affiliates from the provision of services or capabilities other than video service, including telecommunications services, information services, and services, capabilities, and applications that may be sold as part of a package or bundle, or functionality integrated, with video service.
 - iv. Any revenues received by the Provider or its affiliates for the provision of directory or internet advertising, including yellow pages, white pages, banner advertisement, and electronic publishing.
 - v. Any amounts attributable to the provision of video service to customers at no charge, including the provision of such service to public institutions without charge.
 - vi. Any tax, fee, or assessment of general applicability imposed on the customer or the transaction by a federal, state, or local government or any other governmental entity, collected by the Provider, and required to be remitted to the taxing entity, including sales and use taxes.
 - vii. Any forgone revenue from the provision of video service at no charge to any person, except that any forgone revenue exchanged for trades, barter, services, or other items of value shall be included in gross revenue.
 - viii. Sales of capital assets or surplus equipment.
 - ix. Reimbursement by programmers of marketing costs actually incurred by the Provider for the introduction of new programming.
 - x. The sale of video service for resale to the extent the purchaser certifies in writing that it will resell the service and pay a franchise fee with respect to the service.
- E. In the case of a video service that is bundled or integrated functionally with other services, capabilities, or applications, the portion of the video Provider's revenue attributable to the other services, capabilities, or applications shall be included in gross revenue unless the Provider can reasonably identify the division or exclusion of the revenue from its books and records that are kept in the regular course of business.
- F. Revenue of an affiliate shall be included in the calculation of gross revenues to the extent the treatment of the revenue as revenue of the affiliate has the effect of evading the payment of franchise fees which would otherwise be paid for video service.
- G. The Provider is entitled to a credit applied toward the fees due under **Section 6(1) of the Act** for all funds allocated to the Franchising Entity from annual maintenance fees paid by the provider for use of public rights-of-way, minus any property tax credit allowed under **Section 8 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act (METRO Act)**, 2002 PA 48, MCL 484.3108. The credits shall be applied on a monthly pro rata basis beginning in the first month of each calendar year in which the Franchising Entity receives its allocation of funds. The credit allowed under this subsection shall be calculated by multiplying the number of linear feet occupied by the Provider in the public rights-of-way of the Franchising Entity by the lesser of 5 cents or the amount assessed under the **METRO Act**. The Provider is not eligible for a credit under this section unless the provider has taken all property tax credits allowed under the **METRO Act**.
- H. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- I. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- J. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(1) of the Act**, applied against the amount of the subscriber's monthly bill.
- K. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

VII. Public, Education, and Government (PEG) Channels

- A. The video service Provider shall designate a sufficient amount of capacity on its network to provide for the same number of public, education, and government access channels that are in actual use on the incumbent video provider system on the **effective date of the Act** or as provided under **Section 4(14) of the Act**.
- B. Any public, education, or government channel provided under this section that is not utilized by the Franchising Entity for at least 8 hours per day for 3 consecutive months may no longer be made available to the Franchising Entity and may be programmed at the Provider's discretion. At such a time as the Franchising Entity can certify a schedule for at least 8 hours of daily programming for a period of 3 consecutive months, the Provider shall restore the previously reallocated channel.
- C. The Franchising Entity shall ensure that all transmissions, content, or programming to be retransmitted by a video service Provider is provided in a manner or form that is capable of being accepted and retransmitted by a Provider, without requirement for additional alteration or change in the content by the Provider, over the

particular network of the Provider, which is compatible with the technology or protocol utilized by the Provider to deliver services.

- D. The person producing the broadcast is solely responsible for all content provided over designated public, education, or government channels. The video service Provider shall not exercise any editorial control over any programming on any channel designed for public, education, or government use.
- E. The video service Provider is not subject to any civil or criminal liability for any program carried on any channel designated for public, education, or government use.
- F. If a Franchising Entity seeks to utilize capacity pursuant to **Section 4(1) of the Act** or an agreement under **Section 13 of the Act** to provide access to video programming over one or more PEG channels, the Franchising Entity shall give the Provider a written request specifying the number of channels in actual use on the incumbent video provider's system or specified in the agreement entered into under **Section 13 of the Act**. The video service Provider shall have 90 days to begin providing access as requested by the Franchising Entity. The number and designation of PEG access channels shall be set forth in an addendum to this agreement effective 90 days after the request is submitted by the Franchising Entity.
- G. A PEG channel shall only be used for noncommercial purposes.

VIII. PEG Fees

- A. The video service Provider shall also pay to the Franchising Entity as support for the cost of PEG access facilities and services an annual fee equal to one of the following options:
 - 1. If there is an existing Franchise on the effective date of the Act, the fee (enter the fee amount 0%) paid to the Franchising Entity by the incumbent video Provider with the largest number of cable service subscribers in the Franchising Entity as determined by the existing Franchise Agreement;
 - 2. At the expiration of the existing Franchise Agreement, the amount required under (1) above, which is 0 % of gross revenues. (The amount under (1) above is not to exceed 2% of gross revenues);
 - 3. If there is no existing Franchise Agreement, a percentage of gross revenues as established by the Franchising Entity and to be determined by a community need assessment, is ----- % of gross revenues. (The percentage that is established by the Franchising Entity is not to exceed 2% of gross revenues.); and
 - 4. An amount agreed to by the Franchising Entity and the video service Provider.
- B. The fee required by this section shall be applicable to all providers, pursuant to Section 6(9) of the Act.
- C. The fee shall be due on a quarterly basis and paid within 45 days after the close of the quarter. Each payment shall include a statement explaining the basis for the calculation of the fee.
- D. All determinations and computations made under this section shall be pursuant to generally accepted accounting principles.
- E. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the Provider shall be made within 3 years from the date the compensation is remitted.
- F. The Provider may identify and collect as a separate line item on the regular monthly bill of each subscriber an amount equal to the percentage established under **Section 6(8) of the Act**, applied against the amount of the subscriber's monthly bill.
- G. The Franchising Entity shall not demand any additional fees or charges from a Provider and shall not demand the use of any other calculation method other than allowed under the Act.

IX. Audits

- A. No more than every 24 months, a Franchising Entity may perform reasonable audits of the video service Provider's calculation of the fees paid under **Section 6 of the Act** to the Franchising Entity during the preceding 24-month period only. All records reasonably necessary for the audits shall be made available by the Provider at the location where the records are kept in the ordinary course of business. The Franchising Entity and the video service Provider shall each be responsible for their respective costs of the audit. Any additional amount due verified by the Franchising Entity shall be paid by the Provider within 30 days of the Franchising Entity's submission of invoice for the sum. If the sum exceeds 5% of the total fees which the audit determines should have been paid for the 24-month period, the Provider shall pay the Franchising Entity's reasonable costs of the audit.
- B. Any claims by a Franchising Entity that fees have not been paid as required under **Section 6 of the Act**, and any claims for refunds or other corrections to the remittance of the provider shall be made within 3 years from the date the compensation is remitted.

X. Termination and Modification

This Franchise Agreement issued by a Franchising Entity may be terminated or the video service area footprint may be modified, except as provided under **Section 9 of the Act**, by the Provider by submitting notice to the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XI. Transferability

This Franchise Agreement issued by a Franchising Entity or an existing franchise of an incumbent video service Provider is fully transferable to any successor in interest to the Provider to which it is initially granted. A notice of transfer shall be filed with the Franchising Entity within 15 days of the completion of the transfer. The Provider will use Attachment 2, when notifying the Franchising Entity. The successor in interest will assume the rights and responsibilities of the original provider and will also be required to complete their portion of the Transfer Agreement located within Attachment 2.

XII. Change of Information

If any of the information contained in the Franchise Agreement changes, the Provider shall timely notify the Franchising Entity. The Provider will use Attachment 2, when notifying the Franchising Entity.

XIII. Confidentiality

Pursuant to Section 11 of the Act: Except under the terms of a mandatory protective order, trade secrets and commercial or financial information designated as such and submitted under the Act to the Franchising Entity or Commission are exempt from the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246 and **MUST BE KEPT CONFIDENTIAL**.

- A. The Provider may specify which items of information should be deemed "confidential." It is the responsibility of the provider to clearly identify and segregate any confidential information submitted to the franchising entity with the following information:
 "[insert PROVIDER'S NAME]
 [CONFIDENTIAL INFORMATION]"
- B. The Franchising Entity receiving the information so designated as confidential is required (a) to protect such information from public disclosure, (b) exempt such information from any response to a FOIA request, and (c) make the information available only to and for use only by such local officials as are necessary to approve the franchise agreement or perform any other task for which the information is submitted.
- C. Any Franchising Entity which disputes whether certain information submitted to it by a provider is entitled to confidential treatment under the Act may apply to the Commission for resolution of such a dispute. Unless and until the Commission determines that part or all of the information is not entitled to confidential treatment under the Act, the Franchising Entity shall keep the information confidential.

XIV. Complaints/Customer Service

- A. The Provider shall establish a dispute resolution process for its customers. Provider shall maintain a local or toll-free telephone number for customer service contact.
- B. The Provider shall be subjected to the penalties, as described under **Section 14 of the Act**, and the Franchising Entity and Provider may be subjected to the dispute process as described in **Section 10 of the Act**.
- C. Each Provider shall annually notify its customers of the dispute resolution process required under **Section 10 of the Act**. Each Provider shall include the dispute resolution process on its website.
- D. Before a customer may file a complaint with the Commission under **Section 10(5) of the Act**, the customer shall first attempt to resolve the dispute through the dispute resolution process established by the Provider in **Section 10(2) of the Act**.
- E. A complaint between a customer and a Provider shall be handled by the Commission pursuant to the process as described in **Section 10(5) of the Act**.
- F. A complaint between a Provider and a franchising entity or between two or more Providers shall be handled by the Commission pursuant to the process described in **Section 10(6) of the Act**.
- G. In connection with providing video services to the subscribers, a provider shall not do any act prohibited by Section 10(1)(a-f) of the Act. The Commission may enforce compliance to the extent that the activities are not covered by **Section 2(3)(l) in the Act**.

XV. Notices

Any notices to be given under this Franchise Agreement shall be in writing and delivered to a Party personally, by facsimile or by certified, registered, or first-class mail, with postage prepaid and return receipt requested, or by a nationally recognized overnight delivery service, addressed as follows:

If to the Franchising Entity:
(must provide street address)

Charter Township of Ypsilanti:

Attn:

Fax No.:

If to the Provider:
(must provide street address)

1.
41112 Concept Dr.

Plymouth, MI 48170

Attn: VP of Government Affairs

Fax No.: 734-892-2159

2.
2605 Circle 75 Pkwy SE

Atlanta, GA 30339

Attn: Sen. Vice President, Government Relations

3.
One Comcast Center
Philadelphia, PA 19103

Attn: Government Affairs Department

Or such other addresses or facsimile numbers as the Parties may designate by written notice from time to time.

XVI. Miscellaneous

- A. **Governing Law.** This Franchise Agreement shall be governed by, and construed in accordance with, applicable Federal laws and laws of the State of Michigan.
- B. **The parties to this Franchise Agreement** are subject to all valid and enforceable provisions of the Act.
- C. **Counterparts.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute on and the same agreement.
- D. **Power to Enter.** Each Party hereby warrants to the other Party that it has the requisite power and authority to enter into this Franchise Agreement and to perform according to the terms hereof.
- E. **The Provider and Franchising Entity** are subject to the provisions of 2006 Public Act 480.

IN WITNESS WHEREOF, the Parties, by their duly authorized representatives, have executed this Franchise Agreement.

Charter Township of Ypsilanti, a Michigan Municipal Corporation

**Comcast of Florida/Michigan/New Mexico/
Pennsylvania/Washington, LLC, a Delaware Limited
Liability Company doing business as Comcast**

By
Print Name
Title
Address
City, State, Zip
Phone
Fax
Email

 By
Craig D'Agostini
Print Name
Vice President, Government & Regulatory Affairs
Title
41112 Concept Drive
Address
Plymouth, MI 48170
City, State, Zip
734 359-2240
Phone
734-892-2159
Fax
Craig_D'agostini@cable.comcast.com
Email

FRANCHISE AGREEMENT *(Franchising Entity to Complete)*

Date submitted:

Date completed and approved:

ATTACHMENT 1

UNIFORM VIDEO SERVICE LOCAL FRANCHISE AGREEMENT (Pursuant To 2006 Public Act 480) (Form must be typed)

Date: June 10, 2020		
Applicant's Name: Comcast of Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC		
Address 1: 41112 Concept Dr.		
Address 2		Phone: 734-254-1525
City: Plymouth	State: MI	Zip: 48170
Federal I.D. No. (FEIN): 31-1063218		

Company executive officers:

Name(s): Craig D'Agostini
Title(s): Vice President of Government & Regulatory Affairs

Person(s) authorized to represent the company before the Franchising Entity and the Commission:

Name: Kyle Mazurek		
Title: Manager, External Affairs		
Address: 41112 Concept Dr., Plymouth, MI 48170		
Phone: 734-359-2308	Fax: 734-892-2159	Email: Kyle_Mazurek@comcast.com

Name: Leslie A. Brogan		
Title: Senior Director, Government Affairs		
Address: 1401 E. Miller Rd., Lansing, MI 48911		
Phone: 734-359-2079	Fax: 517-657-3743	Email: Leslie_Brogan@comcast.com

Describe the video service area footprint as set forth in Section 2(3e) of the Act. (An exact description of the video service area footprint to be served, as identified by a geographic information system digital boundary meeting or exceeding national map accuracy standards.)

As an incumbent provider, Comcast, is satisfying this requirement by allowing a franchising entity to seek right-of-way related information comparable to that required by a permit under the metropolitan extension telecommunications rights-of-way oversight act, 2002 PA 48, MCL 484.3101 to 484.3120, as set forth in its last cable franchise entered before the effective date of this act.

[**Option A:** for Providers that Options B and C are not applicable, a description based on a geographic information system digital boundary meeting or exceeding national map accuracy standards]

[**Option B:** for Providers with 1,000,000 or more access lines in Michigan using telecommunication facilities to provide Video Service, a description based on entire wire centers or exchanges located in the Franchising Entity]

[**Option C:** for an Incumbent Video Service Provider, it satisfies this requirement by allowing the Franchising Entity to seek right-of-way information comparable to that required by a permit under the METRO Act as set forth in its last cable franchise or consent agreement from the Franchising Entity entered into before the effective date of the Act]

Pursuant to Section 2(3)(d) of the Act, if the Provider is not an incumbent video Provider, provide the date on which the Provider expects to provide video services in the area identified under Section 2(3)(e) (the Video Service Area Footprint).


Date:

For All Applications:

***Verification
(Provider)***

I, Craig D'Agostini, of lawful age, and being first duly sworn, now states: As an officer of the Provider, I am authorized to do and hereby make the above commitments. I further affirm that all statements made above are true and correct to the best of my knowledge and belief.

Name and Title (printed): Craig D'Agostini, Vice President Government & Regulatory Affairs

Signature: 

Date:

June 12, 2020

(Franchising Entity)

Charter Township of Ypsilanti, a Michigan municipal corporation

By

Print Name

Title

Address

City, State, Zip

Phone

Fax

Email

Date

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk

From: Michael Radzik, OCS Director

Re: **Request to confirm authorization for circuit court litigation to abate public nuisances at 6480 Rawsonville Rd, 590 Calder Ave, 568 Onandaga Ave, 1433 Harry St, and Paint Creek shopping center at 2040 Whittaker Rd funded in the amount of \$50,000 in account 101-950.000-801.023**

Copy: McLain & Winters, Township Attorneys

Date: July 7, 2020

The Office of Community Standards (OCS) has investigated and received information regarding public nuisances at the following locations for which administrative authorization was previously granted to engage legal services to abate said nuisances. Confirmation of that authorization is now requested.

6480 RAWSONVILLE RD

This 2.7 acre industrial property owned by Remus Sulea of Ann Arbor is currently the subject of zoning and regulatory code enforcement after an OCS staff member recently noticed a major truck storage operation at the site. Further investigation revealed the site had been graded and trees removed to create space to store semi-tractors and trailers without benefit of site plan or Planning Commission approval. In addition, no permits were obtained to mass grade or remove trees from the site, and there appears to have been no engineering for storm water management or soil erosion control. Even more disconcerting is that Mr. Sulea consulted with Planning & Development Coordinator Charlotte Wilson in July, 2019 after he purchased the property and demolished a condemned house following previous litigation with the former owner. Mr. Sulea indicated he wanted to establish a commercial trucking operation, and was advised in writing that the property was not zoned properly for such use. Ms. Wilson further provided advice on necessary steps to be taken to seek rezoning and site plan approval. Mr. Sulea obviously ignored the advice and proceeded anyway.



CHARTER TOWNSHIP OF YPSILANTI

590 CALDER AVE

This single family rental dwelling in West Willow is owned by Kevin Zimmerly of xxx and managed by Ray Smith of Ray Smith Real Estate in Ypsilanti. The current tenant, Shannon Graves, has allowed a large amount of trash and household blight to accumulate on the property, was not mowing the grass, and had stored a disabled and partially dismantled vehicle in the driveway for a long time. Numerous attempts to convince the tenant, and ultimately the landlord and agent, to abate the nuisances were met with no action by either party. Both parties were cited in district court and the township eventually mowed the grass, removed the blight, and facilitated removal of the junk vehicle at a cost of \$600. Since then, the blight and trash accumulation has reoccurred, rats are observed nesting, and neither the tenant nor the landlord or agent have done anything to maintain the property or abate the nuisances. I requested and obtained administrative authority to litigate the nuisance; the case has been filed and is pending in court.



568 ONANDAGA AVE

While investigating a recent complaint regarding the condition of this single family house in West Willow owned by James Massey of Ypsilanti Twp, OCS staff came to realize that it has probably been unoccupied for the better part of two decades or more. Water service was terminated for unknown reasons in 2003, and the township has responded to numerous grass and blight complaints over the years. The owner registered the vacant house in 2014 and pulled permits in 2017 to replace the roof and renovate the structure, however the work was never done. The structure's certificate of occupancy has been suspended until all property maintenance, blight and utility issues have been resolved. It appears unlikely that the owner will be able to comply due to personal issues that prevent him from doing so. Administrative authority was granted to initiate litigation, which is pending.



CHARTER TOWNSHIP OF YPSILANTI

1433 HARRY ST

This single family house in the Sugarbrook neighborhood sustained significant fire damage on January 21, 2020 and has remained vacant and boarded up ever since. The Fire Department was able to obtain \$13,058 in insurance proceeds from State Farm, withheld to offset demolition costs if it becomes necessary. The property owner, Shauntel Garland, has not responded to a request to register the vacant building and discuss his intentions to repair or demolish the structure. As six months have now passed, I requested and obtained administrative authority to initiate litigation to abate the public nuisance. If necessary, the court can grant use of the insurance funds to demolish the house and restore the property to grade with stabilized soil.



PAINT CREEK SOUTH, LLC – 2040 WHITTAKER RD

OCS staff have responded to complaints about trash containers overflowing at the Paint Creek South shopping plaza at 2040 Whittaker Rd innumerable times over the past few years. The issues regularly occur in the service alley at the far south end of the plaza, and sometimes in the service alley at the far west end of the plaza. The primary source of items littered around dumpster enclosures seems to be area residents who unlawfully dump their trash and household items at the commercial plaza. After numerous Notices of Violation and citations issued to the corporate owner, I recently received administrative authority to litigate the matter toward a permanent solution. Planning Director Jason Iacoangeli reviewed the approved site plan and discovered that some dumpster enclosures were missing, and dumpster enclosures with locking gates were commonly left open and unattended at all hours. Through circuit court, we will seek to enforce provisions of the site plan and add security cameras and signage to discourage illegal dumping.



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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

To: Karen Lovejoy Roe, Clerk
From: Michael Radzik, OCS Director
Re: **Request to confirm authorization for circuit court litigation to abate public nuisances by padlocking at 1339 Jeffery St, 730 Calder Ave, and 1564 Village Lane funded in the amount of \$30,000 in account 101-950.000-801.023**
Copy: McLain & Winters, Township Attorneys
Date: July 8, 2020

The Office of Community Standards (OCS) has investigated and received information regarding public nuisances at the following locations for which administrative authorization was previously granted to engage legal services to abate said nuisances. Confirmation of that authorization is now requested.

1339 JEFFERY ST

This single family rental dwelling in the Gault Village neighborhood was the scene of an assault with a firearm on May 2, 2020 in broad daylight during the early afternoon hours. Washtenaw County Sheriff's deputies were called to the house by neighbors reporting that gunfire had erupted in the driveway during a fight between a man and a woman. Police eventually arrested a 27-year-old woman from Romulus for aggravated felony assault with a firearm and recovered a loaded 9mm pistol and spent shell casings. Further investigation revealed nearly forty (40) calls for police service to the location over the last three (3) years, many of which involved disorderly conduct and public nuisance behavior that disrupted neighbors on an ongoing basis. I personally spoke with neighbors who clearly expressed frustration and fear over ongoing disruptions and violence at the house, saying they were "fed up." After reviewing police reports with legal counsel, I requested and received administrative authority to initiate a public nuisance lawsuit seeking to padlock the house for up to one year due to firearms violence, one of seven types of crimes eligible for such action under state law. The case is currently pending against the landlord, Christina Wright of Santa Fe, NM, who was caught by OCS staff renting the house without certification in May, 2018, shortly after the police calls started.



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

CHARTER TOWNSHIP OF YPSILANTI

1564 VILLAGE LANE – VILLAGE GROVE APARTMENTS

On April 15, 2020, this commercial apartment complex was the scene of a staged drug robbery during which two people were shot multiple times and narrowly escaped with their lives. The apartment complex is owned by a corporation known as Village Grove 18, LLC, operated by Mr. Stewart Beal. This is the same ownership group previously sued on a drug padlock case at Arbor One Apartments on LeForge Rd, and on a property maintenance case at the former Riley Court Apartments on East Michigan Ave.

On the date in question, two men arrived at an apartment at 1564 Village Lane for a pre-arranged purchase of cocaine and marijuana. The intermediary who arranged the deal escorted them into the apartment, where they were locked inside and ambushed by two armed men who took their money. The armed men fired multiple shots from an assault rifle and a pistol, hitting both victims multiple times as they lay on the floor pleading for their lives. The victims escaped the apartment and fled, calling 9-1-1 on route to a nearby hospital. Responding deputies intercepted the victims and rendered aid, while other deputies arrived at the crime scene and secured it for evidence. The victims ultimately survived their wounds after undergoing surgery, and have refused to prosecute their assailants, one of whom has since died in an unrelated incident.

In addition to suing the property owner, legal counsel has also sued the property's mortgage lender, Berkadia Commercial Mortgage, LLC, and the absentee tenant of the subject apartment, Tanesha Hurt. It was reported to police that Ms. Hurt left the apartment several months prior to the incident and notified management that she would not return. The apartment had apparently been left open and unsecure for 90 days or more up until the shooting occurred.

After reviewing police reports and obtaining clearance from the sheriff's office, I requested and was granted administrative authority to initiate litigation to abate the public nuisance by padlocking the apartment for up to one year under state law. Both drug trafficking and firearms violence are types of crimes eligible for such abatement action. The case has been filed and is pending resolution.



CHARTER TOWNSHIP OF YPSILANTI

730 CALDER AVE

This single family rental dwelling in the West Willow neighborhood was the scene of firearms violence during the early morning hours of April 19, 2020. Washtenaw County sheriff's deputies responded to the area when numerous neighbors reported hearing multiple gunshots at 3:39 AM. Numerous deputies established a perimeter in the area of Calder, Seneca and Tyler roads as gunshots rang out in the darkness. With help from residents, they eventually were able to locate and encounter two men outside the house at 730 Calder Ave, both of whom fled inside when confronted. Deputies were eventually able to talk the men out of the house and into protective custody, and then entered the house to conduct a protective sweep looking for potential gunshot victims. Inside the house, police discovered three small children ranging in age from 5 to 12 years old, each of whom were delivered to safety by police. Once the crime scene was secure and all occupants of the house were accounted for, deputies obtained a search warrant to further the investigation.

Deputies recovered a total of 35 spent shell casings on the ground, and confiscated two pistols from inside the house, along with ammunition matching the shell casings found outside and empty liquor bottles. The ensuing investigation determined that one of the men living at the house had fired 24 shots from a .45 pistol while intoxicated and caring for the minor children. The other man, who was visiting the house, had fired 11 shots from a 9mm pistol. Both men were charged with a variety of felony crimes, including reckless discharge, felon in possession of a firearm, use of a firearm while intoxicated, and child neglect. Child Protective Services was notified to investigate the living conditions and safety of the minor children.

This incident consumed the entire police patrol staff on the midnight shift for several hours, and disrupted the peace and quiet of the neighborhood. Police records show other previous calls to the house in 2019-20, as well as several ordinance complaints. Upon reviewing police reports, I requested and received administrative authority to initiate litigation seeking to abate the public nuisance by padlocking the house for up to one year due to firearms violence pursuant to state law. The lawsuit was filed and an order was entered by the court declaring the property a public nuisance, ordering the removal of the tenant, and ordering it padlocked. The landlord, Dahabra Mouhanad of Canton Township, owns six other rental properties in Ypsilanti Twp and is currently seeking to modify the order in his favor. The tenant defendant, L.V. Jackson Jr, has not contested the order.





Office (734) 544-4225
Fire Chief (734) 544-4110
Fire Marshal (734) 544-4107
Fax (734) 544-4195

FIRE DEPARTMENT
222 SOUTH FORD BOULEVARD
YPSILANTI, MICHIGAN 48198-6067

July 14, 2020

Charter Township of Ypsilanti
Supervisor Brenda Stumbo and Trustee Board
7200 S. Huron River Drive

In service to the Township, I am requesting at the July 21, 2020 Township Board regular meeting to present the following item(s) for consideration:

Request to waive the financial policy and accept the proposal from Lowe's for replacement kitchen cabinets and countertops at Fire HQ – 222 S. Ford Blvd and replacement cabinets and countertop at 20 S. Hewitt – Station #3 in the amount of \$25, 553.09 budgeted in line 206-970-000-971-008 CAPITAL OUTLAY/IMPROVEMENT in FY 2020 - FIRE FUND 206.

See proposal attachments:

- A – Lowes proposal including design, granite counters, applicable discounts.
- B – Home Depot proposal including design, granite counters, applicable discounts.
- C – Menards proposal including design, quarts counters, applicable discounts.
- D – Rencor Inc. quote for cabinet installation & dishwasher, w/dumpster.

Per the FY 2020 Capital Outlay/Improvement project to replace existing cabinetry, countertop, and appliances at Fire HQ-Ford Blvd and Station #3-Hewitt kitchens. The new cabinetry include an upgrade to plywood construction a change from the pressed or particleboard construction for durability purposes.

The countertop quote for Lowe's / Home Depot is for an A/B grade granite, Menards only offers laminate or quartz comparable, countertop installation pricing with sink base included for all proposals.

All kitchen designs done in-store exact measurements done prior to ordering. Discount expiration dates impacted by the order date, Lowe's to hold discount pricing (20% up to \$10K or 30% over \$10K) not so with Home Depot and Menards. Save freight charge of \$350 per order when combining purchase to same delivery site.

Great will be the total cost savings for these projects by purchasing replacement cabinets and contracting the installation. To increase savings all the (Big Box) designers advised to seek an outside installer that I have secured. Paul Brenner, of Rencor Inc. has quoted \$980 for Hewitt, and \$1960 for Fire HQ to install owner provided cabinets and hardware at both locations and put in contractor provided dumpster for tear out cabinets. FD staff will do the removal of existing cabinets at Hewitt. The flooring at Fire HQ kitchen replacement at cabinet removal and prior to installation of new cabinetry. No change in flooring at Hewitt.

Initial cost estimates for Kitchen replacement cabinetry, countertop, and flooring for Fire HQ per the spec development and contractor bid process were in the \$50K range. Utilizing the Big Box design processors, purchasing incentives, and securing an installer I can roll the savings and complete the Hewitt project too.

Thank You,

Eric Copeland
Fire Chief

ERC;

COMBINED 1+3
A

STATION#1
LOWE'S

Lowe's Quote

Order type: New

Creation Date: 06/09/2020

Store: 0734

Store Phone:

Customer

DAVE CRESCIO
222 S FORD BLVD
YPSILANTI MI 48198

Customer Phone

Phone Number 1: 734-544-4225
Phone Number 2:
Email: DCRESCIO@YTOWN.ORG

Design

File name: kv1 ypsilanti township fire dept kit 6-9-20.kit
Employee name: VORPAHL KYLE
Sort order: Base/Wall/Tall

CABINETS

*NON-PLAN ITEMS

Supplier: KraftMaid Cabinetry

Wall Doors: PWO - Montclair Oak Rmn - Full

Tall Doors:

Base Doors:

Door Style: PWO - Montclair Oak Rmn - Full

Drawer Fronts: DRPD - Dlx Raised/Recssd Pnl Drwr Head

Drawer Pulls: NP - No Pulls

Door Pulls: NP - No Pulls

ITM#	Qty	Description	PWO - Montclair Oak Rmn -
1	1	Base 30BUTT	596.93
2	1	Sink Base 36BUTT W	500.93
3	1	Easy Reach 36L WSS	998.95
4	1	Base 42	712.12
5	1	Wall 3630BUTT	517.80
6	1	Wall 3330BUTT	493.95
7	1	Wall 1830L	305.45
8	1	Wall 4230	534.09
9	1	Wall 3015BUTT	352.57
10	1	Wall 3015BUTT	352.57
11	1	Wall 3015BUTT	352.57
12	1	Utility Extended Bottom 302484BUTT	1,324.18
13	1	Tall Filler 3 84-in H {Tall}	66.33
14	1	Wall Filler 3 30-in H {Wall}	36.65

STATION #3

ITM#	Qty	Description	PWO - Montclair Oak Rmn -
15	3	Wood Matching Toe Kick	92.52
*16	1	APC - All Plywood Construction %	1,408.42
*17	1	HSO - Honey Spice Oak	0.00
*18	4	DRPD - Dlx Raised/Recssd Pnl Drwr Head	139.64

Cabinets total

Cabinet Total Points

CONSUMER DIRECT FREIGHT

A

KITCHEN
#330%
6149.96

+ D&L

NO TAX

8,785.67
28.41

350.00

CABINETS

*NON-PLAN ITEMS

Supplier: KraftMaid Cabinetry

Wall Doors: PWC - Montclair Cherry Rmn - Full

Tall Doors:

Base Doors:

Door Style: PWC - Montclair Cherry Rmn - Full

Drawer Fronts: DRPD - Dlx Raised/Recssd Pnl Drwr Head

Drawer Pulls: NP - No Pulls

Door Pulls: NP - No Pulls

ITM#	Qty	Description	PWC - Montclair Cherry Rmn
19	1	Base TopMount Wstbskt 15 FH SM SoftClose	823.25
20	1	Base 15L Full Height	400.86
20.1	1	Tray Divider {Factory Installed}	134.40
21	1	Base 30BUTT	688.27
22	1	Sink Base 33BUTT W	555.62
23	1	Base Blind Corner 60R	808.70
24	1	Base Pot and Pan Storage 24	767.98
25	1	Base Pot and Pan Storage 36	1,080.40
26	1	Wall 2730 {BUTT}	495.11
27	1	Solid Wood Wall Micro Shelf Cab 271236	681.87
28	1	Wall 2730 {BUTT}	495.11
29	1	Wall Easy Reach 2430R	670.23
30	1	Wall 2430L	413.08
31	1	Wall 3018BUTT	438.10
32	1	Wall 3018BUTT	438.10
33	1	Wall Refrigerator 3018BUTT	612.05
33.1	1	Increase Depth to 27-in D %	183.62
34	1	Wall Refrigerator 3018BUTT	612.05

ITM#	Qty	Description	
34.1	1	Increase Depth to 27-in D %	183.62
35	1	Wall Refrigerator 3018BUTT	612.05
35.1	1	Increase Depth to 27-in D %	183.62
36	1	Utility 242484BUTT	1,192.69
36.1	1	Shelf Kit 2424 {Field Installed}	115.78
36.2	1	All Plywood Furniture Ends Both %	417.44
37	1	Utility 242484BUTT	1,192.69
37.1	1	Shelf Kit 2424 {Field Installed}	115.78
38	1	Utility 242484BUTT	1,192.69
38.1	1	Shelf Kit 2424 {Field Installed}	115.78
39	1	Base Filler 3 {Base}	36.65
40	1	Deep Wood Tall End Panel 84	308.35
41	1	Wall Filler 3 30-in H {Wall}	36.65
42	1	Wall Filler 3 30-in H {Wall}	36.65
43	1	Wall Filler 3 30-in H {Wall}	36.65
44	4	Wood Matching Toe Kick	123.36
*45	1	APC - All Plywood Construction %	2,726.78
*46	1	CTC - Cabernet Cherry	0.00
*47	9	DRPD - Dlx Raised/Recssd Pnl Drwr Head	314.19

Cabinets total

Cabinet Total Points

CONSUMER DIRECT FREIGHT

KITCHEN #1
307 - 19,240.22
13,468.15
52.68
0.01

COUNTERTOPS

*NON-PLAN ITEMS

Supplier: Sensa by Cosentino 3CM

ITM#	Qty	UOM	Description	
106450	1		LOF200 Stainless Steel DB Undermount Sink	186.00
109454	1		Finished Cut-out & Mounting Non Cast Iron Sink	278.00
106450	1		LOF200 Stainless Steel DB Undermount Sink	186.00
109454	1		Finished Cut-out & Mounting Non Cast Iron Sink	278.00
111779	32	Sq Ft	Juparana Cathedral 3cm	1,550.40
130355	362	Ln In	Eased Edge 3cm	3.62

STATION #1

ITM#	Qty	UOM	Description	
795626	48	Sq Ft	White Napoli 3cm	2,256.00
795626	8	Sq Ft	White Napoli 3cm	376.00
111779	6	Sq Ft	Juparana Cathedral 3cm	#3 290.70

Countertops total

5,404.72

A

3 #/201440
#13390.32
INSTALLED

A

STATION #1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 6/9/2020
Printed: 6/19/2020

STATION #1

A



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 6/9/2020
Printed: 6/19/2020

kv1 ypsilanti township fire dept kit 6-9-20

All

Drawing #: 1

A

STATION #3



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 6/9/2020
Printed: 6/19/2020

STATION #3

A



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 6/9/2020
Printed: 6/19/2020

Zimbra

ecopeland@ytown.org

pricing of stations 1 and 3



From : 2721, KitchenDesigner
<KitchenDesigner_2721@homedepot.com>

Fri, Jun 26, 2020 01:12 PM

Subject : pricing of stations 1 and 3

To : ecopeland@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.

Hi Eric,

Here is the breakdown for the pricing of the firehouse kitchens. I hope this helps.

Station 3

pretax total: \$10,631.64

this price includes the 10% discount off the granite countertop

cabinet discount: \$1,535.29

total: \$9,096.35 (using the tax id for no tax)

Station 1

pretax total: \$21,825.77

this price includes the 10% discount off the granite countertop

cabinet discount: \$5,364.75

total: \$16,461.02 (using the tax id for no tax)

Station 3 and 1 together

pretax total: \$32,107.41

this price includes the 10% discount off the granite countertops

this price includes a \$350.00 discount on freight when both orders are going to the same address

cabinet discount: 7667.68

total: \$24,439.73 (using the tax id for not tax)

These prices are based on the following promotions:

Granite countertops: 10% off promotion running 06/28-07/18

Cabinets: 30% off orders of \$10,000 or more, 20% off less than \$10,000 this promotion runs 06/25-07/12.

Sandy Viviano

Kitchen and Bath Design

Ann Arbor Home Depot

p 734 477 5066

B

STATION #1

Top View



STATION # 1

B

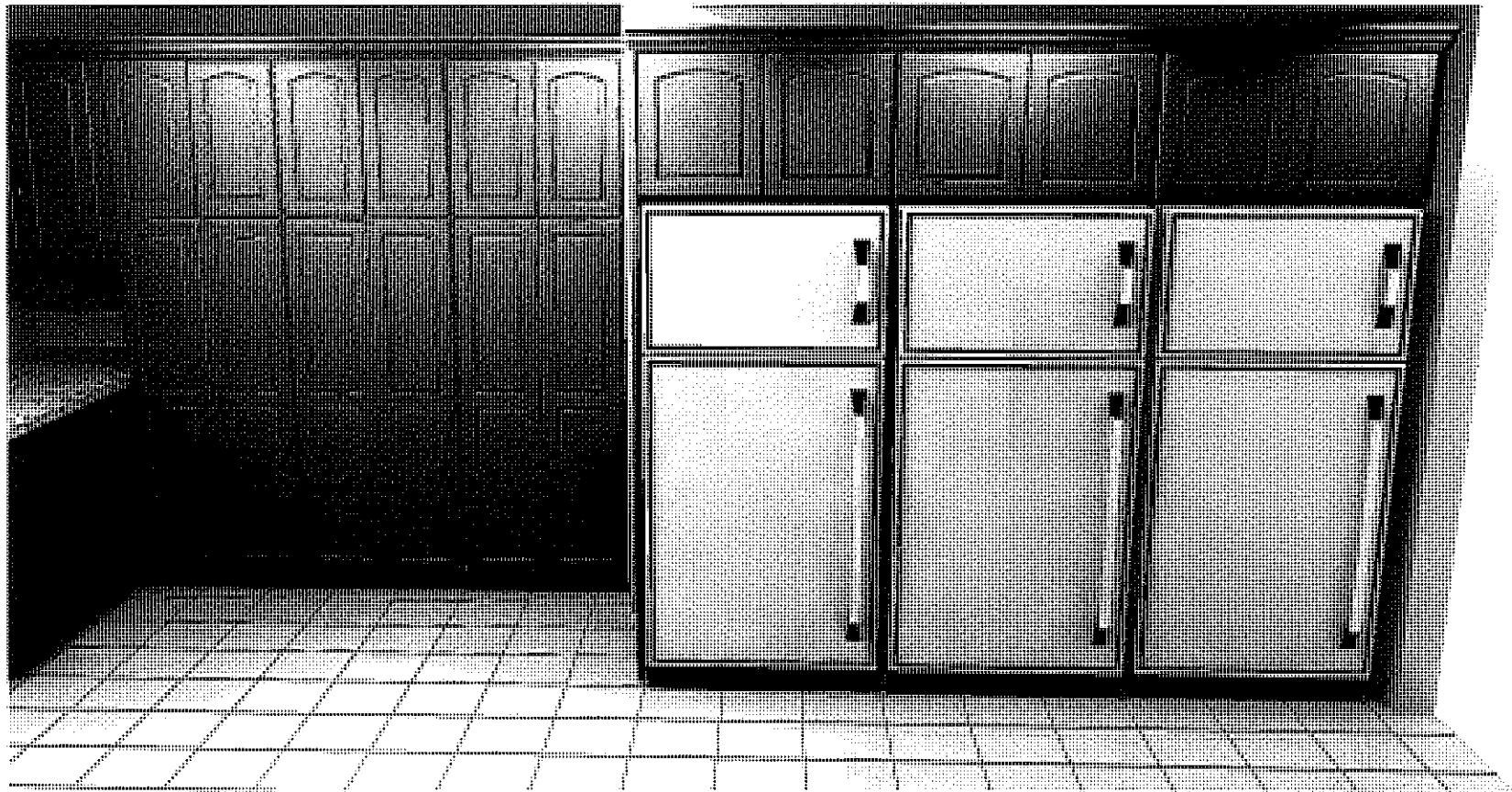
Sink View



B

STATION #1

Pantry and Fridge View



STATION #1

B

Range View

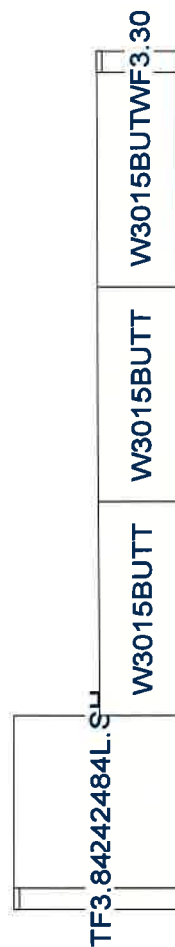


STATION #3

B

Full View





All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.



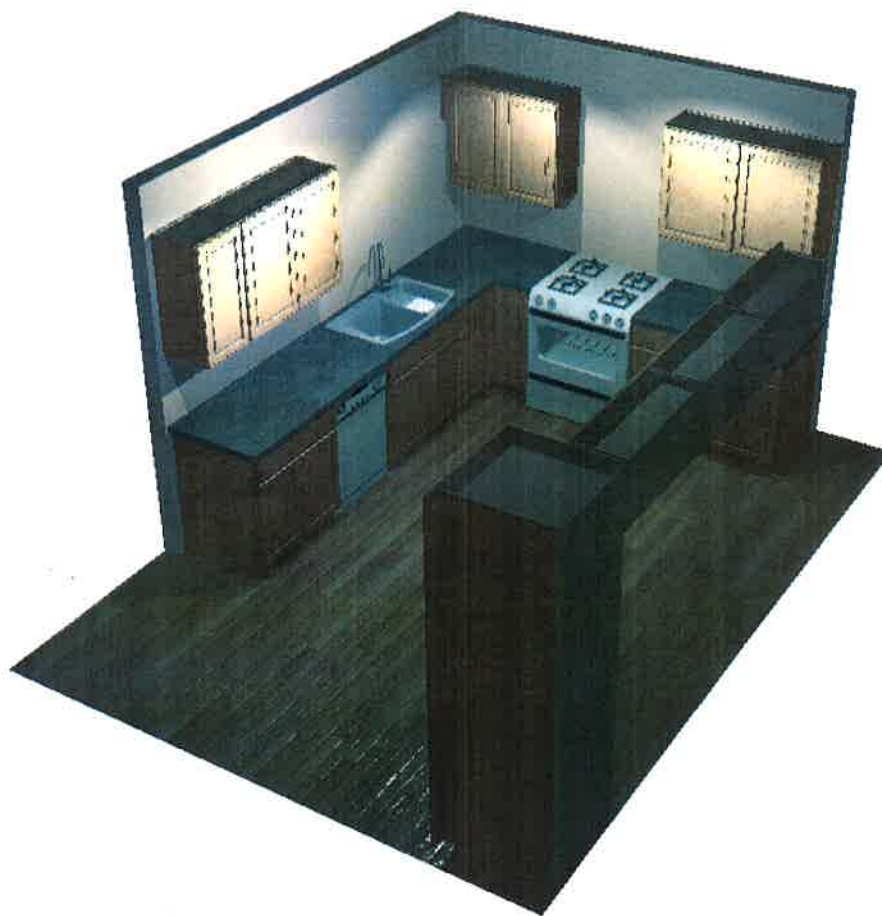
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.


Designed: 6/10/2020
Printed: 7/14/2020

COPELAND4225CARCORN.kit

All

Drawing #: 1	No Scale.
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<p>Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.</p>		Designed: 6/10/2020 Printed: 7/14/2020	
		COPELAND4225CARCORN.kit	Drawing #: 1



Design Quote

Store Information:	Guest Information:
3354 - BELLEVILLE 10010 BELLEVILLE RD BELLEVILLE, MI 48111 BLVLCabinetsAndAppliances@menards.com	Copeland, Eric 222 S Ford Blvd Ypsilanti, MI 48198-6067 (734) 544-4225

Design Details:

File Name: S:\Design_Files\COPELAND4225CARCORN.xml
Design ID: 335454421717
Designer: 1208859
Catalog: CARDELL CORNERSTONE COLLECTION
Door Style: AL9M5 - FOX VALLEY MAPLE SQ - FULL
Finish: HSM - Honey Spice Maple
Date: 07/14/2020

Cabinet Details:

CARDELL CORNERSTONE COLLECTION 4009627 STYLE: AL9M5 - FOX VALLEY MAPLE SQ - FULL
FINISH: HSM - Honey Spice Maple APC - All Plywood Construction % FULL OVERLAY.
DOOR STILE/RAIL SIZE = SOLID WOOD DOOR FRAME WITH 2 3/16" STILES AND RAILS.
DOOR PANEL = SQUARE DESIGN HAS VENEER RAISED PANEL ON WALL AND BASE DOORS.
DRAWER FRONT = SLAB - DELUXE RAISED PANEL DRAWER (DRPD) OPTION FRONT AVAILABLE.
HINGE = CONCEALED.
DECORATIVE HARDWARE IS REQUIRED - NOT INCLUDED.
MAPLE - STRONG OFF-WHITE WOOD W/LT HUES OF YELLOW-BROWN, PINK, LIGHT TAN OR RED-TINGED STREAKS.
25 YEAR LIMITED WARRANTY.



QTY	USER CODE	DESCRIPTION	PRICE EACH	TOTAL
1	APC	APC - All Plywood Construction %	\$856.55	\$856.55
1	EZR36R	Easy Reach 36R	\$388.81	\$388.81
1	B42	Base 42	\$547.27	\$547.27
1	B30BUTT	Base 30BUTT	\$448.89	\$448.89
1	SB36BUTT.W	Sink Base 36BUTT W	\$378.79	\$378.79
1	W3330BUTT	Wall 3330BUTT	\$304.56	\$304.56
1	W4230	Wall 4230	\$335.79	\$335.79
1	W1530L	Wall 1530L	\$186.74	\$186.74
1	W3630BUTT	Wall 3630BUTT	\$319.88	\$319.88
1	W3015BUTT	Wall 3015BUTT	\$202.65	\$202.65
1	W3015BUTT	Wall 3015BUTT	\$202.65	\$202.65
1	W3015BUTT	Wall 3015BUTT	\$202.65	\$202.65
1	UET242484L.SH	Utility Extended Top 242484L SH	\$764.06	\$764.06
1	WF3.30	Wall Filler 3 30-in H {Wall}	\$21.21	\$21.21
1	WF3.30	Wall Filler 3 30-in H {Wall}	\$21.21	\$21.21
1	TF3.84	Tall Filler 3 84-in H {Tall}	\$56.55	\$56.55
2	WMTK8	Wood Matching Toe Kick	\$14.14	\$28.28
4	STANDARD	STANDARD - Drawer Front	\$0.00	\$0.00

Wood shift, visible joint lines or exposure to tobacco smoke is not a reason for replacement.

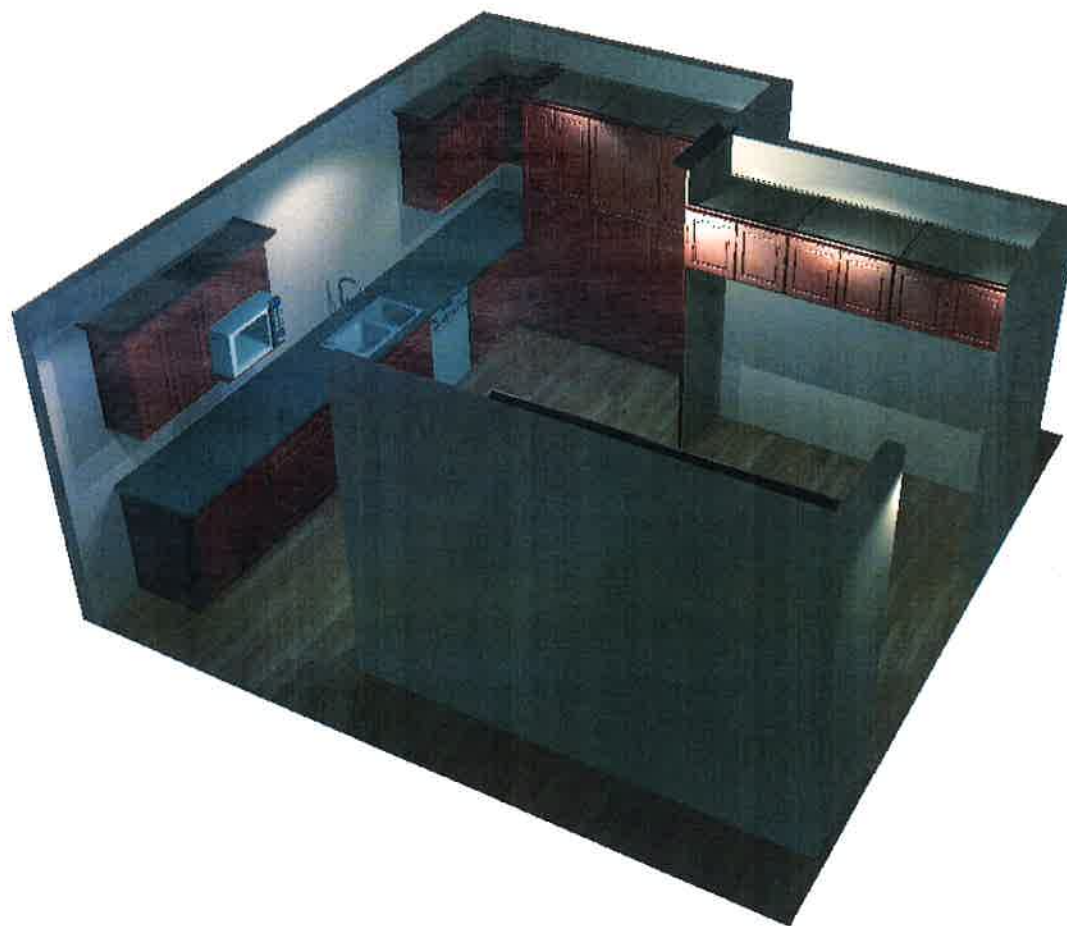
Natural wood characteristics like gum pockets, streaks & pin knots may be visible through finish.


It is recommended that a sample door be viewed in the desired finish before placing a full order.

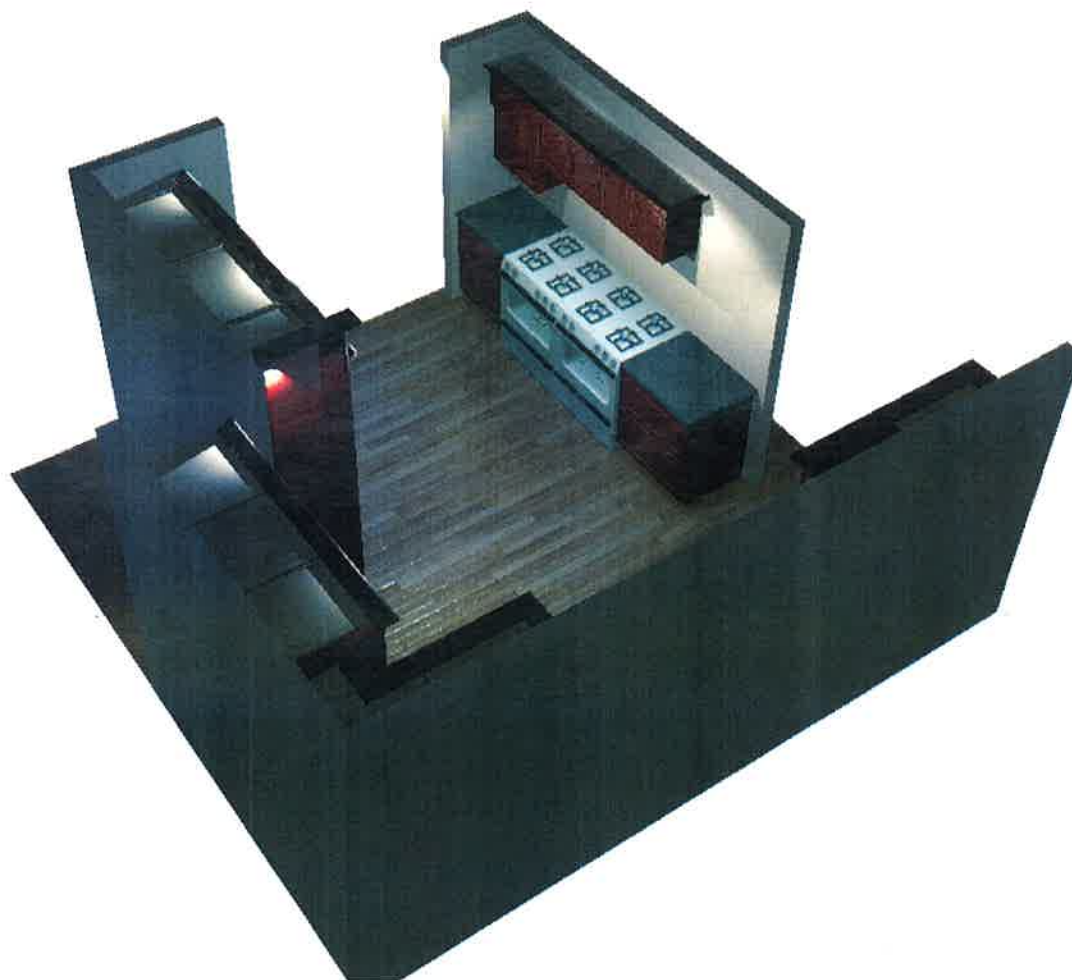
PRE-TAX TOTAL: \$5,266.54

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

2



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 6/26/2020 Printed: 7/14/2020	
COPELAND4225CARCStation 3.kit		All	Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 6/26/2020 Printed: 7/14/2020
COPELAND4225CARCStation 3.kit	All	Drawing #: 1



Design Quote

Store Information:	Guest Information:
3354 - BELLEVILLE 10010 BELLEVILLE RD BELLEVILLE, MI 48111 BLVLCabinetsAndAppliances@menards.com	Copeland, Eric 222 S Ford Blvd Ypsilanti, MI 48198-6067 (734) 544-4225

Design Details:

File Name: S:\Design_Files\COPELAND4225CARCStation 3.xml
Design ID: 335454667712
Designer: 1208859
Catalog: CARDELL CORNERSTONE COLLECTION
Door Style: AL9M5 - FOX VALLEY MAPLE SQ - FULL
Finish: CTM - Cabernet Maple
Date: 07/14/2020

Cabinet Details:

CARDELL CORNERSTONE COLLECTION 4009627 STYLE: AL9M5 - FOX VALLEY MAPLE SQ - FULL
FINISH: CTM - Cabernet Maple APC - All Plywood Construction % FULL OVERLAY.
DOOR STILE/RAIL SIZE = SOLID WOOD DOOR FRAME WITH 2 3/16" STILES AND RAILS.
DOOR PANEL = SQUARE DESIGN HAS VENEER RAISED PANEL ON WALL AND BASE DOORS.
DRAWER FRONT = SLAB - DELUXE RAISED PANEL DRAWER (DRPD) OPTION FRONT AVAILABLE.
HINGE = CONCEALED.
DECORATIVE HARDWARE IS REQUIRED - NOT INCLUDED.
MAPLE - STRONG OFF-WHITE WOOD W/LT HUES OF YELLOW-BROWN, PINK, LIGHT TAN OR RED-TINGED STREAKS.
25 YEAR LIMITED WARRANTY.



QTY	USER CODE	DESCRIPTION	PRICE EACH	TOTAL
1	APC	APC - All Plywood Construction %	\$1,691.31	\$1,691.31
1	BPPS24.2	Base Pot and Pan Storage 24 2	\$644.48	\$644.48
1	BPPS30.2	Base Pot and Pan Storage 30 2	\$694.55	\$694.55
1	BWBT15.FH	Base TopMount WB 15 FH SM	\$526.66	\$526.66
1	B15L.FH	Base 15L Full Height	\$240.94	\$240.94
1	B30BUTT	Base 30BUTT	\$448.89	\$448.89
1	SB33BUTT.W	Sink Base 33BUTT W	\$360.53	\$360.53
1	BBC51R	Base Blind Corner 51R	\$428.86	\$428.86
1	W2430L	Wall 2430L	\$241.53	\$241.53
1	W3018BUTT	Wall 3018BUTT	\$218.56	\$218.56
1	W3018BUTT	Wall 3018BUTT	\$218.56	\$218.56
1	WR3018BUTT	Wall Refrigerator 3018BUTT	\$247.42	\$247.42
1	WR3018BUTT	Wall Refrigerator 3018BUTT	\$247.42	\$247.42
1	WR3018BUTT	Wall Refrigerator 3018BUTT	\$247.42	\$247.42
1	W2730	Wall 2730 {BUTT}	\$276.29	\$276.29
1	WMSC271230	Wall Microwave Shelf Cabinet 271230	\$301.03	\$301.03
1	W2730	Wall 2730 {BUTT}	\$276.29	\$276.29
1	WEZR2430L	Wall Easy Reach 2430L	\$367.60	\$367.60
1	DWTEP96	Deep Wood Tall End Panel 96	\$237.41	\$237.41
1	UET242484BUTT.SH	Utility Extended Top 242484BUTT SH	\$744.03	\$744.03
1	UET242484BUTT.SH	Utility Extended Top 242484BUTT SH	\$744.03	\$744.03
1	UET242484BUTT.SH	Utility Extended Top 242484BUTT SH	\$744.03	\$744.03
1	BF3	Base Filler 3 {Base}	\$27.10	\$27.10
1	WF3.30	Wall Filler 3 30-in H {Wall}	\$21.21	\$21.21
1	WF3.30	Wall Filler 3 30-in H {Wall}	\$21.21	\$21.21
3	WMTK8	Wood Matching Toe Kick	\$14.14	\$42.42
7	ACM8	Angle Crown Molding	\$72.46	\$507.22
7	DRPD	DRPD - Dlx Raised/Recssd Pnl Drwr Head	\$35.35	\$247.45

Wood shift, visible joint lines or exposure to tobacco smoke is not a reason for replacement.

Natural wood characteristics like gum pockets, streaks & pin knots may be visible through finish.

It is recommended that a sample door be viewed in the desired finish before placing a full order.

PRE-TAX TOTAL: \$11,014.45

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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



Charter Township of Ypsilanti
Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734)544-3501

www.ytown.org

MEMORANDUM

TO: Ypsilanti Township Board of Trustees

FROM: Mike Hoffmeister, Director – Residential Services Department

DATE: June 30, 2020

RE: **Request authorization to waive the bidding portion of the financial policy due to the equipment being a stock model tractor and award the low quote to Bader & Sons to purchase a new John Deere Utility Tractor for \$42,253.11 budgeted in line #101-774-000-977.000**

The Residential Services Department is requesting the Ypsilanti Township Board of Trustees to consider authorization to waive the bidding portion of the financial policy and accept the low quote to Bader & Sons to purchase a new John Deere Utility Tractor for \$42,253.11 budgeted in line #101-774-000-977.000.

Roadside and empty lot mowing is a large task for our Parks & Grounds staff on an annual basis. Our existing 1999 tractor is in need of repairs which would cost approximately \$20,000. Because of these required repairs, the tractor has been left idle and much of the mowing normally completed by the tractor has either been contracted out or completed with less efficient equipment. Our Parks & Ground staff have quoted a number of tractor options so that comparisons could be made between the costs of replacement vs. the cost of repair. Through this process, staff found a vendor, Bader & Sons, that will accept our 1999 tractor as a trade in valued at \$12,000 to be put towards the price of the new tractor.

Please find attached this memorandum the quotes for both replacement and repair related to our roadside mowing tractor.

Respectfully Submitted,

Mike Hoffmeister
Director of Residential Services

YOUR CONTRACT. YOUR QUOTE. YOUR HELP REQUESTED.

**Ensure your equipment arrives with no delay.
Issue your Purchase Order or Letter of Intent.**

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

For any questions, please contact:

☐ Shipping address

☐ Billing address

Vendor: John Deere Company

☐ 2000 John Deere Run Cary,
NC 27513

☐ Contract name and/or number

☐ Signature

☐ Tax exempt certificate, if applicable

Jason Adams

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286

Tel: 517-423-2133

Fax: 517-423-6505

Email: jadams@greentractors.com



JOHN DEERE



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Quote Summary

Prepared For:

Charter Township Of Ypsilanti
7200 S Huron River Dr
Ypsilanti, MI 48197
Business: 734-484-3702

Delivering Dealer:

Bader & Sons Co.
Jason Adams
106 N Occidental Hwy
Tecumseh, MI 49286
Phone: 517-423-2133
jadams@greentractors.com

Quote ID: 22103832
Created On: 10 June 2020
Last Modified On: 10 June 2020
Expiration Date: 17 June 2020

Equipment Summary

	Selling Price	Qty	Extended
JOHN DEERE 5100E Utility Tractor	\$ 54,253.11 X	1 =	\$ 54,253.11

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)

Price Effective Date: December 29, 2019

Equipment Total **\$ 54,253.11**

Trade In Summary

	Qty	Each	Extended
AGCO 8765	1	\$ 12,000.00	\$ 12,000.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 12,000.00

Trade In Total **\$ 12,000.00**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 54,253.11
Trade In	\$ (12,000.00)
SubTotal	\$ 42,253.11
Est. Service Agreement Tax	\$ 0.00
Total	\$ 42,253.11
Down Payment	(0.00)
Rental Applied	(0.00)

Salesperson : X _____

Accepted By : X _____



JOHN DEERE



**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Balance Due

\$ 42,253.11

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment



Quote Id: 22103832

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

JOHN DEERE 5100E Utility Tractor

Hours:

Stock Number:

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

Selling Price *
\$ 54,253.11

Price Effective Date: December 29, 2019

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
697BLV	5100E Utility Tractor	1	\$ 54,852.00	18.00	\$ 9,873.36	\$ 44,978.64	\$ 44,978.64
Standard Options - Per Unit							
0409	English Operators Manual and Decal Kit	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	12F/12R PowrReverser Transmission - 540/540E	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 9,579.00	18.00	\$ 1,724.22	\$ 7,854.78	\$ 7,854.78
2110	Mechanical Suspension Seat	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3025	Deluxe Cornerpost Exhaust	1	\$ 528.00	18.00	\$ 95.04	\$ 432.96	\$ 432.96
3320	Dual Stackable Rear SCV's with Lever Control	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3400	Less Mid Valves	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
5911	18.4 - 30 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	MFWD (4 Wheel Drive)	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6701	12.4 - 24 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 10,107.00		\$ 1,819.26	\$ 8,287.74	\$ 8,287.74
Dealer Attachments/Non-Contract/Open Market							
AL222926	Antenna	1	\$ 113.30	18.00	\$ 20.39	\$ 92.91	\$ 92.91
RE585531	Radio - AM/FM, Bosch (Standard)	1	\$ 400.08	18.00	\$ 72.01	\$ 328.07	\$ 328.07
R262449	Front Weight Support, 55kg (121 lb)	1	\$ 418.81	18.00	\$ 75.39	\$ 343.42	\$ 343.42
RE244176	Beacon Light Kit	1	\$ 271.13	18.00	\$ 48.80	\$ 222.33	\$ 222.33
Dealer Attachments Total			\$ 1,203.32		\$ 216.60	\$ 986.73	\$ 986.73
Value Added Services							
Total			\$ 0.00			\$ 0.00	\$ 0.00



JOHN DEERE

Selling Equipment



Quote Id: 22103832

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Total Selling Price	\$ 66,162.32	\$ 11,909.22	\$ 54,253.10	\$ 54,253.11
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YOUR CONTRACT. YOUR QUOTE. YOUR HELP REQUESTED.

**Ensure your equipment arrives with no delay.
Issue your Purchase Order or Letter of Intent.**

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

For any questions, please contact:

☐ Shipping address

☐ Billing address

Vendor: John Deere Company

☐ 2000 John Deere Run Cary,
NC 27513

☐ Contract name and/or number

☐ Signature

☐ Tax exempt certificate, if applicable

Jason Adams

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286

Tel: 517-423-2133

Fax: 517-423-6505

Email: jadams@greentractors.com



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Quote Summary**Prepared For:**

Charter Township Of Ypsilanti
7200 S Huron River Dr
Ypsilanti, MI 48197
Business: 734-484-3702

Delivering Dealer:

Bader & Sons Co.
Jason Adams
106 N Occidental Hwy
Tecumseh, MI 49286
Phone: 517-423-2133
jadams@greentractors.com

Quote ID: 20835892
Created On: 21 November 2019
Last Modified On: 21 November 2019
Expiration Date: 28 November 2019

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE 5090E Utility Tractor	\$ 54,798.14 X	1 =	\$ 54,798.14
Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)			
Price Effective Date: December 11, 2018			
JOHN DEERE 520M Loader	\$ 3,923.92 X	1 =	\$ 3,923.92
Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)			
Price Effective Date: December 18, 2018			
72 in. Utility Bucket (22.6 cu. ft.) with Edge	\$ 1,219.74 X	1 =	\$ 1,219.74
Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)			
Price Effective Date: November 21, 2019			
Equipment Total			\$ 59,941.80

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 59,941.80
Trade In	
SubTotal	\$ 59,941.80
Est. Service Agreement Tax	\$ 0.00
Total	\$ 59,941.80

Salesperson : X _____

Accepted By : X _____



**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 59,941.80

Salesperson : X _____

Accepted By : X _____

**JOHN DEERE**

Selling Equipment

Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

JOHN DEERE 5090E Utility Tractor

Hours:

Stock Number:

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)Selling Price *
\$ 54,798.14

Price Effective Date: December 11, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
08A0LV	5090E Utility Tractor	1	\$ 51,590.00	18.00	\$ 9,286.20	\$ 42,303.80	\$ 42,303.80
Standard Options - Per Unit							
0409	English Operators Manual and Decal Kit	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	12F/12R PowrReverser Transmission - 540/540E	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 9,391.00	18.00	\$ 1,690.38	\$ 7,700.62	\$ 7,700.62
2110	Mechanical Suspension Seat	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3025	Deluxe Cornerpost Exhaust	1	\$ 518.00	18.00	\$ 93.24	\$ 424.76	\$ 424.76
3320	Dual Stackable Rear SCV's with Lever Control	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3420	Dual Stackable Mid Valves with Joystick Control	1	\$ 1,279.00	18.00	\$ 230.22	\$ 1,048.78	\$ 1,048.78
5911	18.4 - 30 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	MFWD (4 Wheel Drive)	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6701	12.4 - 24 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
8912	Loader Preparation Package	1	\$ 1,706.00	18.00	\$ 307.08	\$ 1,398.92	\$ 1,398.92
Standard Options Total			\$ 12,894.00		\$ 2,320.92	\$ 10,573.08	\$ 10,573.08
Dealer Attachments/Non-Contract/Open Market							
LVB25728	Backup alarm kit	1	\$ 176.00	18.00	\$ 31.68	\$ 144.32	\$ 144.32
BLV10120	Beacon light kit	1	\$ 244.20	18.00	\$ 43.96	\$ 200.24	\$ 200.24
LVB26096	Single horn kit	1	\$ 52.80	18.00	\$ 9.50	\$ 43.30	\$ 43.30
BSJ10105	3rd Function Mid Hydraulic Control Valve Kit (Converting Dual Mid to Triple Mid)	1	\$ 1,870.00	18.00	\$ 336.60	\$ 1,533.40	\$ 1,533.40
AL222926	Antenna	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00



Selling Equipment

Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

RE567557 Radio - AM/FM, Bosch (Standard)	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments Total		\$ 2,343.00		\$ 421.74	\$ 1,921.26	\$ 1,921.26
Value Added Services Total		\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Total Selling Price		\$ 66,827.00		\$ 12,028.86	\$ 54,798.14	\$ 54,798.14

JOHN DEERE 520M Loader

Equipment Notes:

Hours:

Stock Number:

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

Selling Price *

\$ 3,923.92

Price Effective Date: December 18, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
14B0P	520M Loader	1	\$ 7,051.00	23.00	\$ 1,621.73	\$ 5,429.27	\$ 5,429.27
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less package	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1995	Less mounting frame	1	\$ -1,122.00	23.00	\$ -258.06	\$ -863.94	\$ -863.94
2511	520M Standard Farm Loader, Non-Self-Leveling (NSL) - Three-function	1	\$ 285.00	23.00	\$ 65.55	\$ 219.45	\$ 219.45
4528	Three-function hoses and parts with Quick-Couplers (Individual Couplers)	1	\$ 152.00	23.00	\$ 34.96	\$ 117.04	\$ 117.04
5995	Less hood guard	1	\$ -328.00	23.00	\$ -75.44	\$ -252.56	\$ -252.56
6995	Less ballast box	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
7710	Skid steer-style carrier	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
8750	Less bucket	1	\$ -942.00	23.00	\$ -216.66	\$ -725.34	\$ -725.34
Standard Options Total			\$ -1,955.00		\$ -449.65	\$ -1,505.35	\$ -1,505.35
Total Selling Price			\$ 5,096.00		\$ 1,172.08	\$ 3,923.92	\$ 3,923.92



JOHN DEERE



Selling Equipment

Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

72 in. Utility Bucket (22.6 cu. ft.) with Edge

Equipment Notes:

Hours:

Stock Number:

Selling Price *

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

\$ 1,219.74

Price Effective Date: November 21, 2019

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
KV2475 6	72 in. Utility Bucket (22.6 cu. ft.) with Edge	1	\$ 1,402.00	13.00	\$ 182.26	\$ 1,219.74	\$ 1,219.74
Total Selling Price			\$ 1,402.00		\$ 182.26	\$ 1,219.74	\$ 1,219.74

YOUR CONTRACT. YOUR QUOTE. YOUR HELP REQUESTED.

**Ensure your equipment arrives with no delay.
Issue your Purchase Order or Letter of Intent.**

To expedite the ordering process, please include the following information in Purchase Order or Letter of Intent:

For any questions, please contact:

☐ Shipping address

☐ Billing address

Vendor: John Deere Company

☐ 2000 John Deere Run Cary,
NC 27513

☐ Contract name and/or number

☐ Signature

☐ Tax exempt certificate, if applicable

Jason Adams

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286

Tel: 517-423-2133

Fax: 517-423-6505

Email: jadams@greentractors.com



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Quote Summary**Prepared For:**

Charter Township Of Ypsilanti
7200 S Huron River Dr
Ypsilanti, MI 48197
Business: 734-484-3702

Delivering Dealer:

Bader & Sons Co.
Jason Adams
106 N Occidental Hwy
Tecumseh, MI 49286
Phone: 517-423-2133
jadams@greentractors.com

Quote ID: 20835892**Created On:** 21 November 2019**Last Modified On:** 21 November 2019**Expiration Date:** 28 November 2019

Equipment Summary

72 in. Utility Bucket (22.6 cu. ft.) with
Edge

Selling Price	Qty	Extended
\$ 1,219.74 X	1 =	\$ 1,219.74

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)

Price Effective Date: November 21, 2019

JOHN DEERE 5090M Utility Tractor

\$ 62,027.80 X	1 =	\$ 62,027.80
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Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)

Price Effective Date: December 18, 2018

JOHN DEERE 540M Loader

\$ 5,189.80 X	1 =	\$ 5,189.80
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Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG 3W CG 22)

Price Effective Date: December 18, 2018

Equipment Total**\$ 68,437.34**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 68,437.34
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Trade In

SubTotal	\$ 68,437.34
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Est. Service	\$ 0.00
--------------	---------

Agreement Tax

Total	\$ 68,437.34
-------	--------------

Salesperson : X _____

Accepted By : X _____



JOHN DEERE



**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 68,437.34

Salesperson : X _____

Accepted By : X _____



Selling Equipment



Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

72 in. Utility Bucket (22.6 cu. ft.) with Edge

Hours:

Stock Number:

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

Selling Price *
\$ 1,219.74

Price Effective Date: November 21, 2019

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
KV2475 6	72 in. Utility Bucket (22.6 cu. ft.) with Edge	1	\$ 1,402.00	13.00	\$ 182.26	\$ 1,219.74	\$ 1,219.74
Total Selling Price			\$ 1,402.00		\$ 182.26	\$ 1,219.74	\$ 1,219.74

JOHN DEERE 5090M Utility Tractor

Equipment Notes:

Hours:

Stock Number:

Selling Price *
\$ 62,027.80

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

Price Effective Date: December 18, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
252CLV	5090M Utility Tractor	1	\$ 61,376.00	21.00	\$ 12,888.96	\$ 48,487.04	\$ 48,487.04
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	ENGLISH	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
1380	16F/16R PowrReverser	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
2055	Standard Cab	1	\$ 12,122.00	21.00	\$ 2,545.62	\$ 9,576.38	\$ 9,576.38
2100	Mechanical Suspension seat	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
2400	Less Instructional Seat	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
2511	Mirror Telescopic LH & RH	1	\$ 314.00	21.00	\$ 65.94	\$ 248.06	\$ 248.06
3025	Corner Post Deluxe Exhaust	1	\$ 621.00	21.00	\$ 130.41	\$ 490.59	\$ 490.59



Selling Equipment

Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

3325	2 Mechanical Stackable Rear SCV	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
3430	3 Stackable Mid SCVs with Mechanical Joystick Control	1	\$ 797.00	21.00	\$ 167.37	\$ 629.63	\$ 629.63
3820	Two Speed PTO - 540/540E	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
4010	Mechanical Rear Hitch Control	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
4110	Telescoping Draft Links with Ball End - Cat.2	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
4160	LH Only Adjustment Lift Link	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
4210	Mechanical Center Link with Ball Ends - Cat. 2	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
4420	LH & RH Stabilizer Bar	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
5191	460/85R34 (18.4R34) R1W Radial	1	\$ 207.00	21.00	\$ 43.47	\$ 163.53	\$ 163.53
5999	No Rear Tire Brand Preference	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	MFWD Front Axle	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
6120	380/85R24 - 14.9R24 R1W Radial	1	\$ 932.00	21.00	\$ 195.72	\$ 736.28	\$ 736.28
6799	No Front Tire Brand Preference	1	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
8725	Beacon Light LH Side mounted - (RH side traffic)	1	\$ 214.00	21.00	\$ 44.94	\$ 169.06	\$ 169.06
8910	Loader Preparation Package	1	\$ 1,766.00	21.00	\$ 370.86	\$ 1,395.14	\$ 1,395.14
Standard Options Total			\$ 16,973.00		\$ 3,564.33	\$ 13,408.67	\$ 13,408.67
Dealer Attachments/Non-Contract/Open Market							
BSJ10442	Backup Alarm Kit	1	\$ 167.20	21.00	\$ 35.11	\$ 132.09	\$ 132.09
Dealer Attachments Total			\$ 167.20		\$ 35.11	\$ 132.09	\$ 132.09
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 78,516.20		\$ 16,488.40	\$ 62,027.80	\$ 62,027.80

JOHN DEERE 540M Loader



Selling Equipment



Quote Id: 20835892

Customer Name: CHARTER TOWNSHIP OF YPSILANTI

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

Bader & Sons Co.
106 N Occidental Hwy
Tecumseh, MI 49286
517-423-2133
sheadley@greentractors.com

Equipment Notes:

Hours:

Stock Number:

Contract: MI Ag, Grounds, and Roadside 071B7700085 (PG
3W CG 22)

Selling Price *

\$ 5,189.80

Price Effective Date: December 18, 2018

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
14C0P	540M Loader	1	\$ 8,471.00	23.00	\$ 1,948.33	\$ 6,522.67	\$ 6,522.67
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less package	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1995	Less mounting frame	1	\$ -1,253.00	23.00	\$ -288.19	\$ -964.81	\$ -964.81
2521	540M Standard farm loader, non-self-leveling (NSL) - Three-function	1	\$ 347.00	23.00	\$ 79.81	\$ 267.19	\$ 267.19
3556	Three-function hoses and parts	1	\$ 198.00	23.00	\$ 45.54	\$ 152.46	\$ 152.46
4573	Three-function mid-mount Quick Coupler Connection (individual couplers)	1	\$ 513.00	23.00	\$ 117.99	\$ 395.01	\$ 395.01
5995	Less hood guard	1	\$ -375.00	23.00	\$ -86.25	\$ -288.75	\$ -288.75
6995	Less ballast box	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
7710	Skid steer-style carrier	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
8750	Less bucket	1	\$ -1,161.00	23.00	\$ -267.03	\$ -893.97	\$ -893.97
Standard Options Total			\$ -1,731.00		\$ -398.13	\$ -1,332.87	\$ -1,332.87
Total Selling Price			\$ 6,740.00		\$ 1,550.20	\$ 5,189.80	\$ 5,189.80

AGCO
Allis-Chalmers
Deutz-Allis
Farmhand
Gleaner

Hesston
New Idea
Oliver
Sunflower
White



DIUBLE EQUIPMENT, INC.

4365 S. Parker Rd. • Phone: 734-994-1313
Ann Arbor, MI 48103 • Fax: 734-994-7872
www.diubleequipment.com



Bobcat

Bobcat Turf
Brillon
Ferris
H & S
Meyer

Shindaiwa
Simplicity
Sweepster
Unverferth
Woods

Quote: 3780.02
Created: 11/19/2019
Expires: 12/19/2019
Salesperson: SD

CHARTER TOWNSHIP OF YPSI
RESIDENTIAL SERVICES
7200 S HURON RIVER DR
YPSILANTI, MI 48197

Customer: 44020
Phone: 734-484-0073

Fax: 734-544-3501 page 1

Unit Sale: MF 4710 TRACTOR

57720.00

stock number: 47184
serial number: MC070EK5084008

MASSEY FERGUSON 4710 TRACTOR, CAB, 4WD, W/ LOADER, BUCKET
AND THIRD FUNCTION VALVE ON FRONT LOADER
GOVERNMENT / BID PRICE - INCLUDES DELIVERY
Tax Number B 38-6007433

Sales Tax

\$0.00

THANK YOU FOR YOUR BUSINESS

Total Sale	\$57720.00
------------	------------



Dorr – 3073 142nd Ave, Dorr, MI 49323
Big Rapids – 18612 Northland Dr, Big Rapids, MI 49307
Coopersville – 7353 State Rd, Coopersville, MI 49404
Hudson – 15838 Carleton Rd, Hudson, MI 49247
Three Rivers – 55232 Franklin Dr, Three Rivers, MI 49093
Wyatt – 66400 IN-331, Wyatt, IN 46595

Sales Quotation

Prepared for: Ypsilanti Charter Township

Date: 11/20/2019

Address: _____

Valid Through: 12/31/2019

Sales Person: John Day

For the purchase of

Description	Price
2019 New Holland Powerstar 100 - 100hp tractor	60,790.00
ELRT5100CKLE50663	
Deluxe Cab	
4 wheel drive	
Power Shuttle transmission	
14.9-24 front 18.4-34 rear ag tires	
655TL mechanical self-leveling loader w/ 3rd function remote	
84" skid steer quick attach bucket	
Total Purchase:	\$ 60,790.00

Trade Allowance

Total Trade Allowance:	\$ 0.00

Sale Terms

Total Purchase: \$ 60,790.00
Less Trade Allowance: \$ 0.00
Tax:
Net Cost: \$ 60,790.00



Great Plains



MacDon

J&R TRACTOR

15330 S. DIXIE HWY – MONROE – MI – 48161

TEL: 734-241-3232 FAX 734-241-2433

YPSILANTI Township ATTN: Mr. W. SWEENEY – 20th November 2019

MODEL	KIOTI PX9350 + KL1153 Q/A LOADER STANDARD EQUIPMENT			PRICE
PX9350	Engine * 4 cyl. Diesel engine * 93 Gross HP * 79.1 PTO HP * 208 cu. in. Displace * 2,200 RPM * 34.3 gal. Fuel Tank	Drive Train * 32F32R Power Shuttle with Creeper * Differential Lock & Wet Disc Brakes * 540/ 1000 rpm Rear PTO Other * Single Lever Joystick Control for Loader Operation	Hydraulics * Category 2, adjustable 3-Point hitch * Max lift capacity 8,002 lbs. * Hydrostatic Power Steering * Draft Control	
KL1153	KL1153 LOADER + 90" Universal Quick Attach Bucket Lift 4,190Lbs at Pivot Pins. Grill Guard + Cutting Edge + 3RD Function Valve for Loader to allow use of Grapple Type Buckets. Park Stand.			
STD EQUIP	<ul style="list-style-type: none"> • 1st / 2nd Remote Hydraulic Valve • Creep Speed Gear • Draft Control • 4WD - Auto 4WD Brake • Auto PTO PTO Cruise • Battery Disconnect Switch • Joystick Valve • 7 Pin Socket / 3 Pin Socket • External 3-Point Lift Control • PTO Cover - Interchangeable PTO Shafts (540/1,000 rpm) • Work Light - Head, Signal, Backup and Cabin Lamp • Rear Window Defroster - Front/Rear Window Wiper • Rear View Mirror - Telescoping Side View Mirrors • Sun Visor • CD Player with AM/FM Radio • Cup Holder • Swivel Seat • Power Outlet (2 EA) • Dual Air Cleaner • Hand Clutch • Hi-Low Shift • Parking Brake Parking Brake Buzzer • Tilt Steering Wheel • Illuminated Dashboard • RH Leveling Box Commercial Warranty: 24 Months or 1500Hours complete Tractor. Engine & Driveline additional 12 months for total of 2000 hours 36 months, whichever comes first. Loader 12 Months			
	PRICE DELIVERED YPSILANTI TOWNSHIP			\$61,000.00

AGCO
Allis-Chalmers
Deutz-Allis
Farmhand
Gleaner

Hesston
New Idea
Oliver
Sunflower
White



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www.diubleequipment.com



Bobcat Turf
Brillon
Ferris
H & S
Meyer

Shindaiwa
Simplicity
Sweepster
Unverferth
Woods

Estimate: E20

TECH COPY

Date: 11/22/2019

CHARTER TOWNSHIP OF YPSI
RESIDENTIAL SERVICES
7200 S HURON RIVER DR
YPSILANTI, MI 48197

Year		Make/Model		Vehicle Identification			
1999		ALL 8765		G37335			
Stock No	PO	License		Tag	Customer	Telephone	
39064	.				44020	734-484-0073	

Cond	OpCode	T	Description	Quantity	List	Net	Total
------	--------	---	-------------	----------	------	-----	-------

Svc Writer: 000004 Type: TRACTOR RO Open Date: 11/21/19
Sold: 03/23/99 Meter In: 3943

001 PTO WONT ENGAGE

L L LABOR
002 PARKING BRAKE NOT WORKING

L L LABOR
003 FOOT BRAKES WEAK

L L LABOR
004 HYD COUPLERS LEAK

L L LABOR
005 A/C NOT WORKING CORRECTLY

L L LABOR
006 WIPER DOESNT WORK

L L LABOR
007 HARD TO SHIFT

L L LABOR
008 EXHAUST PIPE FELL OFF

F PRICING FOR THE ABOVE REPAIRS ABOVE CAN NOT BE COMPLETED
ACCURATELY UNTIL FULL DIAGNOSTICS CAN BE PERFORMED ON THIS
TRACTOR. REPAIRS COULD BE IN THE \$15,000-\$20,000 AREA BUT COULD
CHANGE HIGHER OR LOWER ONCE DIAGNOSTICS ARE PERFORMED.

L L LABOR

Tax ID: B 38-6007433

Authorization: _____

Charter Township of Ypsilanti
Vehicle Maintenance Request Form

Mileage: _____

Hours: 3943

Vehicle #: 252

Request Submitted By: Bill Sweeney

Date of Request: 11-18-19

Description of Service Needed: PTO Hard to Get engaged

PTO Break Not working

Parking Break Not working

Driving Breaks very weak

Hyd Couplers Leaking

A/C Not working very Good

windshld wiper Not working

Sometimes Hard to Shift in to Gear

Exhaust pipe falling off

When you become aware of a problem with a vehicle, please complete this form and submit it immediately to the supervisor in charge of fleet maintenance.

Employee Signature: Bill Sweeney

Date: 11-18-19

For Supervisor Use Only:

Supervisor Approval: _____

Date: _____

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2020-14

In Support of US-12/M-17 (Wiard to I-94) Improvements

WHEREAS, US-12/M-17 is under the jurisdiction of the Michigan Department of Transportation (MDOT) throughout its entire length between Wiard Road and Interstate 94 (I-94) within the Charter Township of Ypsilanti; and

WHEREAS, this section of US-12 connects to other roadways owned by MDOT such as the Ecorse Ave (M-17); and

WHEREAS, other roadways are located in the MDOT Right-of-Way such as Service Drive are under the jurisdiction of the Washtenaw County Road Commission (WCRC) as well as other roads that intersect with both US-12 and M-17; and

WHEREAS, the WCRC is assisting the Township by administering funds dedicated to improving this corridor including but not limited to road reconfiguration, lighting, landscaping, and signage enhancements spent on MDOT trunkline and;

WHEREAS, the WCRC engaged a consulting firm, OHM Advisors, to study various options to assess the existing road configuration and assess feasibility to utilize budgeted funds specifically earmarked for this section of MDOT trunkline. The focus of these funds is to promote overall safety, pedestrian connectivity and improved traffic patterns while also enhancing aesthetics and facilitate regional wayfinding.

WHEREAS, the study focused on key goals which include;

1. Slower speeds, especially EB US-12 traffic
2. Minimize cut through traffic in the West Willow Sub from US-12 to Wiard Road
3. Add safety improvements for motorists via streetlights, new pavement markings, and by removing freeway look to US-12 by removing the grade separation bridge and ramp type merge lanes that give the area a freeway feel
4. Add safety improvements for pedestrians by adding sidewalk connectivity and designated lighted road/pedestrian crossing locations
5. Add beautification elements via landscaping and mast arm traffic signals
6. Promote better direction for the motorists by adding wayfinding signs

WHEREAS, a concept figure (Attached) was developed as a basis of design to submit with the study for MDOT review; and

WHEREAS, the project is incorporating improvements being coordinated with DTE that are already under way which include new streetlights along US-12 from Wiard Road to the Washtenaw County line (Phase 1) and along EB and WB US-12 from the end of the I-94 ramps to Wiard Road (Phase 2). Additional Lights are also planned along Ecorse Road from US-12 to Ford Blvd, and along the WB ramp from US-12 to Ecorse Road (Phase 2).

WHEREAS, the concept developed proposes sections of existing roadway will be removed in order to simplify the roadway. These removal sections include:

1. The Dorset connection from south of Ecorse Road to EB US-12
2. The EB Ecorse bridge and ramp to EB US-12
3. The Onandaga connector between EB US-12 and WB US-12

WHEREAS, new sections of roadway are planned to be constructed which include

1. A connector from Ecorse Road to WB and EB US-12
2. Two new boulevard style crossovers to be added, one from EB US-12 to WB US-12, and the other from WB US-12 to EB US-12
3. New road connection from WB US-12 to Ecorse Road

WHEREAS, new traffic signals are being planned in the design which include four (4) intersection traffic signals with mast arm improvements These include improvements at:

1. Intersection of Ford Blvd and Ecorse Road

2. Intersection of Ecorse Road and WB US-12, Ecorse Road and EB US-12 (considered one traffic signal)
3. Intersection of Crossover EB/WB US-12 and WB US-12 if warranted and approved by MDOT
4. Intersection of US-12 and Wiard Road
5. Other signals as warranted and approved by MDOT

WHEREAS pedestrian facilities are being planned which include new sidewalk to help better control pedestrian traffic. Improvements include:

1. New sidewalk to be placed along the south side of the I-94 Service Drive from Dorset St to Hudson St
2. New sidewalk crossing of US-12 at the intersection of Ecorse Road and connectivity to Ford Blvd via new sidewalk along the west side of the Ecorse connector to Ford Blvd. The sidewalk will continue west on the south side of Ecorse Road to Hayes St.

WHEREAS, landscaping is planned in the vicinity of the Ecorse/US-12 intersection area, and near Wiard Road and at various places along the US-12 project area; and

WHEREAS, maintenance of this landscaping will be the responsibility of the Township; and

WHEREAS, new wayfinding signs will be placed along the US-12 and Ecorse roadways possibly highlighting ACM, Willow Airport, Metro Airport, Ann Arbor, Depot Town pending approval from MDOT; and

WHEREAS, maintenance of wayfinding signs will be the responsibility of the Township; and

WHEREAS, new roadway striping along US-12 from the end of the I-94 Ramps to Wiard Road (possibly to Ecorse Road/ County Line); and

WHEREAS, the preliminary study and geometrics provided have been considered by the Township and adjacent neighborhoods and presentations were made with opportunities for comment on the following dates:

1. Oct. 4, 2019 – Brainstorming meeting with Stakeholders to come up with concepts.
2. Oct. 29, 2019 – Public meeting to present three concepts (5-lane hwy with signals, 4-lane blvd with signals, 4-lane blvd with roundabouts).
3. Dec. 9, 2019 – Update meeting with Stakeholders to present Preferred Alternative (variation on 4-lane blvd with signals).
4. Dec. 12, 2019 – Public meeting to present Preferred Alternative.
5. Several other meetings with individuals and the Township to explain, modify and adjust the Preferred Alternative to its current as depicted in the attached concept figure (attached).

NOW, THEREFORE, BE IT RESOLVED, that the Charter Township of Ypsilanti hereby asks MDOT to consider the preliminary study, traffic model prepared by OHM and allow for these improvements to US-12 / M-17 contemplated therein, with any such minor refinements deemed necessary by MDOT staff, WCRC or Township, including any necessary striping, signage or signal modifications, using funds dedicated to improving this corridor and section of roadway and for these improvements to be set forth in subsequent contract documents.

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



Charter Township of Ypsilanti
SUPERVISOR'S OFFICE
7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481.0617
Fax: (734) 484.0002
www.ytown.org

TO: Township Board

FROM: Brenda Stumbo and Larry Doe

RE: Request for Approval of MDOT Resolution for Phase II of Road Improvements for US 12 from I-94 to Wiard Road and the Ecorse/Ford Blvd. Intersection

This agenda item is a request to adopt a resolution with two exhibits attached for Phase II of Road Improvements for US 12, including I-94 to Wiard Rd. and the Ecorse Rd/Ford Blvd. intersection. Phase 1 improvements were approved by the Board earlier this year and include street lighting from Wiard Rd. to Ecorse Rd. The proposal for Phase II of this \$8,000,000 MDOT Grant that was obtained by State Representative Peterson is being administered by Washtenaw County Road Commission who retained the professional services of OHM as the Engineer Designers for the project.

This improvement is a result of an MDOT promise to review the neighborhood traffic impacts of the extensive road work in the "right sizing of US 12". The original change in road design also helped to locate the American Center for Mobility that includes a test track for autonomous vehicle research on the 300 acres of land in which the historic and iconic Willow Run Assembly Plant was located. There has been several community meetings held in West Willow, discussion at several Neighborhood Watch meetings as well as several meetings with road commission and MDOT representatives regarding this grant and proposed improvements.

This road change had the greatest concern from residents for safety, as the east and west traffic was combined with no barrier between the two way flows of traffic except a rumble strip.

Information has been disbursed by Robin Castle-Hine to the West Willow Safety Committee and it is being discussed at NHW zoom meetings. Information has also been placed on ytown.org for review.

Should you have any questions please let me, Larry Doe or Matt Parks know.

US-12 TRANSPORTATION IMPROVEMENT STUDY

OPTION Y-2 4 LANE BOULEVARD WITH TRAFFIC SIGNALS FORD RD INTERSECTION

LEGEND

-  EXISTING ROADWAY
(NO IMPROVEMENTS)
-  PROPOSED
PAVEMENT AREA
-  PUBLIC ROAD
RIGHT OF WAY
-  PROPOSED MAST
ARM TRAFFIC SIGNAL
-  PROPOSED
SIDEWALK
-  EXISTING ROAD
REMOVAL
-  TRAFFIC FLOW
ARROW

LANDSCAPE AND LIGHTING
IMPROVEMENTS INCLUDED
WITH THIS OPTION



US-12 TRANSPORTATION IMPROVEMENT STUDY

OPTION Y-2 4 LANE BOULEVARD WITH TRAFFIC SIGNALS

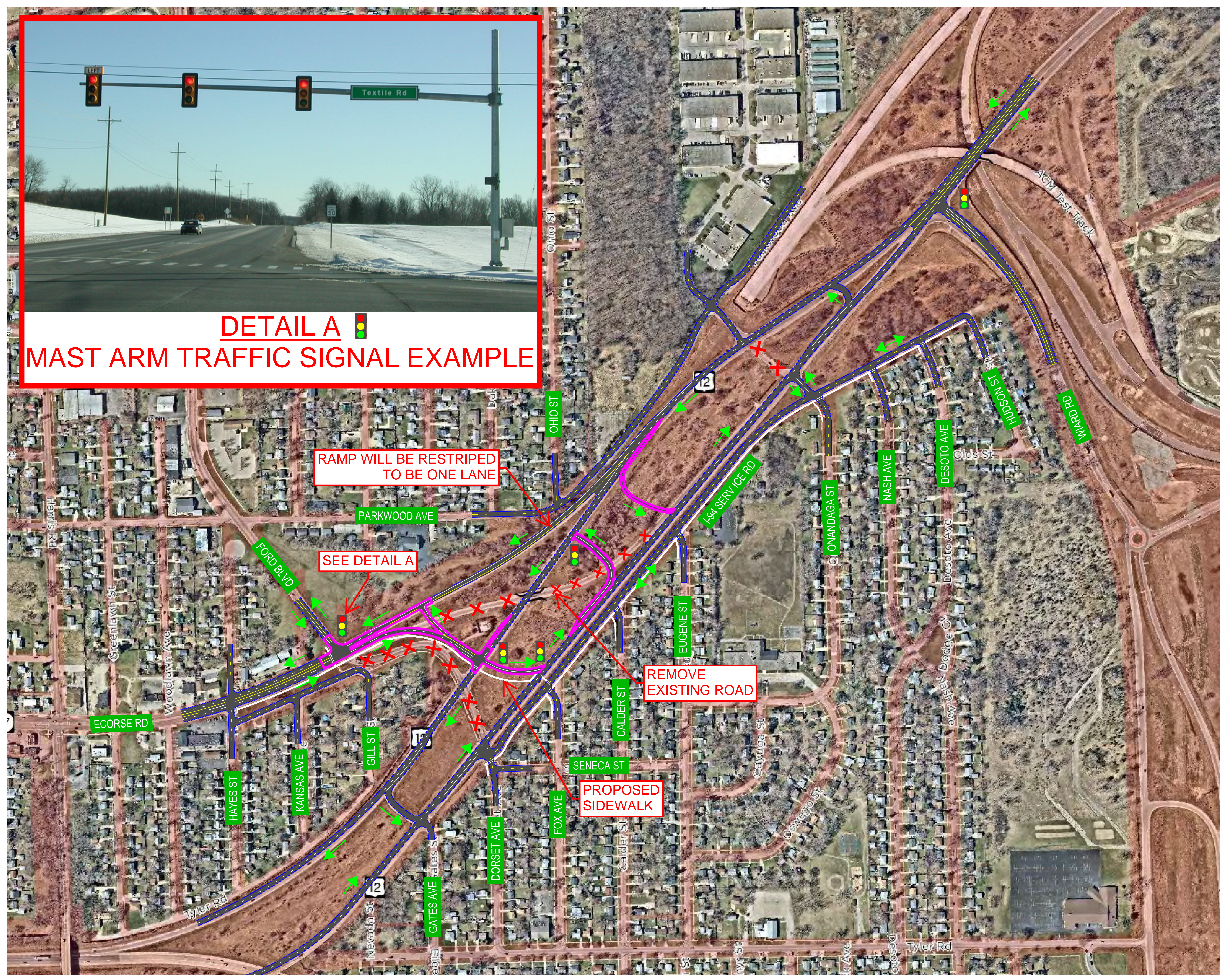
LEGEND

- EXISTING ROADWAY (NO IMPROVEMENTS)
- PROPOSED PAVEMENT AREA
- PUBLIC ROAD RIGHT OF WAY
- PROPOSED MAST ARM TRAFFIC SIGNAL
- PROPOSED SIDEWALK
- EXISTING ROAD REMOVAL
- TRAFFIC FLOW ARROW

LANDSCAPE AND LIGHTING IMPROVEMENTS INCLUDED WITH THIS OPTION



DETAIL A
MAST ARM TRAFFIC SIGNAL EXAMPLE



Charter Township of Ypsilanti

RESOLUTION NO. 2020-16

2020 MICHIGAN LAND AND WATER CONSERVATION FUND DEVELOPMENT GRANT FOR COMMUNITY CENTER PARK

WHEREAS, the Charter Township of Ypsilanti, in Washtenaw County Michigan, supports the submission of an application titled, “Community Center Park Improvements” to the Land and Water Conservation Fund for development of new tennis and pickleball courts at Community Center Park; and,

WHEREAS, the proposed application is supported by the Community’s 5-Year Approved Parks and Recreation Plan; and,

WHEREAS, the Charter Township of Ypsilanti is hereby making a financial commitment to the project in the amount of \$176,200 matching funds, in cash and/or force account; and

NOW THEREFORE, BE IT RESOLVED that the Charter Township of Ypsilanti hereby authorizes submission of a Land and Water Conservation Fund Application for \$176,200, and further resolves to make available its financial obligation amount of \$176,200 (50%) of a total \$352,400 project cost, during the 2021-2022 fiscal year.

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



Charter Township of Ypsilanti
Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501

www.ytown.org

MEMORANDUM

TO: Ypsilanti Township Board of Trustees

FROM: Mike Hoffmeister, Director – Residential Services Department

DATE: June 30, 2020

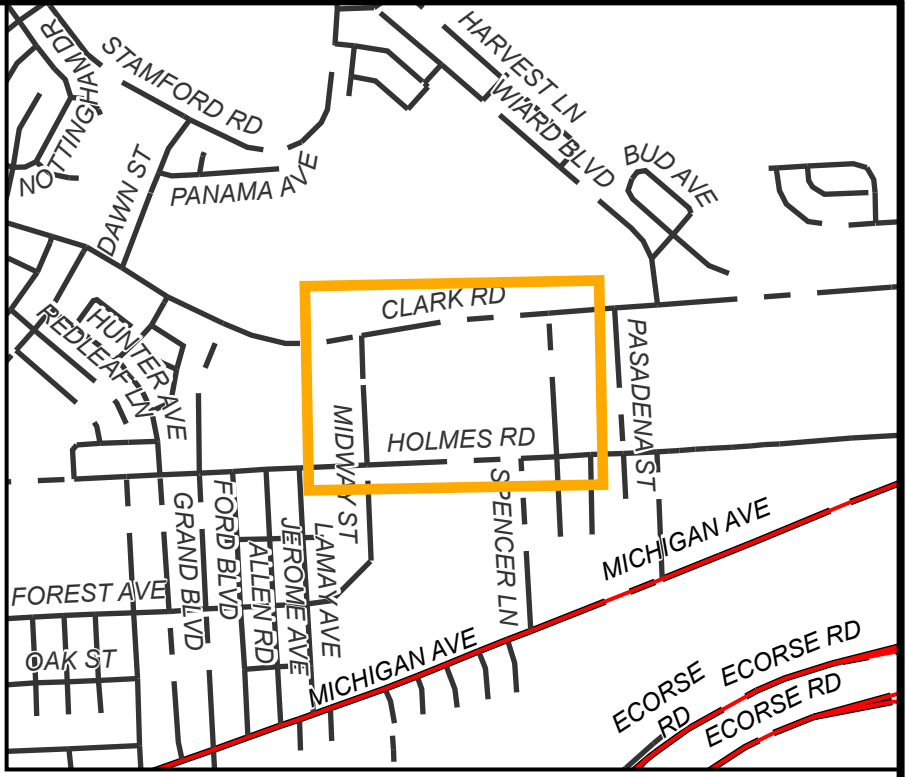
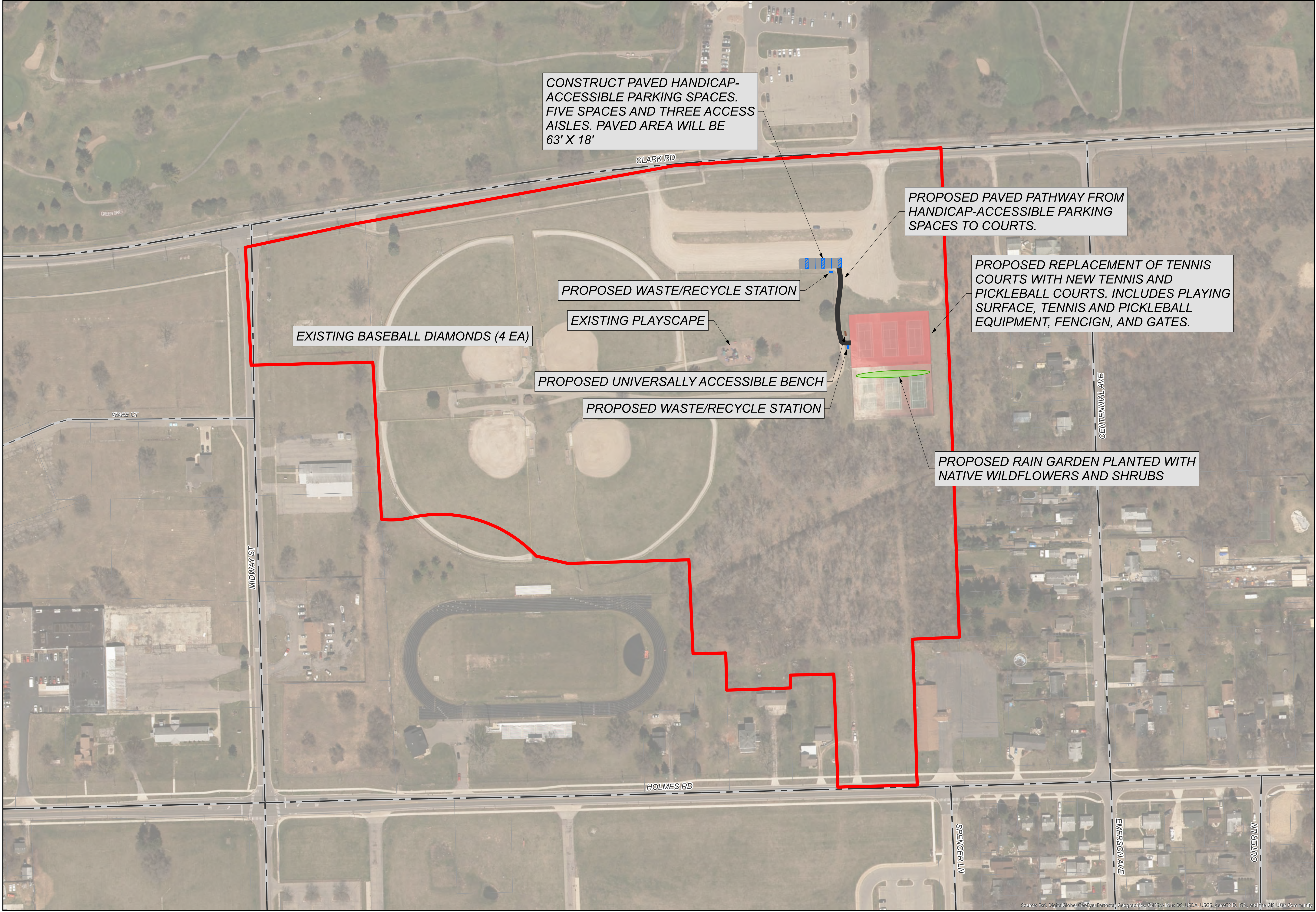
RE: **Request authorization of resolution for the 2020 Michigan Land and Water Conservation Fund Development Grant for Community Center Park.**

The Residential Services Department is requesting the Ypsilanti Township Board of Trustees to consider authorization of the resolution for the 2020 Michigan Land and Water Conservation Fund Development Grant for Community Center Park Improvements. This resolution was originally passed at the March 3, 2020 Board of Trustees meeting, but it was discovered that staff did not complete exactly what mDNR expects for this type of grant application. Additionally, COVID has allowed mDNR to give some flexibility on their application process this year. Therefore we are bringing this back to the Board of Trustees this evening.

Respectfully Submitted,

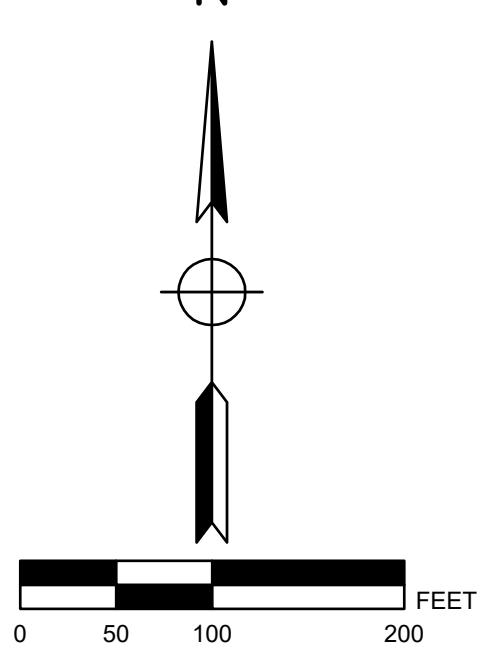
Mike Hoffmeister
Director of Residential Services

COMMUNITY CENTER PARK
CHARTER TOWNSHIP OF YSPILANTI
WASHTENAW COUNTY, MICHIGAN



AREA MAP
NOT TO SCALE

N



LEGEND

- COUNTY ROADS
- LOCAL ROADS
- Park Boundary

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
COMMUNITY CENTER PARK CHARTER TOWNSHIP OF YPSILANTI			
LW20-0015 CONCEPT PLAN			
		DUNDEE OFFICE 125 Hollis Blvd., Suite 2 Dundee, MI 48131 Tel. 734-823-3308 www.SpicerGroup.com	
DE. BY: K/JW	CH. BY: XXX	PROJECT NO.	
DR. BY: K/JW	APP. BY: XXX	127617SG2019	
STD.	SHEET 1 OF 1	DR	
DATE: FEBRUARY 2020	FILE NO.	1	
SCALE: 1"=100'			

memo

To: Ypsilanti Township Board of Trustees
From: David Streeter, Chair, Ypsilanti Township Park Commission
CC: Michael Hoffmeister
Date: 07/07/2020
Re: Recommendation from the Ypsilanti Township Park Commission
Community Center Park Land and Water Conservation Fund Grant Application

The following motion was approved during the 07/06/2020 Ypsilanti Township Park Commission meeting:

- Recommend the Township Board of Trustees adopt a resolution to authorize submittal of a Land and Water Conservation Fund grant through the MDNR for tennis court improvements at Community Center Park. The resolution also commits to the required local match. Total project cost is estimated at \$352,400. This grant has a 50% local match requirement so the grant will fund \$176,200 and will require \$176,200 of local funds.

The tennis courts at Community Center Park have deteriorated to the point they are unsafe for use. The proposed improvements project is consistent with our Parks and Recreation Master Plan.

Charter Township of Ypsilanti

RESOLUTION NO. 2020-17

2020 MICHIGAN RECREATION PASSPORT GRANT FOR CLUBVIEW PARK

WHEREAS, the Charter Township of Ypsilanti, in Washtenaw County Michigan, supports the submission of an application titled, “Clubview Park Improvements” to the Recreation Passport Grant Program for development of new tennis and pickleball courts at Clubview Park; and,

WHEREAS, the proposed application is supported by the Community’s 5-Year Approved Parks and Recreation Plan; and,

WHEREAS, the Charter Township of Ypsilanti is hereby making a financial commitment to the project in the amount of \$99,500 matching funds, in cash and/or force account; and

NOW THEREFORE, BE IT RESOLVED that the Charter Township of Ypsilanti hereby authorizes submission of a Land and Water Conservation Fund Application for \$150,000, and further resolves to make available its financial obligation amount of \$99,500 of a total \$249,500 project cost, during the 2021-2022 fiscal year.

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



Charter Township of Ypsilanti
Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501

www.ytown.org

MEMORANDUM

TO: Ypsilanti Township Board of Trustees

FROM: Mike Hoffmeister, Director – Residential Services Department

DATE: June 30, 2020

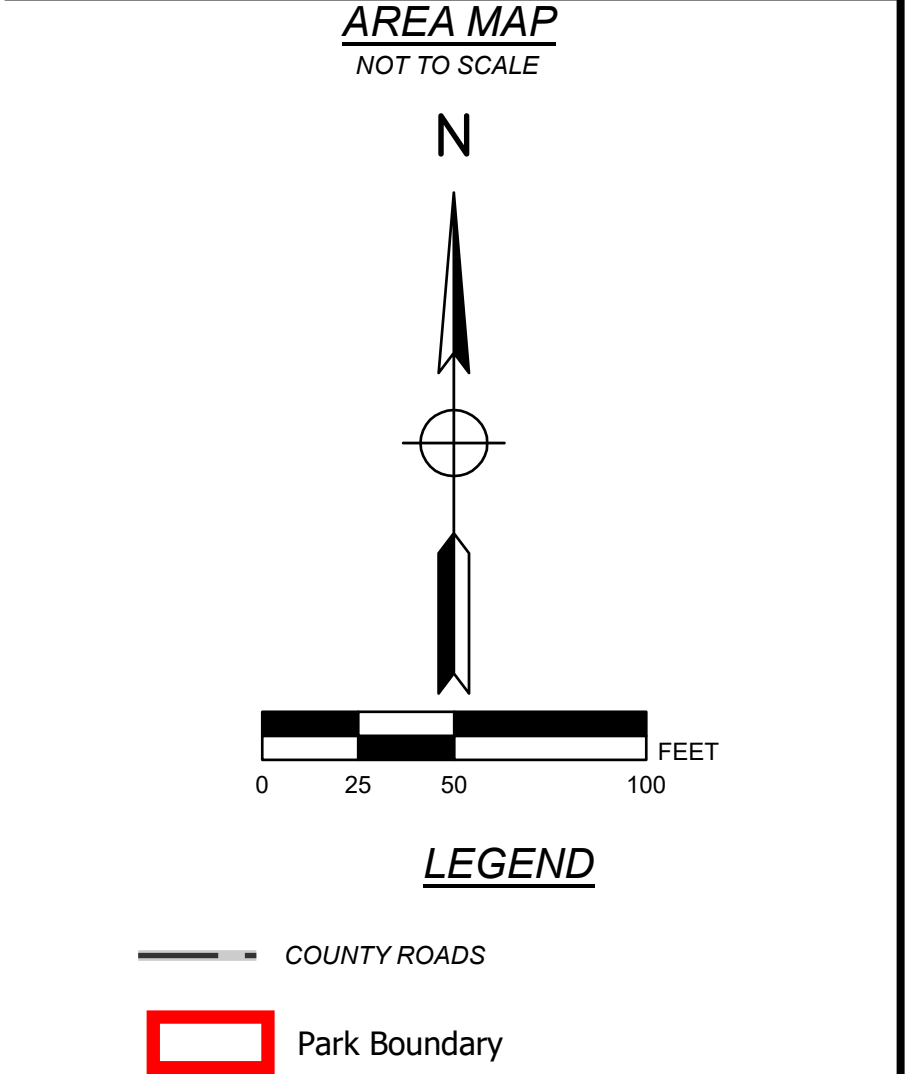
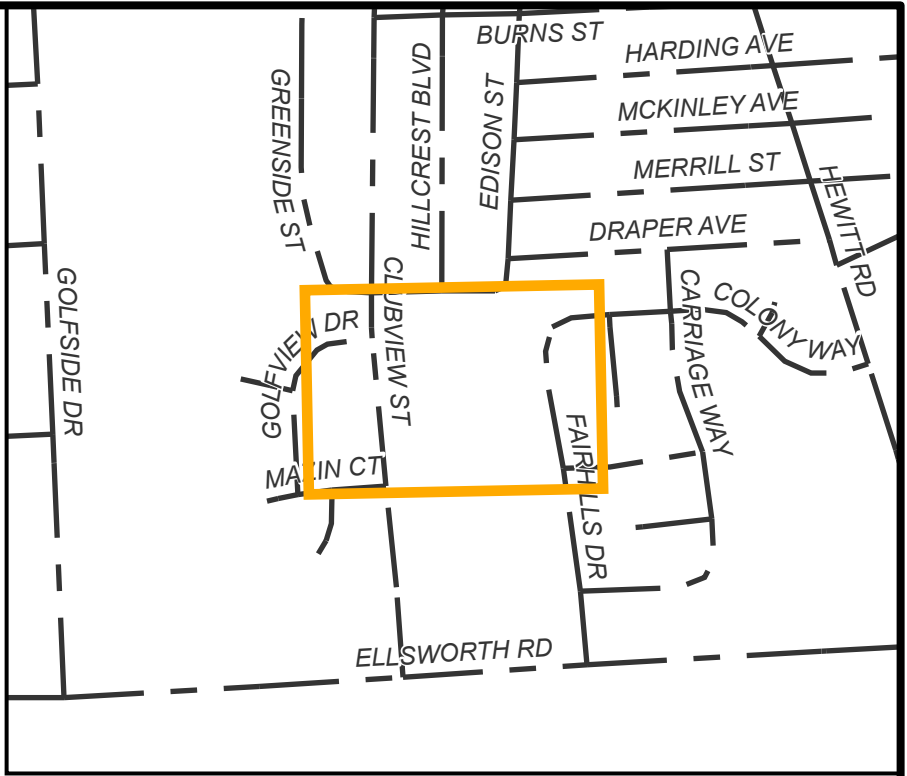
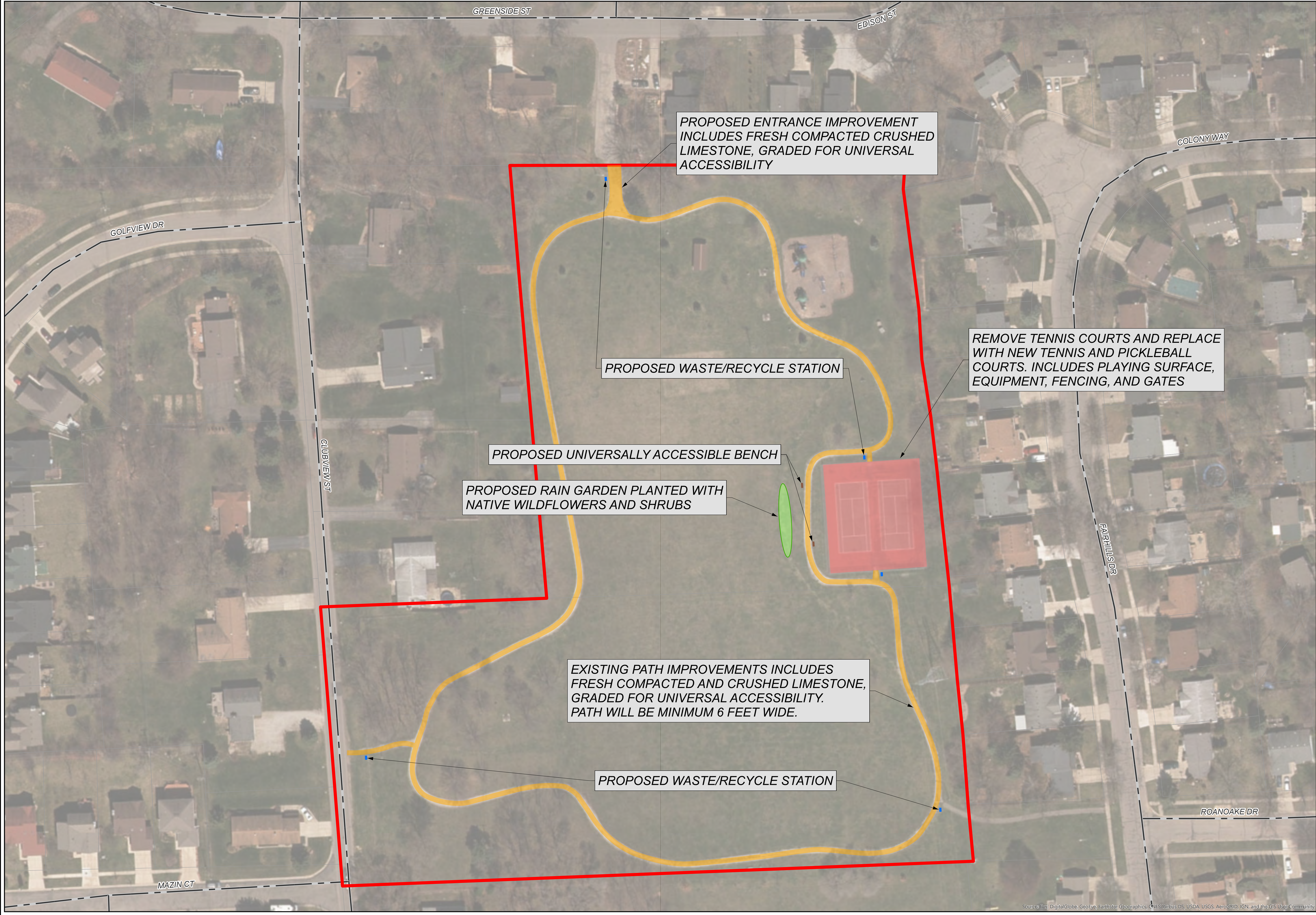
RE: **Request authorization of resolution for the 2020 Michigan Recreation Passport Grant for Clubview Park Improvements**

The Residential Services Department is requesting the Ypsilanti Township Board of Trustees to consider authorization of the resolution for the 2020 Michigan Land and Water Conservation Fund Development Grant for Community Center Park Improvements. This resolution was originally passed at the March 3, 2020 Board of Trustees meeting, but it was discovered that staff did not complete exactly what mDNR expects for this type of grant application. Additionally, COVID has allowed mDNR to give some flexibility on their application process this year. Therefore we are bringing this back to the Board of Trustees this evening.

Respectfully Submitted,

Mike Hoffmeister
Director of Residential Services

CLUBVIEW PARK
WASHTENAW COUNTY, MICHIGAN
YPSILANTI CHARTER TOWNSHIP



BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
CLUBVIEW PARK CHARTER TOWNSHIP OF YPSILANTI			
RP20-0025 CONCEPT PLAN			
		DUNDEE OFFICE 125 Hollie Blvd, Suite 2 Dundee, MI 48131 Tel. 734-823-3308 www.SpicerGroup.com	
DE. BY: K/JW	CH. BY: XXX	PROJECT NO.	
DR. BY: K/JW	APP. BY: XXX	127617SG2019	
STDs.	SHEET 1 OF 1	DR	
DATE: FEBRUARY 2020	FILE NO.	1	
SCALE: 1"=50'			

memo

To: Ypsilanti Township Board of Trustees
From: David Streeter, Chair, Ypsilanti Township Park Commission
CC: Michael Hoffmeister
Date: 07/06/2020
Re: Recommendation from the Ypsilanti Township Park Commission
Clubview Park Recreation Passport Grant Application

The following motion was approved during the 07/06/2020 Ypsilanti Township Park Commission meeting:

- Recommend the Township Board of Trustees adopt a resolution to authorize submittal of a Recreation Passport grant through the MDNR for tennis court improvements at Clubview Park. The resolution also commits to the required local match. Total project cost is estimated at \$249,500. This grant has a maximum request of \$150,000 so the required local match will be in the amount of \$99,500.

The tennis courts at Clubview Park have deteriorated to the point they are unsafe for use. The proposed improvements project is consistent with our Parks and Recreation Master Plan.

**CHARTER TOWNSHIP OF YPSILANTI
2020 BUDGET AMENDMENT #8**

July 21, 2020

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

212 - BIKE, SIDEWALK, REC, ROADS GENERAL FUND (BSRII)	Total Increase	<u>\$0.00</u>
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Request a line transfer between cost centers for stormwater pipe replacement at Loonfeather Park. This line transfer will not effect the budgeted number total for the fund.

Expenditures:	Repairs - Ford Lake Park	212-212-000-931.775	\$2,175.00
		Net Revenues	<u>\$2,175.00</u>
Expenditures:	Park Improvements	212-970-000-975.795	(\$2,175.00)
		Net Expenditures	<u>(\$2,175.00)</u>

236 - 14 B DISTRICT COURT FUND		<u>\$1,656.00</u>
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Request to increase budget for PTO payout request of 80 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	236-000-000-699.000	\$1,656.00
		Net Revenues	<u>\$1,656.00</u>
Expenditures:	Salaries Pay Out - PTO & Sick	236-136-000-708.004	\$1,538.00
	FICA	236-136-000-715.000	\$118.00
		Net Expenditures	<u>\$1,656.00</u>

Motion to Amend the 2020 Budget (#8)

Move to authorize a line transfer between cost centers in the BRS II Fund and approve the department line item changes as outlined.

Move to increase the 14 B District Court Fund budget by \$1,656 to \$1,781,421 and approve the department line item changes as outlined.

AUTHORIZATIONS AND BIDS

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



Charter Township of Ypsilanti
Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734) 544-3501

www.ytown.org

MEMORANDUM

TO: Ypsilanti Township Board of Trustees

FROM: Mike Hoffmeister, Director – Residential Services Department

DATE: July 13, 2020

RE: **Request authorization to award the solid waste, recycling and yard waste bid to Waste Management.**

The Residential Services Department is requesting the Ypsilanti Township Board of Trustees to consider authorization to award the solid waste, recycling and yard waste bid to Waste Management. Township Staff and elected officials have studied greatly the six bid packages received. After receiving the six bids, staff requested further information from two (2) bidders; Waste Management and GFL. After more deliberation and after receiving further information, Waste Management seems to be the right choice for the residents of Ypsilanti Township.

Please find attached the two bid packages from Waste Management and GFL as well as additional supporting information and documentation from throughout the process.

Please note that the current contract ends on September 30, 2020. Staff will come back to the Board of Trustees to approve the contract.

Respectfully Submitted,

Mike Hoffmeister
Director of Residential Services



WASTE MANAGEMENT
DETROIT CENTRAL
19200 W. Eight Mile Road
Southfield, MI 48075
(248) 204-0829 - Office
(248) 473-7603 Fax

June 17, 2020

Michael Hoffmeister, Residential Services Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48917

Mr. Hoffmeister,

Following are the responses from WM on the follow up questions from the Solid Waste, Recycle and Yard Waste services bid proposal. Please advise if there are any further questions or clarifications. We are hopeful that WM has provided the services, offered pricing that will allow us to retain the environmental solutions contract. Thank you for this opportunity.

1. Are you willing to put an opt-out clause or contract provision for recycling services after the first (1) year? **Yes – the Township will need to provide at least a 90 day notice of their intent to opt out and reimburse WM for our cost to collect the recycle carts.**
2. What types of credits (if any) are you willing to offer for the approximately 1,500 96-gallon carts that we already own and utilize in our West Willow neighborhood? **WM will credit the Township \$40.00 per cart.**
3. Are you willing to reconsider the subscription based recycling program? **Yes – the cost will be \$10.00/recycle cart/month, WM will require a minimum of 50% resident participation and WM may change, postpone or cancel the program if the participation rate falls below 50%. The Township must provide WM with a resident address list so we can manage sign up, opt out and billing.**
4. Would you consider retrieving recycling from our residents one time (1) per month rather than every other week? If so, how would the per unit and recyclable processing fee change? **Yes – WM can provide recycling on a one time per month basis. The first year rate for collection will be reduced by \$0.64/unit/month and will escalate by 4% each year thereafter. The processing cost will not change.**

CHARTER TOWNSHIP OF YPSILANTI
Solid Waste, Recycle and Yard Waste Pickup
Bid Opening: Friday, June 5, 2020 at 2:00pmpm

Company Name	Bid Amount per Month	Bid Amount per Year	Recyclable Processing Fee	No Collusion Affidavit	Addendum 1-5	Performance Bond or Letter of Surety	Labor and Materials Bond or Letter of Surety	Bid Bond
GFL	\$210,868.20	\$2,530,418.40	\$93.00 per ton (Less 80% Market Value of Commodity)	Yes	Yes	Yes	Yes	Yes
Waste Mgmt	\$13.49 + Recycle Processing Fee	\$203,914.84 Per Month Year One + Recycle Processing Fee	\$1.63 per Unit Monthly Recycling Processing Fee * Tons/Units = Processing Fee \$126.94 * 194 = /15,116 = Processing Fee per Unit	Yes	Yes	Yes	Yes	Yes
Republic	\$18.48 Per Unit/Month	\$3,352,124.10	\$170.00 Per Ton + 60% Rebate	Yes	Yes	Yes	Yes	Yes
Priority Waste	\$12.95	\$2,349,026.40	\$104 Per Ton	Yes	Yes	Yes	Not stated in Letter of Surety	Yes
Emterra	\$16.49	\$2,991,154.08 First Year When DOE Midwest Diesel Fuel Price is \$2.50 per Gallon or Above No Fuel Credit Will be Issued	\$95.00/Ton No Revenue Share	Yes	Yes	Yes	Yes	Yes
Stevens Disposal	No Bid Submitted							



June 16, 2020

Mike Hoffmeister
Residential Services Director
Charter Township of Ypsilanti
7200 South Huron River Drive
Ypsilanti, MI 48197

Dear Mike,

GFL Leadership Team met yesterday to discuss and answer your questions; we also devised an alternate option for your recycling component of your bid.

The answers to your immediate questions are as follows:

1. GFL is not willing to put on opt-out clause or contract provision for recycling services after the first year.
2. Crediting your West Willow Neighborhood's 96 gallon carts would depend on the age of the carts and we would be willing to negotiate a price/cart after our review.
3. It has been our experience that subscription recycling is not beneficial and we would prefer not to offer that type of collection.
4. We would not recommend collecting recycling on a monthly basis. We recommend weekly recycling as we are currently doing for all of our municipal contracts.

In addition to your recycling questions, we would like to offer an additional option to assist you in meeting your Solid Waste and Recycling Millage rate revenue goal.

- By offering curbside recycling on a ***weekly basis utilizing an 18 gallon bin for all of your residents***, GFL would bring the unit cost down to ***\$12.60/unit/month for all three services***.
- This further reduction is based on our \$13.18/ unit rate which eliminates the Rewards for Recycling Program and extends the term of the contract for seven years.
- It has been our experience that by utilizing the 18 gallon bin the contamination rate is reduced by 25% vs. a 65 gallon cart.

If you would like a tour of our New Boston Recycling Facility, I would be happy to arrange it and give you a presentation about recycling.





Page 2

Once again we appreciate the opportunity to serve you. We feel that our additional option will assist you to reach your budget goal and accomplish your recycling requirement for the Charter Township of Ypsilanti Residents.

Most sincerely yours,

A handwritten signature in black ink that reads "Mary Jo VanNatter". The signature is written in a cursive style.

Mary Jo VanNatter, GFL Environmental USA, Inc.

CC: L Berardicurti, S Caramagno, D Barretta, W Stevenson, J Gomez



OTHER BUSINESS

BOARD MEMBER UPDATES
