

**CHARTER TOWNSHIP OF
YPSILANTI BOARD OF TRUSTEES**

Supervisor

BRENDA L. STUMBO

Clerk

HEATHER JARRELL ROE

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Trustees

JOHN P. NEWMAN II

GLORIA PETERSON

DEBBIE SWANSON

January, 17, 2023

**Work Session – 5:00 pm
Regular Meeting – 7:00 p.m.**

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

DEPARTMENTAL REPORTS

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard, Ypsilanti, MI 48198



MONTHLY REPORT FOR DECEMBER, 2022

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	16 Fire Fighters
1 Fire Marshal	3 Shift Lieutenants	1 Clerk III/Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to requests **534** for assistance. Of those requests, **309** were medical emergency service calls, with the remaining **225** incidents classified as non-medical and/or fire related.

Department activities for the month of December 2022:

- 1) Smoke Alarms
 - a) 2426 Burns (2)

- 2) Fire fighters received training in the following areas:
 - a) Hazmat

The Fire Marshal had these activities / events for the month of December 2022:

1. Fire Investigations: 3
2. Building Inspections: 7
3. Building Re-inspections: 1
4. Plan Reviews: 5
5. Hood / Fire Suppression Inspections: 1
6. Meetings: 3
7. Fire Alarm Inspections: 6
8. Occupant Load Certificates: 1
9. Burn Permit: 1
10. Burn Complaints: 1
11. Knox Box: 4
12. Fire Department Site Tours: 3
13. Trainings: 2
14. Citizen Engagement: 3
15. Safety Inspections: 1
16. Addressing: 2

The Fire Chief attended these meetings / events for the month of December 2022:

1. WAAMA
2. Fuel Reports
3. November General Election
4. Oral Lt. Testing
5. Civil Service Meeting – Certified Officer Testing
6. Specification and Pre-bid for flooring at HQ
7. Department Leadership Meeting
8. Attending Court Case Audit Meeting – 495 Withholding Report

There was 0 injuries and 0 deaths reported this month for civilians.

There was 0 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at **\$417,800.00**. All occurred at the following locations:

DATE OF LOSS	ADDRESS	ESTIMATED LOSS
1) 12/03/2022	1585 Congress	\$.00 (Fire-other)
2) 12/04/2022	5301 McCauley	\$.00 (Mutual Aid-Superior)
3) 12/06/2022	1327 Elmwood	\$ 6,100.00 (Vehicle Fire)
4) 12/11/2022	6400 Textile	\$ 10,100.00 (Vehicle Fire)
5) 12/07/2022	1622 Washtenaw	\$.00 (Building Fire)
6) 12/14/2022	6153 Robert Cir	\$ 0.00 (Fire-other)
7) 12/15/2022	I-94	\$ 7,000.00 (Vehicle Fire)
8) 12/15/2022	8515 Anchor Bay	\$ 0.00 (Cooking Fire)
9) 12/16/2022	2731 Ellis	\$ 275,000.00 (Building Fire)
10)12/20/2022	2029 Harding	\$ 2,100.00 (Vehicle Fire)
11)12/25/2022	2175 Lakeview	\$.00 (Cooking Fire)
12)12/27/2022	5593 Justin Court	\$ 90,000.00 (Building Fire)
13)12/28/2022	5884 New Meadow	\$ 5,000.00 (Building Fire)
14)12/28/2022	2994 Roundtree	\$ 22,500.00 (Building Fire)
15)12/31/2022	941 Monroe	\$.00 (Mutual Aid-City)

Respectfully submitted,

Maria Batianis
Charter Township of Ypsilanti Fire Department

Attachment: Image Trend Incident Type Report (Summary): 12/01/2022 – 12/31/2022

Incident Type Report (Summary) 2023

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
Incident Type Category (FD1.21): 1 - Fire						
100 - Fire, other	1	0.19%				
111 - Building fire	8	1.50%	350000.00	42500.00	392500.00	93.94%
113 - Cooking fire, confined to container	2	0.37%	0.00	0.00	0.00	0.00%
131 - Passenger vehicle fire	4	0.75%	25000.00	300.00	25300.00	6.06%
Total:	15	2.81%	375000.00	42800.00	417800.00	100.00%
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
300 - Rescue, EMS incident, other	8	1.50%				
311 - Medical assist, assist EMS crew	139	26.03%				
320 - Emergency medical service, other	52	9.74%				
321 - EMS call, excluding vehicle accident with injury	82	15.36%				
322 - Motor vehicle accident with injuries	11	2.06%				
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.19%				
324 - Motor vehicle accident with no injuries.	16	3.00%				
Total:	309	57.87%	0.00	0.00	0.00	0.00%
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
412 - Gas leak (natural gas or LPG)	5	0.94%				
424 - Carbon monoxide incident	2	0.37%				
440 - Electrical wiring/equipment problem, other	1	0.19%				
442 - Overheated motor	1	0.19%				
445 - Arcing, shorted electrical equipment	4	0.75%				
Total:	13	2.43%	0.00	0.00	0.00	0.00%
Incident Type Category (FD1.21): 5 - Service Call						
500 - Service call, other	5	0.94%				
510 - Person in distress, other	2	0.37%				
511 - Lock-out	1	0.19%				
520 - Water problem, other	6	1.12%				
522 - Water or steam leak	15	2.81%				
531 - Smoke or odor removal	3	0.56%				
550 - Public service assistance, other	5	0.94%				
551 - Assist police or other governmental agency	2	0.37%				
552 - Police matter	3	0.56%				
553 - Public service	2	0.37%				
554 - Assist invalid	9	1.69%				
561 - Unauthorized burning	1	0.19%				
Total:	54	10.11%	0.00	0.00	0.00	0.00%
Incident Type Category (FD1.21): 6 - Good Intent Call						
600 - Good intent call, other	2	0.37%				
611 - Dispatched and cancelled en route	104	19.48%				
622 - No incident found on arrival at dispatch address	6	1.12%				
651 - Smoke scare, odor of smoke	3	0.56%	20.00		20.00	0.00%
661 - EMS call, party transported by non-fire agency	2	0.37%				
Total:	117	21.91%	20.00	0.00	20.00	0.00%
Incident Type Category (FD1.21): 7 - False Alarm & False Call						
700 - False alarm or false call, other	5	0.94%				
733 - Smoke detector activation due to malfunction	3	0.56%				

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
735 - Alarm system sounded due to malfunction	4	0.75%				
743 - Smoke detector activation, no fire - unintentional	1	0.19%				
744 - Detector activation, no fire - unintentional	1	0.19%				
745 - Alarm system activation, no fire - unintentional	12	2.25%				
	Total: 26	Total: 4.87%	Total: 0.00	Total: 0.00	Total: 0.00	Total: 0.00%
	Total: 534	Total: 100.00%	Total: 375020.00	Total: 42800.00	Total: 417820.00	Total: 100.00%



Date: January 4, 2023
To: Clerk's Office
CC: Brenda Stumbo, Supervisor
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in December 2022)

Activities:

Ford Lake Dam (Hydro Station)

General Operation Summary:

The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Covid-19 has not impacted operations. Operators had 0 after hour call-ins for the month.

Average precipitation for the month of is around 2.25", this year it was about 2.34".

Regulatory Notes

The FERC is revamping the Commission's Safety Program. Due to recent events in California and Michigan, the FERC has implemented some changes to ensure projects are safe. Deep dives into the engineering and technical backgrounds on dams have been eye opening. Changes to documentation requirements, reevaluation of engineering calculation dating back 40+ years and other safety topics. For our Hydro Station, these FERC driven activities has required the Township to work on list of technical reviews, update plans and improve public safety. This work is on-going and will not likely be complete for 2 to 3 years. As the process progresses, additional work may be needed to be address the finding and to satisfy FERC.

During this time of FERC review, the expenses are going to abnormally higher and will likely exceed the annual revenue the Hydro Station makes from DTE. It is possible that additional funds will be needed to cover the expenses that are incurred. Staff is looking for grants to help with these tasks.

Regulatory Status:

For 2022-

- Reprint STID, **Complete, Filed**
- update DSSMP, **Complete, Filed**
- DSSMR, **Complete, Filed**
- Owners Dam Safety Program Review – **Complete, Filed**
- EAP annual update and test- **Complete, Filed**
- EAP First Responder Training- Planned in Jan 2023
- Part 12 Inspection- next inspection 2025
- WQ Report – **Complete, Filed**
- Nuisance Plant Plan Report – **Complete, Filed**
- Wildlife Plan Report – **Complete, Filed**
- Historical Activity Report – **Complete, Filed**
- Gate Certification – **Complete, Filed**
- Security Review – **Complete, Filed**
- FERC Security Inspection/Compliance- **Complete, Filed**
- FERC Annual Dam Safety Inspection – **Complete, follow-up letter filed with FERC**
- Annual DEQ Lake Operation Monitoring Report- **Complete, Filed**
- Spillway Assessment Action Plan- **Filed, addressing comments by FERC**
- Public Safety Plan- Update due in 2023

Projects:

Concrete Repairs- in planning phase, putting together bid documents to address spalling concrete on crest of the concrete spillway. Construction is now planned for 2023. Field inspection was conducted on 5/6/21, an assessment report was provided by Barr. Report outlines areas that need repairs within 5 to 10 years.

Sluice Gate Stress Analysis- in planning phase, the FERC has requested a detail study of the spillway gates. This is common industry request from FERC as they continuously look at safety involving dams. We are currently working with engineering to develop a procedure to complete this task. This task is planned for 2023.

Powerhouse Service Power Upgrades- the high voltage cable from the house transformer to the transfer switch needs to be replaced due to inadequate sizing for the load. This is planned for 2023 during station down time.

Turbine Inspections and Maintenance- Conduct cleaning, inspection and maintenance on turbine equipment and associated spaces. This is planned for 2023.

Operation Summary

2022	December	YTD	5 Year Ave.
Precipitation total (inches) ¹	2.34	26.37	42.0
Days Online	31.0	363.5	359.2
Generation MWH (estimated)	418.909	9,185.151	11,040.8
Generation MWH lost (estimated)*	7.722	362.496	564.3

After Hour Call In

Water levels	0	36	43
Mechanical/Electrical	0	0	5
Other	0	4	2
Totals	0	40	50

Recent History	2017	2018	2019	2020	2021
Precipitation total (inches)	40.8	42.2	45.4	41.4	40.0
Days Online	362.0	364.2	350.6	359.7	360.0
Generation MWH (estimated)	10,744.9	10,635.0	12,576.7	10,722.7	10,524.5
Generation MWH lost (estimated)*	269.6	552.9	1,005.8	570.2	423.2

After Hour Call In

Water levels	31	26	30	69	33
Mechanical/Electrical	4	5	3	4	9
Other	2	3	0	2	0
Totals	37	34	33	75	42

¹ Preliminary totals from NOAA for Detroit

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

Gate Spilling Summary:

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

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires we pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer for improving the lake is not always possible.

Sluice Gate Usage Summary:

Current Year 2022	Current Year Days Spilled	Current Year Lost KWh*	Current Year Lost KW\$*	Prior Yr. Lost KW\$*
January	19	0	0	0
February	9.8	0	0	0
March	21.6	0	0	0
April	15.1	0	0	0
May	12.7	2,614	58	\$ 5,852
June	16.6	145,085	7,495	\$ 6,624
July	5.3	36,564	2,054	\$ 6,147
August	9.5	112,852	6,303	\$ 3,070
September	.3	4,990	279	0
October	.2	0	0	0
November	.2	0	0	0
December	.1	0	0	0
Totals	110.4	302,105	\$ 16,189	\$ 21,690

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

Sargent Charles Dam

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

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

To: Board of Trustees

From: Belinda Kingsley, Community Compliance Director
Dave Bellers, Chief Building Official
Jason Iacoangeli, Planning Director
Tom Greenwood, Executive Coordinator

Re: OFFICE OF COMMUNITY STANDARDS ACTIVITY REPORT – December, 2022

Date: January 5, 2023

Attached are reports for the following areas of activity within the Office of Community Standards for the period of December 1, 2022 thru December 31, 2022.

1. ACTIVE LITIGATION CASES
2. NEW CODE ENFORCEMENT CASES
3. NEW RENTAL HOUSING CERTIFICATIONS
4. NEW VACANT STRUCTURE APPLICATIONS
5. BUILDING DEPARTMENT PERMITS ISSUED
6. BUILDING CERTIFICATES OF OCCUPANCY ISSUED
7. PLANNING & DEVELOPMENT PROJECTS

COURT CASE REVIEW

0	Dir	Address	Defendant	Nature of Case	Status	Updated Notes	Date Last Reviewed	Next Court Date	Case No.:
1005		Emerick	GV, LLC (Robert Hull) Gault Village Shopping Center	Public Nuisance	AUTHORIZED AND FILED	Review hearing 12/16/22. Will go to Board for approval in Feb.	12/21/2022	12/16/22 @ 1:30 p.m.	16-437-CZ
2355		Wiard	D&G Auto Salvage & Randy Clark	Public Nuisance	AUTHORIZED AND FILED	Taxes to be paid prior to moving forward with approval and dismissal. Scheduling meeting with parties.	12/21/2022	1/26/23 @ 1:30	17-96-CZ
924-940		Minion	Circular Investments LLC (Issa)	Zoning/Woodland Protection/Soil Erosion	AUTHORIZED AND FILED	Site Plan has been approved - Preliminary.	12/21/2022	1/27/2023 @ 1:30	17-809-CZ
1405		Ecorse	Elks Club	Public Nuisance	AUTHORIZED AND FILED	Order entered - members only. Review hearing scheduled. Tax issues.	12/21/2022	12/22/22 @ 1:30	18-1259-CZ
1503		E. Michigan	Malek& Jenias Mohammed-KH Hamami	Public Nuisance	AUTHORIZED AND FILED	Site Plan improvements being made. Need dumpster enclosure. Continuously overparked on site -TG will get a count	12/21/2022		
670		Onandaga	Greater Faith Church	Public Nuisance	Authorized, not filed	Fire suppression completed. Pending zoning & building code compliance.	12/21/2022		
1474		Ecorse	Ypsi Motown Properties - Township Plaza	Public Nuisance	AUTHORIZED AND FILED	Front parking lot paved, alley will be in 2023. Underground is completed. Façade work needs to be completed.	12/21/2022	1/26/23 @ 1:30 p.m.	

COURT CASE REVIEW

0	Dir	Address	Defendant	Nature of Case	Status	Updated Notes	Date Last Reviewed	Next Court Date	Case No.:
3775		Golfisde	Issa	Fire	AUTHORIZED AND FILED	Get a new C-of-O for rebuild, or demo the garage (by 1/28/22). Plan submitted, but not ready to be approved.	12/21/2022		
399		Elder	Dabney	Public Nuisance	AUTHORIZED AND FILED	Last clean up of property on 9/16/22. Denny will file a lien against the property for costs.	12/21/2022		
		Paint Creek Plaza	Paint Creek South LLC	Public Nuisance	AUTHORIZED AND FILED	Plan approved 8/9/22. New trees and plants started, finish in spring.	12/21/2022	2/1/23 @ 1:30	
281		Ohio	Estate of Michael Belcher	Public Nuisance	AUTHORIZED AND FILED ESTATE	Probate closed. Owner made contact with TG.	12/21/2022		
1448		Nash	Bruce Cooper Trust	Public Nuisance	AUTHORIZED AND FILED ESTATE	Foreclosed with a new owner. Probate closed.	12/21/2022		
885		Parkwood	Lee Roy Payne Estate	Public Nuisance	AUTHORIZED AND FILED ESTATE	Foreclosed with a new owner. Probate closed.	12/21/2022		
1175		Nash	Jones / Bank of NY Melon	Fire	AUTHORIZED AND FILED	New owner advised by Denny of need to follow through with repairs from fire.	12/21/2022		

COURT CASE REVIEW

0	Dir	Address	Defendant	Nature of Case	Status	Updated Notes	Date Last Reviewed	Next Court Date	Case No.:
2835		Coolidge Ave	Jason Bombrisk	Junkyard Licensing	AUTHORIZED	No business to be conducted on-site. Towing business operating on-site. Process application. Dismissed. Deliquent Taxes. Schedule inspection.	12/21/2022		
8950/ 9070		Charlotte Ct	Oaks of Ypsilanti, LLC and Oaks of Golden Pond, LLC	Blight	AUTHORIZED AND FILED	TG did exterior inspection - sign, sidewalks and trash. No change.	12/21/2022		
1106	E	Michigan Avenue	Tri-County Cremations / Burrell Vault / Oneil Swanson	Public Nuisance	AUTHORIZED AND FILED	Received structural engineer report. Waiting for submission of plan. Transfer to Judge Connors. LARA dismissed.	12/21/2022	1/26/23 @ 1:30	
8084		Creek Bend	Bobby Beach Jr.	Public Nuisance Padlock	AUTHORIZED AND FILED	Order entered - no rentals permitted. Four times a year twp can inspect for unauthorized rental. First 4/20; Second 7/15; Third 11/16 ; Fourth	12/21/2022		
1221		Desoto	Larry Smith	Public Nuisance	AUTHORIZED AND FILED	Foreclosed, sold to new owner in county sale. Work is being done to rehab the house.	12/21/2022		
276		Kansas	Cecil Meador	Public Nuisance	AUTHORIZED AND FILED	Tenant is gone, cleaned up.	12/21/2022		
6050	S	Ivanhoe	Bates/JP Morgan Chase Bank	Public Nuisance	AUTHORIZED AND FILED	Vacant house with blight and mold damage. Property sold.	12/21/2022		

COURT CASE REVIEW

0	Dir	Address	Defendant	Nature of Case	Status	Updated Notes	Date Last Reviewed	Next Court Date	Case No.:
6630		Rawsonville	Motown Holdings	Public Nuisance	FILED AND SERVED	Illegal truck parking operation. Court order - no use without site plan approval. Contempt - PO 3 days in jail.	12/21/2022	1/26/23 @ 1:30	
386	S	Ford Blvd	Wolverine Auto Repair	Public Nuisance	PREVIOUS ORDER ENTERED	Unpermitted expansion of legal non-conforming business. Added towing and storage. Contempt hearing scheduled.	12/21/2022	2/24/23 @ 1:30	
8		June St	Hedger Breed	Public Nuisance	AUTHORIZED AND FILED	Tenant is overparking the site, second story condemned by Bldg Dept. Meeting on 1/17/23 with attorneys.	12/21/2022	1/26//23 @9:00	
5970		Bridge	Round Haus	Zoning Violation	AUTHORIZED	Parking lot in disrepair. Site plan submitted - out for review.	12/21/2022		
521		Eugene	Go America LLC	Public Nuisance	FILED AND SERVED	Foreclosed/Condemned House - Default Order to abate nuisance. Need approval for township to abate.	12/21/2022	12/21/22 @ 1:30	
2041		Parkwood	Harvey Properties Rental Mgmt	Public Nuisance	AUTHORIZED AND FILED	Accessory structure and container on-site. Plan to be submitted by PO.	12/21/2022	1/5/23 @ 9:00	
1473		Ecorse Rd	Hani Auto LLC	Zoning Violation	AUTHORIZED	Parking lot needs to be completed.	12/21/2022		

COURT CASE REVIEW

0	Dir	Address	Defendant	Nature of Case	Status	Updated Notes	Date Last Reviewed	Next Court Date	Case No.:
1255		W Michigan	Jeffrey Murillo - Auto One	Zoning Violation	AUTHORIZED AND FILED	Major automotive repair business opened without approval. Also U-Haul and flea market businesses in the building.	12/21/2022	12/22/22 @ 1:30	
2715		Woodruff	Ted Ferency	Public Nuisance	AUTHORIZED	Unsanitary conditions - over 100 birds in the house. Walter Hamilton is defense attorney.	12/21/2022	1/26/23 @ 1:30	
862		Ecorse	Abigail Schlaff	Public Nuisance	AUTHORIZED AND FILED	Blight in yard and driveway	12/21/2022	2/19/23 @ 9:00 a.m.	
2878		Washtenaw	Watershed et al	Padlock	FILED AND SERVED	Lawsuit filed. Defense attorney has contacted Denny.	12/21/2022	1/26/23 @9:00	
550		Oaklawn	Jerry Baker	Public Nuisance - Fire	AUTHORIZED	Fire in August 2021 - No insurance - Blight	12/21/2022		
544		Oaklawn	Jerry Baker	Public Nuisance	PREVIOUS ORDER ENTERED	Blight in yard. Contempt hearing to be scheduled.	12/21/2022		
6981		Hitchingham	Claudia Ross	Public Nuisance - Fire	AUTHORIZED	Fire in June 2022 - Total loss - Demo	12/21/2022		

New Code Enforcement Cases

Enforcement #	Category	Date Filed	Subdivision	Address Display String
EN22-3079	Vacant Property/Building Investigation	12/01/2022	SOUTH DISTRICT	6145 BOYNE DR
EN22-3080	Blight	12/01/2022	SOUTH DISTRICT	7460 TEXTILE RD
EN22-3081	Blight	12/01/2022	STEVENS PARK AREA	204 S WALLACE BLVD
EN22-3082	Blight	12/01/2022	HEWITT ROAD AREA	2430 MIDVALE ST
EN22-3083	Condemnation	12/01/2022		552 VILLA DR
EN22-3084	Solid Waste	12/01/2022	APPLERIDGE AREA	2704 WOODRUFF LN
EN22-3085	Solid Waste	12/01/2022	LAY GARDENS AREA	543 BAGLEY AVE
EN22-3086	Property Maintenance - Motor Vehicle	12/02/2022	SOUTH DISTRICT	6330 BUNTON RD
EN22-3087	Blight	12/02/2022	SOUTH DISTRICT	6330 BUNTON RD
EN22-3088	Blight	12/02/2022	THURSTON AREA	265 OHIO ST
EN22-3089	Property Maintenance	12/02/2022	LAY GARDENS AREA	1643 E MICHIGAN AVE
EN22-3090	Zoning	12/02/2022	THURSTON AREA	334 KANSAS AVE
EN22-3091	Blight	12/02/2022	SOUTH DISTRICT	7200 S HURON RIVER DR
EN22-3092	Property Maintenance	12/05/2022	WEST WILLOW	521 EUGENE ST
EN22-3093	Property Maintenance	12/05/2022	WEST WILLOW	1115 NASH AVE
EN22-3094	Blight	12/05/2022	HEWITT ROAD AREA	180 GREENSIDE ST
EN22-3095	Blight	12/05/2022	HEWITT ROAD AREA	220 N CLUBVIEW DR
EN22-3096	Blight	12/05/2022	HEWITT ROAD AREA	9 S CLUBVIEW DR
EN22-3097	Property Maintenance	12/05/2022	HEWITT ROAD AREA	286 VALLEY DR
EN22-3098	Zoning	12/05/2022	LAY GARDENS AREA	940 HOLMES
EN22-3099	Zoning	12/05/2022	LAY GARDENS AREA	775 BAGLEY AVE
EN22-3100	Vegetation	12/05/2022	WEST WILLOW	2125 TYLER RD
EN22-3101	Zoning	12/05/2022	LAY GARDENS AREA	1165 E CROSS ST
EN22-3102	Solid Waste	12/05/2022	WEST WILLOW	685 OSWEGO AVE
EN22-3103	Solid Waste	12/05/2022	WEST WILLOW	676 OSWEGO AVE
EN22-3104	Property Maintenance - Motor Vehicle	12/06/2022	HOLMES ROAD AREA	1135 LEXINGTON PKWY
EN22-3105	Zoning	12/06/2022	LAY GARDENS AREA	17 ALLEN RD
EN22-3106	Solid Waste	12/06/2022	LAY GARDENS AREA	821 ALLEN RD
EN22-3107	Solid Waste	12/06/2022	WEST WILLOW	684 CAYUGA AVE
EN22-3108	Solid Waste	12/06/2022	WEST WILLOW	1285 WOODGLEN AVE
EN22-3109	Parking	12/05/2022	THURSTON AREA	346 KANSAS AVE

EN22-3110	Parking	12/05/2022		1575 E MICHIGAN AVE
EN22-3111	Zoning	12/05/2022	OAKLAWN/HAWTHORNE AREA	641 ROSEWOOD AVE
EN22-3112	Solid Waste	12/06/2022	WEST WILLOW	1468 JEFF ST
EN22-3113	Solid Waste	12/06/2022	HEWITT ROAD AREA	221 S CLUBVIEW DR
EN22-3114	Solid Waste	12/06/2022	THURSTON AREA	295 OHIO ST
EN22-3115	Zoning	12/07/2022	HOLMES ROAD AREA	918 N RIVER ST
EN22-3116	Parking	12/07/2022	WEST WILLOW	1354 NASH AVE
EN22-3117	Property Maintenance	12/08/2022		1811 TIMBER RDG
EN22-3118	Solid Waste	12/08/2022	OAKLAWN/HAWTHORNE AREA	436 WOODLAWN AVE
EN22-3119	Solid Waste	12/08/2022	OAKLAWN/HAWTHORNE AREA	405 WOODLAWN AVE
EN22-3120	Blight	12/08/2022	SOUTH DISTRICT	7380 HOMESTEAD RD
EN22-3121	Zoning	12/08/2022	THURSTON AREA	149 S HARRIS RD
EN22-3122	Property Maintenance	12/08/2022	GAULT VILLAGE AREA	1264 HULL AVE
EN22-3123	Parking	12/08/2022	WEST WILLOW	636 FOX AVE
EN22-3124	Parking	12/08/2022	WEST WILLOW	2342 RAVINEWOOD AVE
EN22-3125	Blight	12/08/2022	WEST WILLOW	1472 NASH AVE
EN22-3126	Parking	12/08/2022	WEST WILLOW	2334 RAVINEWOOD AVE
EN22-3127	Parking	12/08/2022	WEST WILLOW	1306 NASH AVE
EN22-3128	Property Maintenance - Motor Vehicle	12/08/2022	APPLERIDGE AREA	2725 PEACHCREST ST
EN22-3129	Vegetation	12/08/2022	WEST WILLOW	1629 S PASADENA ST
EN22-3130	Solid Waste	12/08/2022	OAKLAWN/HAWTHORNE AREA	453 WOODLAWN AVE
EN22-3131	Property Maintenance - Motor Vehicle	12/08/2022	THURSTON AREA	220 OHIO ST
EN22-3132	Zoning	12/09/2022	SOUTH DISTRICT	8135 MERRITT RD
EN22-3133	Property Maintenance	12/09/2022		2269 ELLSWORTH RD
EN22-3134	Solid Waste	12/09/2022	HEWITT ROAD AREA	2335 MERRILL ST
EN22-3136	Blight	12/12/2022	OAKLAWN/HAWTHORNE AREA	1340 ECORSE RD
EN22-3137	Solid Waste	12/12/2022	LAY GARDENS AREA	907 E FOREST
EN22-3138	Solid Waste	12/12/2022	SOUTH DISTRICT	9164 CREEKWAY DR
EN22-3139	Property Maintenance - Motor Vehicle	12/12/2022	SOUTH DISTRICT	6543 ROBINDALE DR
EN22-3140	Blight	12/12/2022	SOUTH DISTRICT	5212 APPLEWOOD DR
EN22-3141	Solid Waste	12/12/2022	WEST WILLOW	1101 NASH AVE
EN22-3142	Blight	12/12/2022	SUGARBROOK AREA	1431 ANDREA ST
EN22-3143	Parking	12/12/2022	OAKLAWN/HAWTHORNE AREA	1255 DAVIS ST
EN22-3144	Parking	12/12/2022	OAKLAWN/HAWTHORNE AREA	1248 PARKWOOD AVE


EN22-3145	Zoning	12/12/2022	OAKLAWN/HAWTHORNE AREA	1299 PARKWOOD AVE
EN22-3146	Blight	12/12/2022	OAKLAWN/HAWTHORNE AREA	1185 HAWTHORNE AVE
EN22-3147	Blight	12/12/2022	WEST WILLOW	1156 WOODGLEN AVE
EN22-3148	Property Maintenance - Motor Vehicle	12/12/2022	WEST WILLOW	790 GATES AVE
EN22-3149	Property Maintenance - Motor Vehicle	12/12/2022	WEST WILLOW	800 GATES AVE
EN22-3150	Parking	12/12/2022	SUGARBROOK AREA	1734 HEATHERRIDGE ST
EN22-3151	Property Maintenance	12/13/2022	WEST WILLOW	680 FOX AVE
EN22-3152	Solid Waste	12/13/2022	WEST WILLOW	1200 NASH AVE
EN22-3153	Parking	12/13/2022	WEST WILLOW	1338 NASH AVE
EN22-3154	Parking	12/13/2022	WEST WILLOW	740 FOX AVE
EN22-3155	Property Maintenance - Motor Vehicle	12/13/2022	OAKLAWN/HAWTHORNE AREA	321 GREENLAWN ST
EN22-3157	Zoning	12/14/2022		1305 S CONGRESS ST
EN22-3158	Blight	12/14/2022		1305 S CONGRESS ST
EN22-3159	Parking	12/14/2022	WEST WILLOW	1093 NASH AVE
EN22-3160	Solid Waste	12/14/2022	WEST WILLOW	1809 TYLER RD
EN22-3161	Blight	12/15/2022	GAULT VILLAGE AREA	1024 LEVONA ST
EN22-3162	Zoning	12/15/2022	WEST WILLOW	850 NASH AVE
EN22-3163	Blight	12/15/2022	SOUTH DISTRICT	6030 MAPLEVIEW LN
EN22-3164	Blight	12/15/2022	SOUTH DISTRICT	6043 MAPLEVIEW LN
EN22-3165	Zoning	12/15/2022	LAKEVIEW AREA	2150 WOODDALE AVE
EN22-3166	Property Maintenance - Motor Vehicle	12/15/2022	OAKLAWN/HAWTHORNE AREA	217 OAKLAWN AVE
EN22-3167	Parking	12/15/2022	WEST WILLOW	1947 MARY CATHERINE ST
EN22-3168	Parking	12/15/2022	WEST WILLOW	1132 BUICK AVE
EN22-3169	Parking	12/15/2022	WEST WILLOW	1965 MARY CATHERINE ST
EN22-3170	Parking	12/15/2022	WEST WILLOW	1019 BUICK AVE
EN22-3171	Blight - Fire	12/16/2022	SHERMAN OAKS AREA	2731 ELLIS RD
EN22-3172	Rental - Unregistered	12/16/2022	SOUTH DISTRICT	7862 GREENE FARM DR
EN22-3174	Parking	12/19/2022	OAKLAWN/HAWTHORNE AREA	640 WHARTON ST
EN22-3175	Property Maintenance	12/19/2022		1648 W LAUREL BAY DR
EN22-3176	Zoning	12/20/2022	OAKLAWN/HAWTHORNE AREA	541 WOODLAWN AVE
EN22-3177	Blight	12/20/2022	THURSTON AREA	1644 PARKWOOD AVE
EN22-3178	Blight	12/20/2022	THURSTON AREA	1645 PARKWOOD AVE
EN22-3179	Solid Waste	12/21/2022	HOLMES ROAD AREA	1111 LEXINGTON PKWY
EN22-3180	Solid Waste	12/21/2022	HOLMES ROAD AREA	1251 LEXINGTON PKWY

EN22-3181	Property Maintenance - Motor Vehicle	12/21/2022	SOUTH DISTRICT	6222 S IVANHOE AVE
EN22-3182	Property Maintenance	12/22/2022	HEWITT ROAD AREA	2254 BURNS AVE
EN22-3183	Property Maintenance	12/22/2022	HOLMES ROAD AREA	1031 HUNTER AVE
EN22-3184	Parking	12/20/2022	WEST WILLOW	1151 NASH AVE
EN22-3185	Parking	12/20/2022	WEST WILLOW	1341 DESOTO AVE
EN22-3186	Solid Waste	12/22/2022	OAKLAWN/HAWTHORNE AREA	1132 PARKWOOD AVE
EN22-3187	Zoning	12/28/2022		2441 ELLSWORTH RD
EN22-3188	Zoning	12/28/2022		2423 ELLSWORTH
EN22-3189	Zoning	12/28/2022		2417 ELLSWORTH
EN22-3190	Parking	12/28/2022	OAKLAWN/HAWTHORNE AREA	549 KENNEDY AVE
EN22-3191	Parking	12/29/2022	SOUTH DISTRICT	6259 S MOHAWK AVE
EN22-3192	Zoning	12/29/2022		1633 HOLMES
EN22-3193	Zoning	12/29/2022		1631 HOLMES
EN22-3194	Zoning	12/29/2022		233 S FORD BLVD
EN22-3195	Zoning	12/29/2022		2061 GOLFSIDE RD
EN22-3196	Zoning	12/29/2022		2870 WASHTENAW RD
EN22-3197	Zoning	12/29/2022		2292 ELLSWORTH
EN22-3198	Zoning	12/29/2022		2898 WASHTENAW RD
EN22-3199	Zoning	12/29/2022		2872 WASHTENAW RD
EN22-3200	Zoning	12/29/2022		1645 HOLMES

New Rental Home Certifications December 2022

Cert Type	Cert Number	Date Issued	Address Display String
Multi-Family Rental Inspection	CMFR-20-1320	12/02/2022	1115 S HARRIS RD BLDG 2
Multi-Family Rental Inspection	CMFR-20-1321	12/02/2022	1115 S HARRIS RD BLDG 3
Multi-Family Rental Inspection	CMFR-20-1322	12/02/2022	1115 S HARRIS RD BLDG 4
Multi-Family Rental Inspection	CMFR-20-1323	12/02/2022	1115 S HARRIS RD BLDG 5
Multi-Family Rental Inspection	CMFR-20-1324	12/02/2022	1115 S HARRIS RD BLDG 6
Multi-Family Rental Inspection	CMFR-20-1325	12/02/2022	1115 S HARRIS RD BLDG 8
Multi-Family Rental Inspection	CMFR-20-1326	12/02/2022	1115 S HARRIS RD BLDG 9
Multi-Family Rental Inspection	CMFR-20-1327	12/02/2022	1115 S HARRIS RD BLDG 7
Multi-Family Rental Inspection	CMFR-20-1328	12/02/2022	1428 VILLAGE LN BLDG 1
Multi-Family Rental Inspection	CMFR-20-1329	12/02/2022	1428 VILLAGE LN BLDG 10
Multi-Family Rental Inspection	CMFR-20-1330	12/02/2022	1428 VILLAGE LN BLDG 11
Multi-Family Rental Inspection	CMFR-20-1331	12/02/2022	1428 VILLAGE LN BLDG 2
Multi-Family Rental Inspection	CMFR-20-1332	12/02/2022	1428 VILLAGE LN BLDG 3
Multi-Family Rental Inspection	CMFR-20-1333	12/02/2022	1428 VILLAGE LN BLDG 4
Multi-Family Rental Inspection	CMFR-20-1334	12/02/2022	1428 VILLAGE LN BLDG 5
Multi-Family Rental Inspection	CMFR-20-1335	12/02/2022	1428 VILLAGE LN BLDG 6
Multi-Family Rental Inspection	CMFR-20-1336	12/02/2022	1428 VILLAGE LN BLDG 7
Multi-Family Rental Inspection	CMFR-20-1338	12/02/2022	1428 VILLAGE LN BLDG 9
Multi-Family Rental Inspection	CMFR-22-1305	12/02/2022	1428 VILLAGE LN
Multi-Family Rental Inspection	CMFR-22-1996	12/19/2022	55 BURBANK AVE BLDG 1
Multi-Family Rental Inspection	CMFR-22-1997	12/19/2022	1625 PARKWOOD AVE
Multi-Family Rental Inspection	CMFR-20-1136	12/28/2022	GROVE LAUREL BAY BLDG 14
Multi-Family Rental Inspection	CMFR-20-1137	12/28/2022	GROVE LAUREL BAY BLDG 9
Multi-Family Rental Inspection	CMFR-20-1138	12/28/2022	GROVE LAUREL BAY BLDG 8
Multi-Family Rental Inspection	CMFR-20-1139	12/28/2022	GROVE LAUREL BAY BLDG 7
Multi-Family Rental Inspection	CMFR-20-1143	12/28/2022	GROVE LAUREL BAY BLDG 3
Rental 24	CSFR-21-1389	12/21/2022	285 OREGON ST
Rental 24	CSFR-22-0673	12/21/2022	979 N TERRACE LN
Rental 24	CSFR-22-0802	12/21/2022	298 OREGON ST
Rental 24	CSFR-22-0984	12/02/2022	867 E FOREST AVE
Rental 24	CSFR-22-0944	12/05/2022	5968 BIG PINE DR

Rental 24	CSFR-22-0945	12/05/2022	7210 ROYAL TROON DR
Rental 24	CSFR-22-0970	12/05/2022	5861 WILLOWBRIDGE RD
Rental 24	CSFR-22-1086	12/05/2022	7922 LAKE CREST DR
Rental 24	CSFR-22-0971	12/05/2022	1642 CONWAY ST
Rental 24	CSFR-22-1074	12/06/2022	809 DORSET AVE
Rental 24	CSFR-22-1209	12/08/2022	91 LAMAY AVE
Rental 24	CSFR-22-0958	12/12/2022	549 EUGENE ST
Rental 24	CSFR-22-0964	12/13/2022	435 E GRAND BLVD
Rental 24	CSFR-22-1093	12/02/2022	1792 TYLER RD
Rental 24	CSFR-19-1351	12/01/2022	1459 BORGSTROM AVE
Rental 24	CSFR-22-0803	12/01/2022	1459 BORGSTROM AVE
Rental 24	CSFR-22-0426	12/01/2022	6266 SCHUSS XING



Vacant Structure Application December 2022

Address	City	State
992 PARKWOOD AVE	YPSILANTI	MI

Building Department Permits Issued December 2022

Permit Type	Category	Date Issued	Permit #	Address Display String	Value	Amount Paid	Finald
Building	Demolish Structure	12/01/2022	PB22-1145	6371 TUTTLE HILL RD	\$15,160.00	\$220.00	
Building	Res Solar Panel	12/01/2022	PB22-1079	7142 COLCHESTER LN	\$34,000.00	\$425.00	
Building	Comm Misc.	12/06/2022	PB22-1146	1298 LEFORGE	\$3,462.00	\$150.00	
Building	Res Garage attached	12/16/2022	PB22-1147	6369 MUNGER RD	\$90,000.00	\$985.00	
Building	Demolish Structure	12/20/2022	PB22-1169	1616 N HURON RIVER DR	\$23,500.00	\$345.00	
Code Inspection	Mechanical	12/12/2022	PCD22-0006	717 E GRAND BLVD	\$0.00	\$50.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/14/2022	PDR21-0013	6719 CROSSOVER LN	\$0.00	\$600.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/14/2022	PDR21-0014	6731 CROSSOVER LN	\$0.00	\$600.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/14/2022	PDR21-0015	6743 CROSSOVER LN	\$0.00	\$600.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/07/2022	PDR21-0019	10025 SWAN LAKE CIR	\$0.00	\$600.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/07/2022	PDR21-0021	10031 SWAN LAKE CIR	\$0.00	\$600.00	
Deferred Rev - Crystal Pond	Deferred Revenue	12/07/2022	PDR21-0023	10037 SWAN LAKE CIR	\$0.00	\$600.00	
Electrical	Electrical	12/07/2022	PE22-0508	2050 E MICHIGAN AVE	\$0.00	\$100.00	
Electrical	Electrical	12/01/2022	PE22-0549	6241 BOYNE DR	\$0.00	\$124.00	
Electrical	Electrical	12/04/2022	PE22-0550	7142 COLCHESTER LN	\$0.00	\$100.00	
Electrical	Electrical	12/05/2022	PE22-0548	327 AVELINE AVE	\$0.00	\$125.00	01/03/2023
Electrical	Electrical	12/05/2022	PE22-0536	6199 ROBERT CIR 281	\$0.00	\$75.00	12/19/2022
Electrical	Electrical	12/13/2022	PE22-0558	529 DUBIE AVE	\$0.00	\$75.00	
Electrical	Electrical	12/12/2022	PE22-0557	8044 MAPLEDALE DR	\$0.00	\$75.00	
Electrical	Electrical	12/08/2022	PE22-0556	1201 S HURON ST	\$0.00	\$1,110.00	
Electrical	Electrical	12/08/2022	PE22-0551	7075 ST ANDREWS DR	\$0.00	\$75.00	
Electrical	Electrical	12/09/2022	PE22-0552	1589 WINGATE BLVD	\$0.00	\$75.00	
Electrical	Electrical	12/08/2022	PE22-0554	1635 WISMER ST	\$0.00	\$75.00	
Electrical	Electrical	12/08/2022	PE22-0553	6787 MAPLELAWN DR	\$0.00	\$85.00	12/20/2022
Electrical	Electrical	12/08/2022	PE22-0555	6400 MERRITT RD	\$0.00	\$230.00	
Electrical	Electrical	12/22/2022	PE22-0568	7711 TUTTLE HILL RD	\$0.00	\$492.00	
Electrical	Electrical	12/22/2022	PE22-0569	6901 LAKEWAY ST	\$0.00	\$111.00	
Electrical	Electrical	12/30/2022	PE22-0567	2216 GEORGE AVE	\$0.00	\$90.00	
Electrical	Electrical	12/19/2022	PE22-0565	7937 BUNTON RD	\$0.00	\$112.00	
Electrical	Electrical	12/21/2022	PE22-0559	373 EDISON AVE	\$0.00	\$75.00	
Electrical	Electrical	12/14/2022	PE22-0560	665 N IVANHOE AVE	\$0.00	\$75.00	
Electrical	Electrical	12/14/2022	PE22-0561	10022 SWAN LAKE CIR	\$0.00	\$75.00	12/22/2022

Electrical	Electrical	12/14/2022	PE22-0562	10278 SWAN LAKE CIR	\$0.00	\$75.00	12/22/2022
Electrical	Electrical	12/15/2022	PE22-0464	51 DEVONSHIRE RD	\$0.00	\$75.00	
Mechanical	Mechanical	12/14/2022	PM22-1025	331 DAKOTA AVE	\$0.00	\$75.00	
Mechanical	Mechanical	12/14/2022	PM22-1020	1201 S HURON ST	\$0.00	\$770.00	
Mechanical	Mechanical	12/14/2022	PM22-1021	1201 S HURON ST	\$0.00	\$1,199.00	
Mechanical	Mechanical	12/15/2022	PM22-0955	9959 GERALDINE ST 204	\$0.00	\$125.00	
Mechanical	Mechanical	12/15/2022	PM22-0957	9833 IVAN DR 316	\$0.00	\$125.00	
Mechanical	Mechanical	12/15/2022	PM22-1024	5854 CARY DR	\$0.00	\$98.00	
Mechanical	Mechanical	12/15/2022	PM22-1023	5867 CARY DR	\$0.00	\$75.00	
Mechanical	Mechanical	12/16/2022	PM22-1026	177 RUSSELL BLVD	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/16/2022	PM22-1027	67 RUSSELL BLVD	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/16/2022	PM22-1028	82 RUSSELL CT	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/16/2022	PM22-1029	1319 RUSSELL ST	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/16/2022	PM22-1030	176 RUSSELL CT LAUNDRY	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/16/2022	PM22-1031	500 LAKESHORE BLVD BLDG	\$0.00	\$75.00	12/21/2022
Mechanical	Mechanical	12/19/2022	PM22-1032	110 OHIO ST	\$0.00	\$75.00	
Mechanical	Mechanical	12/15/2022	PM22-0855	6119 ROBERT CIR 266	\$0.00	\$75.00	12/16/2022
Mechanical	Mechanical	12/15/2022	PM22-0856	6219 SHELDON ST 331	\$0.00	\$125.00	
Mechanical	Mechanical	12/15/2022	PM22-0847	6216 SHELDON ST 335	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1046	1754 PARKWOOD AVE # 1	\$0.00	\$75.00	12/22/2022
Mechanical	Mechanical	12/21/2022	PM22-1038	720 N REDWOOD AVE 4	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1043	720 N REDWOOD AVE 8	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1037	760 N REDWOOD AVE 3	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1036	730 N REDWOOD AVE 3	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1041	720 N REDWOOD AVE 6	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1042	730 N REDWOOD AVE 7	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1039	730 N REDWOOD AVE 5	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1040	730 N REDWOOD AVE 6	\$0.00	\$75.00	
Mechanical	Mechanical	12/21/2022	PM22-1047	1585 FOLEY AVE	\$0.00	\$105.00	
Mechanical	Mechanical	12/19/2022	PM22-1035	7981 E MEADOWVIEW CT	\$0.00	\$75.00	
Mechanical	Mechanical	12/19/2022	PM22-1033	510 KENNEDY AVE	\$0.00	\$90.00	
Mechanical	Mechanical	12/19/2022	PM22-1034	7937 BUNTON RD	\$0.00	\$120.00	
Mechanical	Mechanical	12/23/2022	PM22-1052	3050 WASHTENAW RD	\$0.00	\$90.00	
Mechanical	Mechanical	12/30/2022	PM22-1050	2216 GEORGE AVE	\$0.00	\$75.00	
Mechanical	Mechanical	12/22/2022	PM22-1049	7104 LOCHMOOR DR	\$0.00	\$148.00	
Mechanical	Mechanical	12/22/2022	PM22-1051	7446 LOCHMOOR DR	\$0.00	\$98.00	

Mechanical	Mechanical	12/20/2022	PM22-1011	10125 BEMIS RD	\$0.00	\$75.00	
Mechanical	Mechanical	12/20/2022	PM22-1044	7321 COPPER CREEK DR	\$0.00	\$75.00	
Mechanical	Mechanical	12/22/2022	PM22-1045	6901 LAKEWAY ST	\$0.00	\$223.00	
Mechanical	Mechanical	12/08/2022	PM22-1017	6787 MAPLELAWN DR	\$0.00	\$120.00	12/14/2022
Mechanical	Mechanical	12/13/2022	PM22-1022	2766 WASHTENAW RD	\$0.00	\$520.00	
Mechanical	Mechanical	12/08/2022	PM22-1018	2796 APPLERIDGE ST	\$0.00	\$75.00	
Mechanical	Mechanical	12/08/2022	PM22-1019	6540 E SUMMERDALE CIR	\$0.00	\$85.00	
Mechanical	Mechanical	12/05/2022	PM22-1010	406 GREENLAWN ST	\$0.00	\$135.00	
Mechanical	Mechanical	12/02/2022	PM22-1008	1432 ANDREA ST	\$0.00	\$75.00	12/07/2022
Mechanical	Mechanical	12/02/2022	PM22-1009	1144 SHARE AVE	\$0.00	\$75.00	
Mechanical	Mechanical	12/01/2022	PM22-1007	730 EUGENE ST	\$0.00	\$185.00	12/13/2022
Mechanical	Mechanical	12/01/2022	PM22-0997	81 INTERNATIONAL DR 150	\$0.00	\$75.00	
Mechanical	Mechanical	12/01/2022	PM22-0993	140 INTERNATIONAL DR 231	\$0.00	\$75.00	
Mechanical	Mechanical	12/07/2022	PM22-1013	785 N ROSEWOOD 8	\$0.00	\$75.00	
Mechanical	Mechanical	12/07/2022	PM22-1016	785 N ROSEWOOD 3	\$0.00	\$75.00	
Mechanical	Mechanical	12/07/2022	PM22-1014	795 N ROSEWOOD 1	\$0.00	\$75.00	
Mechanical	Mechanical	12/07/2022	PM22-1015	795 N ROSEWOOD 2	\$0.00	\$75.00	
Mechanical	Mechanical	12/07/2022	PM22-0965	1540 S HARRIS RD	\$0.00	\$75.00	
Mechanical	Mechanical	12/06/2022	PM22-1012	965 RUE WILLETTE BLVD	\$0.00	\$105.00	
Plumbing	Plumbing	12/06/2022	PP22-0461	1225 WENDELL AVE	\$0.00	\$75.00	
Plumbing	Plumbing	12/07/2022	PP22-0463	561 HAYES ST	\$0.00	\$75.00	12/09/2022
Plumbing	Plumbing	12/01/2022	PP22-0458	9249 NATURE VIEW LN	\$0.00	\$75.00	
Plumbing	Plumbing	12/02/2022	PP22-0460	1201 S HURON ST	\$0.00	\$993.00	
Plumbing	Plumbing	12/07/2022	PP22-0464	1071 RAMBLING RD	\$0.00	\$75.00	12/09/2022
Plumbing	Plumbing	12/22/2022	PP22-0472	7711 TUTTLE HILL RD	\$0.00	\$228.00	
Plumbing	Plumbing	12/22/2022	PP22-0476	2366 HARDING AVE	\$0.00	\$321.00	
Plumbing	Plumbing	12/22/2022	PP22-0479	2052 WHITTAKER BLDG F	\$0.00	\$173.00	
Plumbing	Plumbing	12/20/2022	PP22-0471	7676 BAY TREE DR	\$0.00	\$75.00	
Plumbing	Plumbing	12/21/2022	PP22-0473	1181 EVELYN AVE	\$0.00	\$75.00	
Plumbing	Plumbing	12/21/2022	PP22-0474	7248 PAMELA DR	\$0.00	\$90.00	
Plumbing	Plumbing	12/21/2022	PP22-0475	6381 MERRITT RD	\$0.00	\$75.00	
Plumbing	Plumbing	12/14/2022	PP22-0462	7547 STREAMWOOD DR	\$0.00	\$75.00	12/21/2022
Plumbing	Plumbing	12/19/2022	PP22-0470	2373 RAVINEWOOD AVE	\$0.00	\$90.00	
Plumbing	Plumbing	12/15/2022	PP22-0407	6216 SHELDON ST 335	\$0.00	\$75.00	
Plumbing	Plumbing	12/15/2022	PP22-0467	339 CARRIAGE WAY	\$0.00	\$75.00	
Plumbing	Plumbing	12/15/2022	PP22-0468	590 E TERRACE LN	\$0.00	\$75.00	12/19/2022

Plumbing	Plumbing	12/16/2022	PP22-0469	1428 VILLAGE LN	\$0.00	\$90.00	
Plumbing	Plumbing	12/15/2022	PP22-0411	6219 SHELDON ST 331	\$0.00	\$75.00	
Plumbing	Plumbing	12/15/2022	PP22-0410	6119 ROBERT CIR 266	\$0.00	\$75.00	
Plumbing	Plumbing	12/15/2022	PP22-0446	9833 IVAN DR 316	\$0.00	\$75.00	
Plumbing	Plumbing	12/15/2022	PP22-0444	9959 GERALDINE ST 204	\$0.00	\$75.00	
Plumbing-Water/sewer sump	Plumbing	12/08/2022	PP22-0465	2141 MARY CATHERINE ST	\$0.00	\$75.00	
Res - Addition	Res - Addition	12/19/2022	PB22-1171	664 N IVANHOE AVE	\$25,000.00	\$310.00	
Res - Addition	Res - Addition	12/19/2022	PB22-1139	2766 APPLERIDGE ST	\$30,800.00	\$380.00	
Res - Deck	Res Deck	12/20/2022	PB22-1175	7359 KNOLLWOOD DR	\$10,000.00	\$195.00	
Res - Egress Window	Res - Egress Window	12/12/2022	PB22-1153	235 S WALLACE BLVD	\$500.00	\$75.00	
Res - Mobile Home	Res - Mobile Home	12/15/2022	PB22-1085	9833 IVAN DR 316	\$8,000.00	\$150.00	
Res - Mobile Home	Res - Mobile Home	12/15/2022	PB22-0994	6119 ROBERT CIR 266	\$0.00	\$150.00	
Res - Mobile Home	Res - Mobile Home	12/15/2022	PB22-0995	6219 SHELDON ST 331	\$0.00	\$150.00	
Res - Mobile Home	Res - Mobile Home	12/15/2022	PB22-1083	9959 GERALDINE ST 204	\$8,000.00	\$150.00	
Res - Mobile Home	Res - Mobile Home	12/15/2022	PB22-0972	6216 SHELDON ST 335	\$0.00	\$150.00	
Res - New Construction	Res - New Construction	12/19/2022	PB22-0895	966 N PROSPECT RD	\$85,000.00	\$770.00	
Res - New Construction	Res - New Construction	12/14/2022	PB22-1161	6719 CROSSOVER LN	\$181,189.00	\$1,915.00	
Res - New Construction	Res - New Construction	12/14/2022	PB22-1157	6743 CROSSOVER LN	\$174,902.00	\$1,845.00	
Res - New Construction	Res - New Construction	12/14/2022	PB22-1160	6731 CROSSOVER LN	\$171,894.00	\$1,815.00	
Res - New Construction	Res - New Construction	12/05/2022	PB21-1035	8067 LAKE CREST DR	\$60,000.00	\$50.00	
Res - New Construction	Res - New Construction	12/07/2022	PB22-1133	10025 SWAN LAKE CIR	\$181,189.00	\$1,915.00	
Res - New Construction	Res - New Construction	12/07/2022	PB22-1131	10037 SWAN LAKE CIR	\$174,902.00	\$1,845.00	
Res - New Construction	Res - New Construction	12/07/2022	PB22-1132	10031 SWAN LAKE CIR	\$171,894.00	\$1,815.00	
Res - Roof	Res - Roof	12/07/2022	PB22-1150	7339 HIDEAWAY DR	\$34,033.00	\$395.00	12/16/2022
Res - Roof	Res - Roof	12/07/2022	PB22-1151	1015 JANET AVE	\$13,000.00	\$190.00	12/16/2022
Res - Roof	Res - Roof	12/02/2022	PB22-1144	1013 DAVIS ST	\$1.00	\$0.00	12/14/2022
Res - Roof	Res - Roof	12/09/2022	PB22-1156	6988 MCKEAN RD # 220	\$3,000.00	\$75.00	
Res - Roof	Res - Roof	12/09/2022	PB22-1159	248 AVELINE AVE	\$7,500.00	\$125.00	
Res - Roof	Res - Roof	12/07/2022	PB22-1152	2328 BROOKTREE CT	\$12,394.00	\$175.00	
Res - Roof	Res - Roof	12/07/2022	PB22-1154	958 ECORSE RD	\$10,000.00	\$160.00	
Res - Roof	Res - Roof	12/08/2022	PB22-1155	6454 OAKHURST DR	\$9,400.00	\$160.00	
Res - Windows	Res - Windows	12/12/2022	PB22-1168	665 VILLA DR	\$1,200.00	\$90.00	
Res - Windows	Res - Windows	12/13/2022	PB22-1167	7535 TUTTLE HILL RD	\$1,967.00	\$75.00	
Res - Windows	Res - Windows	12/13/2022	PB22-1163	873 CLIFFS DR 306B	\$8,040.00	\$135.00	
Res - Windows	Res - Windows	12/13/2022	PB22-1162	1270 SCHOONER COVE BLVD	\$2,442.00	\$75.00	
Res - Windows	Res - Windows	12/13/2022	PB22-1166	430 GREENLAWN ST	\$1,500.00	\$75.00	

Res - Windows	Res - Windows	12/13/2022	PB22-1165	1317 JAY AVE	\$11,567.00	\$165.00	
Res - Windows	Res - Windows	12/13/2022	PB22-1164	6841 WHITTAKER RD	\$2,644.00	\$75.00	
Res - Windows	Res - Windows	12/01/2022	PB22-1141	1285 RAMBLING RD	\$7,995.00	\$125.00	
Res - Windows	Res - Windows	12/05/2022	PB22-1149	2763 SOUTHLAWN ST	\$18,021.00	\$235.00	
Res - Windows	Res - Windows	12/15/2022	PB22-1170	1685 CLIFFS 301 B LNDG	\$21,800.00	\$265.00	
Res - Windows	Res - Windows	12/21/2022	PB22-1176	8174 STARLING CT	\$9,700.00	\$145.00	
Zoning	Zoning - Fence	12/14/2022	PZP22-0076	315 S FORD BLVD	\$0.00	\$50.00	
Zoning	Zoning - Fence	12/05/2022	PZP22-0165	2444 PACKARD RD	\$0.00	\$50.00	
Zoning	Zoning - Fence	12/02/2022	PZP22-0164	7620 DOVER DR	\$0.00	\$50.00	12/28/2022
Zoning	Zoning - Fence	12/06/2022	PZP22-0166	1255 E MICHIGAN AVE	\$0.00	\$50.00	12/07/2022
					\$1,625,596.00	\$36,100.00	

Building Certificates of Occupancy Issued December 2022

C O Number	Address Display String	Status	Date Temp Issued	Date Finaled
OF22-0010	251 S WALLACE BLVD	ISSUED (FINAL)		03/16/2022
OF22-0011	7262 SPY GLASS LN	ISSUED (FINAL)		03/16/2022
OF22-0116	2901 AIRPORT DR	ISSUED (FINAL)		12/20/2022
OF22-0117	9416 MAPLELAWN CT	ISSUED (FINAL)		12/15/2022
OF22-0118	10098 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0119	10110 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0120	10073 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0121	10049 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0122	10055 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0123	10109 SWAN LAKE CIR	ISSUED (FINAL)		12/20/2022
OF22-0124	10013 SWAN LAKE CIR	ISSUED (FINAL)		12/21/2022
OF22-0125	10061 SWAN LAKE CIR	ISSUED (FINAL)		12/21/2022
OF22-0126	10007 SWAN LAKE CIR	ISSUED (FINAL)		12/22/2022
OF22-0127	10001 SWAN LAKE CIR	ISSUED (FINAL)		12/22/2022
OT22-0026	6016 MERRITT RD	ISSUED (TEMP)	11/15/2022	
OT22-0028	9531 BEMIS RD	ISSUED (TEMP)	11/29/2022	
OT22-0029	9735 MARTZ RD	ISSUED (TEMP)	12/06/2022	
OT22-0030	660 JAMES L HART PKWY	ISSUED (TEMP)	12/07/2022	



January 1, 2023

Re: Planning Division (OCS) December 2022 activity summary

Please be advised of the following activities related to the Planning Department for October, 2022.

Zoning verification letters issued	2
Building and zoning permit applications reviewed	27
Business registration applications reviewed	2

Zoning Board of Appeals: At the December 7, 2022 public hearing the following item was considered:

ZBA 2022-0010

Applicant: Keith Sharp

Location: 7220 Colchester Lane, Ypsilanti MI 48197

Parcel ID: K-11-35-114-188

Request: Request for variance to the rear yard setback requirement of Section 406 of the Township Zoning Ordinance for an addition to an existing dwelling.

Motion to approve variance application by Wilson, Second by Burnett. Motion passed 3-0.

The January 4 ZBA meeting was cancelled due to lack of agenda.

Planning Commission: At the December 13 meeting the following items were considered:

Work Session to discuss draft proposed zoning text amendments.

The December 27 Planning Commission meeting was cancelled due to Holiday vacation.



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
SHERIFF

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

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Shane Peltier, Police Services Lieutenant
Cc: Ypsilanti Township Board
Keith Flores, WCSO Police Services Commander
Nancy Hansen, WCSO Police Services Captain
Date: January 11, 2022
Re: December 2022 Police Services Monthly Report

SUMMARY:

During the month of December 2022, there were 3,429 calls for service in Ypsilanti Township, a 3% increase in calls for service as compared to December 2021.

OPERATIONS

During December 2022, Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our citizen's quality of life.

In the month of December 2022 there were 7 home invasions, which is a 53% decrease compared to the month of December 2021 (15 home invasions). In many of these incidents a domestic relationship and unauthorized entry were common. The best prevention methods for a typical residential home invasion are to keep all windows and doors locked (including vehicles in the driveway), including deadbolts, while away from home. External lighting and visual deterrents such as "Beware of Dog" or alarm signage also discourages criminals.

In the month of December 2022 there were 2 breaking and entering's. This is a 100% increase in comparison to the month of December 2021 where we saw 1 breaking and entering.

In December 2022 there were 13 reported UDAA's. This is a 86% increase from December 2021 where there were 7 reported UDAA's. Many of these vehicle thefts occurred by the suspect gaining entry to an unlocked vehicle. Citizens are reminded to lock all vehicle doors and keep ignition keys in separate and secure areas to prevent such thefts. Valuables, if left in a vehicle, should be placed in a concealed location. The following website provides further information regarding the reduction of potential for theft of your vehicle, common vehicles targeted, and further information.

<https://www.nhtsa.gov/road-safety/vehicle-theft-prevention>

YOUTH INITIATIVE

The Sheriff's Office continues to partner with courts, probation, and social services to ensure that there is accountability beyond Sheriff's Office contact with the offenders that are consistently involved in crimes. From a year-to-year perspective, comparing 2022 to 2021, our juvenile offenses and complaints are down 21% (from 238 to 188) and our runaway complaints are up 3.174% (from 63 to 65).



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON
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MARK A. PTASZEK
UNDERSHERIFF

COMMUNITY ACTION TEAM

The purpose of the Community Action Team (CAT) is to respond to situations involving or with a nexus of drugs, guns, or violence. The team focuses on the timely assessment and response to tips they receive from our community and community problems identified through crime pattern analysis.

CAT collaboration with the Michigan Department of Corrections in reference to parole compliance contributes to effective monitoring and management of parolees who live in our community. Timely and efficient response to tips regarding parolee misconduct combined with regular unannounced home visits are expected by the parolees that reside in Ypsilanti Township and surrounding areas.

For any violent crime tips related to guns, gang activity or violence in general please call 734-661-9034.

CLEMIS ONLINE REPORTING

Citizens can now fill out a police report online utilizing CLEMIS' new "online reporting tool". Citizens can visit: <https://www.washtenaw.org/3439/File-a-Police-Report> to fill out an online report.

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: Creating public safety, providing quality service, and building strong and sustainable communities.

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

We have rewarding career opportunities available for those seeking a profession with a greater purpose.

*Public Safety – Quality Service – Strong Communities
Serving Washtenaw County since 1823*

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT



Search Criteria: (This report counts for offenses but excludes UCR status of 'Unfounded'.)

Month:	December
Year:	2022
City:	Ypsilanti Twp-YPT

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Dec/2022	Dec/2021	% CHG	YTD 2022	YTD 2021	% CHG	ADULT		JUV		Total	
								Dec/2022	YTD	Dec/2021	YTD	Dec	YTD
09001	MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	2	0	0%	8	6	33.33%	2	5	0	2	2	7
09002	NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	0	0	0%	0	2	-100%	0	0	0	0	0	0
10001	KIDNAPPING/ABDUCTION	0	2	-100%	12	13	-7.69%	0	2	0	0	0	2
10002	PARENTAL KIDNAPPING	0	0	0%	2	1	100%	0	0	0	0	0	0
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	4	2	100%	27	23	17.39%	0	4	0	0	0	4
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	2	2	0%	7	11	-36.3%	0	0	0	0	0	0
11003	SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	0	0%	6	3	100%	0	0	0	0	0	0
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%	1	3	-66.6%	0	0	0	0	0	0
11005	SEXUAL PENETRATION OBJECT -CSC 1ST DEGREE	0	0	0%	2	0	0%	0	0	0	0	0	0
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	3	3	0%	21	18	16.66%	0	2	0	0	0	2
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	1	1	0%	16	17	-5.88%	0	2	0	0	0	2
12000	ROBBERY	3	3	0%	30	37	-18.9%	2	13	0	0	2	13
12001	ROBBERY	0	0	0%	4	2	100%	0	1	0	0	0	1
13001	NONAGGRAVATED ASSAULT	35	52	-32.6%	481	577	-16.6%	9	156	2	9	11	165
13002	AGGRAVATED/FELONIOUS ASSAULT	34	28	21.42%	386	350	10.28%	12	173	0	12	12	185
13003	INTIMIDATION/STALKING	5	12	-58.3%	109	72	51.38%	1	23	0	0	1	23
20000	ARSON	0	0	0%	7	7	0%	0	2	0	0	0	2
21000	EXTORTION	3	1	200%	8	4	100%	0	0	0	0	0	0
22001	BURGLARY -FORCED ENTRY	9	12	-25%	123	151	-18.5%	1	20	1	4	2	24
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	0	3	-100%	37	36	2.777%	0	4	0	0	0	4
23001	LARCENY -POCKETPICKING	0	0	0%	2	0	0%	0	1	0	0	0	1
23002	LARCENY -PURSESNAATCHING	0	0	0%	1	3	-66.6%	0	1	0	0	0	1

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Dec/2022	Dec/2021	% CHG	YTD 2022	YTD 2021	% CHG	ADULT		JUV		Total	
								Dec/2022	YTD	Dec/2021	YTD	Dec	YTD
23003	LARCENY -THEFT FROM BUILDING	8	12	-33.3%	137	140	-2.14%	1	6	0	0	1	6
23004	LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	0	0%	2	1	100%	0	0	0	0	0	0
23005	LARCENY -THEFT FROM MOTOR VEHICLE	14	11	27.27%	220	230	-4.34%	0	1	0	0	0	1
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	5	5	0%	55	43	27.90%	0	0	0	0	0	0
23007	LARCENY -OTHER	15	15	0%	100	124	-19.3%	0	0	0	0	0	0
24001	MOTOR VEHICLE THEFT	16	8	100%	124	151	-17.8%	0	10	0	0	0	10
24002	MOTOR VEHICLE THEFT	0	1	-100%	5	14	-64.2%	0	1	0	4	0	5
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	5	1	400%	25	30	-16.6%	1	6	0	5	1	11
24003	MOTOR VEHICLE FRAUD	0	0	0%	0	5	-100%	0	0	0	0	0	0
25000	FORGERY/COUNTERFEITING	2	5	-60%	32	10	220%	0	3	0	0	0	3
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	4	10	-60%	72	111	-35.1%	0	1	0	0	0	1
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	9	5	80%	65	95	-31.5%	0	1	0	0	0	1
26005	FRAUD -WIRE FRAUD	2	2	0%	19	29	-34.4%	0	0	0	0	0	0
26007	FRAUD - IDENTITY THEFT	3	6	-50%	73	61	19.67%	0	0	0	0	0	0
26008	FRAUD - HACKING/COMPUTER INVASION	0	0	0%	1	0	0%	0	0	0	0	0	0
27000	EMBEZZLEMENT	0	1	-100%	12	8	50%	0	1	0	0	0	1
28000	STOLEN PROPERTY	4	0	0%	25	25	0%	3	8	0	1	3	9
29000	DAMAGE TO PROPERTY	25	32	-21.8%	354	383	-7.57%	1	27	0	2	1	29
30001	RETAIL FRAUD -MISREPRESENTATION	0	0	0%	2	1	100%	0	0	0	0	0	0
30002	RETAIL FRAUD -THEFT	8	5	60%	65	62	4.838%	0	1	0	0	0	1
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%	1	1	0%	0	0	0	0	0	0
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	9	10	-10%	138	86	60.46%	2	33	1	1	3	34
35002	NARCOTIC EQUIPMENT VIOLATIONS	2	1	100%	28	20	40%	0	1	0	0	0	1
37000	OBSCENITY	1	0	0%	12	4	200%	0	0	0	0	0	0
52001	WEAPONS OFFENSE- CONCEALED	8	5	60%	91	71	28.16%	2	44	1	4	3	48

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Dec/2022	Dec/2021	% CHG	YTD 2022	YTD 2021	% CHG	ADULT		JUV		Total	
								Dec/2022	YTD	Dec/2021	YTD	Dec	YTD
52002	WEAPONS OFFENSE -EXPLOSIVES	0	0	0%	0	1	-100%	0	0	0	0	0	0
52003	WEAPONS OFFENSE -OTHER	4	2	100%	38	48	-20.8%	1	4	0	0	1	4
72000	ANIMAL CRUELTY	4	0	0%	16	13	23.07%	0	0	0	0	0	0
Group A Totals		249	258	-3.48%	3002	3103	-3.25%	38	557	5	44	43	601
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	0	0%	3	3	0%	0	0	0	0	0	0
26006	FRAUD -BAD CHECKS	0	0	0%	10	8	25%	0	0	0	0	0	0
36004	SEX OFFENSE -OTHER	0	1	-100%	11	5	120%	0	1	0	0	0	1
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	2	3	-33.3%	36	35	2.857%	0	1	0	0	0	1
38002	FAMILY -NONSUPPORT	0	0	0%	0	1	-100%	0	0	0	0	0	0
38003	FAMILY -OTHER	0	0	0%	0	2	-100%	0	0	0	0	0	0
41002	LIQUOR VIOLATIONS -OTHER	1	1	0%	12	25	-52%	0	0	0	0	0	0
48000	OBSTRUCTING POLICE	19	20	-5%	187	187	0%	1	34	0	5	1	39
49000	ESCAPE/FLIGHT	0	0	0%	1	1	0%	0	0	0	0	0	0
50000	OBSTRUCTING JUSTICE	9	13	-30.7%	240	178	34.83%	2	66	0	0	2	66
53001	DISORDERLY CONDUCT	1	2	-50%	16	24	-33.3%	0	4	0	0	0	4
53002	PUBLIC PEACE -OTHER	0	0	0%	9	9	0%	0	1	0	0	0	1
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	0	1	-100%	11	7	57.14%	0	1	0	0	0	1
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	22	12	83.33%	245	194	26.28%	12	179	0	1	12	180
55000	HEALTH AND SAFETY	1	1	0%	17	9	88.88%	0	1	0	0	0	1
57001	TRESPASS	0	2	-100%	16	25	-36%	0	0	0	0	0	0
57002	INVASION OF PRIVACY -OTHER	0	0	0%	0	1	-100%	0	0	0	0	0	0
58000	SMUGGLING	0	0	0%	4	6	-33.3%	0	0	0	0	0	0
61000	TAX/REVENUE	0	0	0%	1	0	0%	0	0	0	0	0	0
62000	CONSERVATION	0	0	0%	1	0	0%	0	0	0	0	0	0
63000	VAGRANCY	0	1	-100%	0	3	-100%	0	0	0	0	0	0
70000	JUVENILE RUNAWAY	0	12	-100%	65	63	3.174%	0	0	0	0	0	0
73000	MISCELLANEOUS CRIMINAL OFFENSE	1	1	0%	27	20	35%	0	2	0	0	0	2

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Dec/2022	Dec/2021	% CHG	YTD 2022	YTD 2021	% CHG	ADULT		JUV		Total	
								Dec/2022	YTD	Dec/2021	YTD	Dec	YTD
77000	CONSPIRACY (ALL CRIMES)	1	0	0%	1	0	0%	0	0	0	0	0	0
Group B Totals		57	70	-18.5%	913	806	13.27%	15	290	0	6	15	296
2800	JUVENILE OFFENSES AND COMPLAINTS	5	6	-16.6%	188	238	-21.0%	0	0	0	0	0	0
2900	TRAFFIC OFFENSES	21	11	90.90%	233	317	-26.4%	1	14	0	2	1	16
3000	WARRANTS	27	51	-47.0%	475	388	22.42%	15	269	0	3	15	272
3100	TRAFFIC CRASHES	122	114	7.017%	1334	1229	8.543%	0	2	1	1	1	3
3200	SICK / INJURY COMPLAINT	202	170	18.82%	2292	2066	10.93%	0	0	0	0	0	0
3300	MISCELLANEOUS COMPLAINTS	678	713	-4.90%	9132	9315	-1.96%	0	0	0	0	0	0
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	0	0	0%	11	7	57.14%	0	0	0	0	0	0
3500	NON - CRIMINAL COMPLAINTS	902	972	-7.20%	10960	11455	-4.32%	0	1	1	9	1	10
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	999	756	32.14%	13533	8096	67.15%	0	0	0	0	0	0
3800	ANIMAL COMPLAINTS	59	49	20.40%	866	687	26.05%	0	0	0	0	0	0
3900	ALARMS	128	143	-10.4%	1483	1384	7.153%	0	0	0	0	0	0
Group C Totals		3143	2985	5.293%	40507	35182	15.13%	16	286	2	15	18	301
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	1	-100%	13	8	62.5%	0	1	0	0	0	1
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	3	0	0%	4	1	300%	0	0	0	0	0	0
4200	PARKING CITATIONS	0	1	-100%	12	9	33.33%	0	0	0	0	0	0
4300	LICENSE / TITLE / REGISTRATION CITATIONS	1	1	0%	4	5	-20%	0	0	0	0	0	0
4500	MISCELLANEOUS A THROUGH UUUU	21	20	5%	229	210	9.047%	0	0	0	1	0	1
4600	LIQUOR CITATIONS / SUMMONS	0	0	0%	1	0	0%	0	0	0	0	0	0
Group D Totals		25	23	8.695%	263	233	12.87%	0	1	0	1	0	2
5000	FIRE CLASSIFICATIONS	1	1	0%	1	4	-75%	0	0	0	0	0	0
5100	18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%	2	4	-50%	0	0	0	0	0	0
Group E Totals		1	1	0%	3	8	-62.5%	0	0	0	0	0	0
6000	MISCELLANEOUS ACTIVITIES (6000)	25	32	-21.8%	499	382	30.62%	0	0	0	0	0	0
6100	MISCELLANEOUS ACTIVITIES (6100)	76	113	-32.7%	1141	1437	-20.5%	0	0	0	0	0	0
6300	CANINE ACTIVITIES	5	2	150%	52	35	48.57%	0	0	0	0	0	0
6500	CRIME PREVENTION ACTIVITIES	2	8	-75%	51	58	-12.0%	0	0	0	0	0	0

December 2022 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Dec/2022	Dec/2021	% CHG	YTD 2022	YTD 2021	% CHG	ADULT		JUV		Total	
								Dec/2022	YTD	Dec/2021	YTD	Dec	YTD
6600	COURT / WARRANT ACTIVITIES	0	3	-100%	9	16	-43.7%	0	0	0	0	0	0
6700	INVESTIGATIVE ACTIVITIES	31	52	-40.3%	467	461	1.301%	0	0	0	0	0	0
Group F Totals		139	210	-33.8%	2219	2389	-7.11%	0	0	0	0	0	0
City : Ypsilanti Twp Totals		3614	3547	1.888%	46907	41721	12.43%	69	1134	7	66	76	1200



YPSILANTI TOWNSHIP MONTHLY POLICE SERVICES DATA

December 2022

JERRY L. CLAYTON
SHERIFF

Incidents	Month 2022	Month 2021	% Change	YTD 2022	YTD 2021	% Change
Traffic Stops	880	659	34%	11255	6445	75%
Citations	250	277	-10%	4268	2981	43%
Drunk Driving (OWI)	17	10	70%	162	147	10%
Drugged Driving (OUID)	0	1	-	66	36	83%
Calls for Service Total	3429	3334	3%	44065	39050	13%
Calls for Service <i>(Traffic stops and non-response medicals removed)</i>	2046	2171	-6%	26949	27504	-2%
Robberies	3	3	0%	34	37	-8%
Assaultive Crimes	78	89	-12%	943	1002	-6%
Home Invasions	7	15	-53%	131	145	-10%
Breaking and Entering's	2	1	100%	29	45	-36%
Larcenies	42	43	-2%	504	540	-7%
Vehicle Thefts	13	7	86%	116	170	-32%
Traffic Crashes	90	89	1%	1043	927	13%
Medical Assists	56	62	-10%	636	699	-9%
Animal Complaints <i>(ACO Response)</i>	36	17	112%	458	247	85%
In/Out of Area Time	Month <i>(minutes)</i>	YTD <i>(minutes)</i>	+ = Positive Change - = Negative Change			
Into Area Time	760	17431				
Out of Area Time	1512	27736				
Investigative Ops (DB)	52350	466345				
Secondary Road Patrol	380	12194				
County Wide	480	9105				
	Hours Accum.	Hours Used	Balance			
Banked Hours	292	292	0			



Out of Area Time

For: 12/01/2022 thru 12/31/2022



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YPSILANTI TWP	YPSILANTI CITY	WDWEBBB	E MICHIGAN AVE/N PARK ST	TRAFFIC STOP	220097075	WENT THROUGH RED LIGHT IN FRONT OF ME IN THE CITY	19:40:00	10	12/1/2022
YPSILANTI TWP	YPSILANTI CITY	WDWEBBB	UPON MICHIGAN and AT/NEAR ECOR CITATIONS		220097075		19:48:00	0	12/1/2022
YPSILANTI TWP	SUPERIOR TWP	WDHALLR	RIDGE RD	BACKUP DISPATCHED CALLS	220097108	BACK UP UNIT FOR SPANISH TRANSLATION IN SUPERIOR TOWNSHIP- APPROVED BY SERGEANT CRATSENBURG	22:45:00	30	12/1/2022
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDVANDUSSENK	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	220097158	BACKED ON DISORDERLY / ONLY ONE 1 SUT CAR ON / APPROVED BY SGT CRATS	06:05:00	25	12/2/2022
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDLEWISN	SUNCREST DR	BACKUP DISPATCHED CALLS	220097704	ASSIST TO PTPD FOR DV FA, POSS, BARRICADE. SGT. PENNINGTON APPROVAL	02:15:00	90	12/4/2022
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDERBESJ	SUNCREST DR	DISPATCHED CALLS	220097704	PER SGT PENNINGTON FOR CNT REFERENCE POSSIBLE BARRICADED GUNMAN	02:20:00	75	12/4/2022
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDROYJ	SUNCREST DR	BACKUP DISPATCHED CALLS	220097704	RESPOND PER SGT PENNINGTON AS THERE WAS A POSSIBLE ARMED BARRICADED FAMILY TROUBLE WITH AT LEAST ONE ASAULT UPON ARRIVAL ESTABLISH PERIMETER AND ALLOW CNT TO WORK ASSIST WITH APPREHENSION AND SEARCH	02:20:00	80	12/4/2022
YPSILANTI TWP	YPSILANTI CITY	WDMCQUEENC	GREEN RD	BACKUP DISPATCHED CALLS	220098068	ASSIST YPD WITH SUICIDAL, AUTHORIZED PER 627 SGT. HOUK	17:45:00	30	12/5/2022
YPSILANTI TWP	YPSILANTI CITY	WDSOYRING	GREEN RD	BACKUP DISPATCHED CALLS	220098068	SUICIDAL SUBJECT - FIGHTING WITH YPD OFFICERS - SGT HOUK APPROVAL	17:45:00	5	12/5/2022
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	GREEN RD	BACKUP DISPATCHED CALLS	220098133	BACKED ON OCCUPIED HOME INVASION / YPS UNITS TIED UP ON OTHER CALLS / APPROVED BY SGT CRATS	22:25:00	5	12/5/2022
YPSILANTI TWP	YPSILANTI CITY	WDGOMBOSJ	HAWKINS ST/W MICHIGAN AVE	TRAFFIC STOP	220098475	UNAVOIDABLE STOP IN CITY, VEHICLE DRIVING WITH NO EXTERIOR LIGHTS	02:45:00	10	12/7/2022
YPSILANTI TWP	YPSILANTI CITY	WDHALLR	WASHTENAW AVE	BACKUP DISPATCHED CALLS	220098479	ASSISTED YPD WITH LARGE APARTMENT COMPLEX FIRE WITH UNKNOWN AMOUNTS OF RESIDENCE INSIDE- APPROVED BY SERGEANT CRATSENBURG	04:50:00	40	12/7/2022
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	WASHTENAW AVE	BACKUP DISPATCHED CALLS	220098479	ASSIST YPD WITH TRAFFIC ON STRUCTURE FIRE PER SGT CRATS	04:55:00	115	12/7/2022
YPSILANTI TWP	YPSILANTI CITY	WDZEHELD	WASHTENAW AVE	BACKUP DISPATCHED CALLS	220098479	PER SGT CRATS ASSIST WITH TRAFFIC FOR YPSI APARTMENT FIRE	04:55:00	25	12/7/2022
YPSILANTI TWP	ANN ARBOR TWP	WDGOMBOSJ	ALL SEASONS CIR	BACKUP DISPATCHED CALLS	220099554	BACK VANKAMP ON MISSING ENDANGERED BER SGT CRATSENBURG	04:01:00	120	12/11/2022
YPSILANTI TWP	ANN ARBOR TWP	WDZEHELD	ALL SEASONS CIR	BACKUP DISPATCHED CALLS	220099554	ASSIST DEP VANCAMP PER SGT. CRATS FOR MISSING ELDERLY MALE	05:00:00	30	12/11/2022
YPSILANTI TWP	SUPERIOR TWP	WDBELLASE	ALL SEASONS CIR	BACKUP DISPATCHED CALLS	220099554	ASSIST SUT UNITS WITH MISSING PERSON PER SGT CRATS	05:00:00	60	12/11/2022
YPSILANTI TWP	SUPERIOR TWP	WDRAABT	E CLARK RD/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	220100024	ASSIST SUT W/ FLEE/ ELUDE GOD PER SGT PENNINGTON	02:20:00	15	12/13/2022
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDSITEKF	LONG STRIP - BLVD	BACK-UP TRAFFIC STOP	220100558	BACK UP DEPUTY GOMBOS COW AUTO	23:40:00	20	12/14/2022
YPSILANTI TWP	SUPERIOR TWP	WDHALLR	LONG STRIP - BLVD	BACK-UP TRAFFIC STOP	220100558	BACK UP SUPERIOR DEPUTIES WITH TRAFFIC STOP REFERENCE PREVIOUS BOL FOR MALE WITH GUN IN VEHICLE AND ALCOHOL- SUBJECT BECAME VERBALLY COMBATIVE-SUBJECT LATER PLACED UNDER ARREST	23:45:00	15	12/14/2022
YPSILANTI TWP	YPSILANTI CITY	WDTRASKOSR	N RIVER ST/BABBITT ST	DISPATCHED CALLS	220101000	ASSISTED YPD WITH FLEEING SUBJECTS / APPROVED SGT ARTS	15:40:00	40	12/16/2022
YPSILANTI TWP	YPSILANTI CITY	WDHJLOBUKT	N RIVER ST/BABBITT ST	BACKUP DISPATCHED CALLS	220101000	BU YPD WITH FLEEING SUSPECTS PER SGT ARTS	15:41:00	22	12/16/2022
YPSILANTI TWP	YPSILANTI CITY	WDPEARSONA	RIVER AND MICHIGAN	BACKUP DISPATCHED CALLS		ASSISTED YPD WITH 3 SUBJECTS THAT FLED FROM A VEHICLE REF 22-101000 SGT BEEVER	15:55:00	50	12/16/2022
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDNEDDOK	MACARTHUR BLVD	DISPATCHED CALLS	220101661	ASSIST HVA / HVA REQUESTED ASSISTANCE DUE TO INDIVIDUAL BEING COMBATIVE / CLEMIS NOTES TO SEND TWO OFFICERS APPROVAL TO ASSIST PER SGT. BYNUM	09:48:00	30	12/19/2022
YPSILANTI TWP	YPSILANTI CITY	WDMCQUEENC	S PROSPECT ST/MAUS AVE	TRAFFIC STOP	220102043	UNAVOIDABLE STOP. VEHICLE DRIVING HAZ OPS AND CUT OFF SEVERAL VEHICLES AT STOP LIGHT	13:50:00	10	12/20/2022
YPSILANTI TWP	ANN ARBOR TWP	WDZEHELD	VILLAGE GREEN BLVD	DISPATCHED CALLS	220102202	PER SGT CRATS - SUPERIOR CAR TIED UP WITH ARREST - POSSIBLE ASSAULT IN PROGRESS	00:40:00	25	12/21/2022
YPSILANTI TWP	YPSILANTI CITY	WDZEHELD	MAUS AVE/S PROSPECT ST	TRAFFIC STOP	220102220	DRIVER/RO HAD FELONY DRUG WARRANT	03:05:00	160	12/21/2022
YPSILANTI TWP	YPSILANTI CITY	WDBELLASE	S GROVE ST/SPRING ST	TRAFFIC STOP	220102242	FAIL TO YIELD / VW	05:35:00	10	12/21/2022



Out of Area Time

For: 12/01/2022 thru 12/31/2022



YPSILANTI TWP	YPSILANTI CITY	WDZEHELD	MAUS AVE/S PROSPECT ST	DISPATCHED CALLS	220102233	DV WARRANT ARREST / MADE TRAFFIC STOP IN YPSI CITY - RO HAD A FELONY WARRANT	06:05:00	5	12/21/2022
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDRAABT	MACARTHUR	BACKUP DISPATCHED CALLS		ASSIST SUT WITH ONE RUNNING, GOOD PER SGT PENNINGTON	23:10:00	10	12/22/2022
YPSILANTI TWP	SUPERIOR TWP	WDVANDUSSENK	GEDDES RD/RIDGE RD	BACKUP DISPATCHED CALLS	220102741	SUT CAR REQUESTING A BACK / NO OTHER SUT CARS ON / SGT PENNINGTON	06:00:00	15	12/23/2022
YPSILANTI TWP	SUPERIOR TWP	WDROBERTSG	MAPLELAWN	BACKUP DISPATCHED CALLS	220102954	AST ONLY SUP UNIT ON DISORDERLY APV BY SGT. CRATSENBURG	04:20:00	15	12/24/2022
YPSILANTI TWP	YPSILANTI CITY	WDSOYRING	W MICHIGAN AVE/S HURON ST	TRAFFIC STOP	220102976	RAN RED LIGHT	09:35:00	10	12/24/2022
YPSILANTI TWP	SCIO TOWNSHIP	WDHALLR	SYCAMORE LN E	BACKUP DISPATCHED CALLS	220103177	BACK UP SCIO TOWNSHIP UNIT WITH SHOTS HEARD IN A MOBILE HOME PARK- APPROVED BY SERGEANT PENNINGTON	04:20:00	50	12/25/2022
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDMACES	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	220103403	BACKED SUP TWP DEPS W/ DISORDERLY THAT MOVES TO HURON HEIGHTS, APPROVED BY SGT ARTS	13:15:00	30	12/26/2022
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	220103545	back city units with Sgt pennington approval on good b&e	01:10:00	10	12/27/2022
YPSILANTI TWP	ANN ARBOR TWP	WDBETTSJ	N DIXBORO RD/GEDDES RD	BACK-UP TRAFFIC STOP	220103808	bu 761 on t/s per his request of another unit - ok per sgt Pennington	05:40:00	10	12/28/2022
YPSILANTI TWP	ANN ARBOR TWP	WDZEHELD	N DIXBORO RD/WOODRIDGE AVE	BACKUP DISPATCHED CALLS	220104083	ASSIST DEP SJMMS WITH A PBT / SGT PENNINGTON APPROVED	04:10:00	20	12/29/2022
YPSILANTI TWP	ANN ARBOR TWP	WDBELLASE	N DIXBORO RD/WOODRIDGE AVE	BACKUP DISPATCHED CALLS	220104083	ASSIST SUT UNIT WITH TRAFFIC ON A CRASH PER SGT PENNINGTON	05:05:00	25	12/29/2022
YPSILANTI TWP	YPSILANTI CITY	WDSHANKLANDC	FIRST AVE	BACKUP DISPATCHED CALLS	220104288	MULTIPLE CALLS OF SHOTS HEARD PER SGT RUSH GOOD TO CHECK THE AREA	00:20:00	15	12/30/2022
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	FIRST AVE	BACKUP DISPATCHED CALLS	220104288	backed on shooting / sgt rush	00:20:00	5	12/30/2022
YPSILANTI TWP	ANN ARBOR CITY	WDWE BBB	PACKARD ST/THOMPSON ST	BACKUP DISPATCHED CALLS	220104302	DRE EVALU ANN ARBOR CITY/OK SGT RUSH	01:20:00	40	12/30/2022
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	NORTH HURON LOT	SELF INITIATED (CRU ONLY)		REQUESTED BY PATH BOL FOR UNHOUSED EDP IN LOT POSSIBLY WEARING WADERS UTL MADE CONTACT WITH LOCAL BUSINESS AND PROVIDED MY CARD CHECKED AT ST LUKE RE POSSIBLE SHELTER NEG RESULTS	19:30:00	35	12/30/2022
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	WASHTENAW AVE	DISPATCHED CALLS	220104525	Sent by Dispatch / No midnight CMH Staffing responded and provided options to open client Tan Lee	21:45:00	40	12/30/2022
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	WASHTENAW AVE	DISPATCHED CALLS	220104579	Call from TAN LEE advised to call YPD for further assistance unless call was mental health	04:10:00	10	12/31/2022
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	GREEN RD	BACKUP DISPATCHED CALLS	230000003	backed on possible shooting / sgt pennington	00:15:00	10	1/1/2023
YPSILANTI TWP	YPSILANTI CITY	WDROYJ	GREEN RD	BACKUP DISPATCHED CALLS	230000003	Back units on possible shooting utl on anything Sgt. Pennington	00:20:00	10	1/1/2023
							Sum:	1,512	



Into Area Time

For: 12/01/2022 thru 12/31/2022



Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIMMST	INTERNATIONAL DR	TRAFFIC STOP	220097141	RFS EXPIRED REG. 2018 R/O SUSPENDED EIV=N	01:05:00	5	12/2/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNIJ	CONCORD DR	BACKUP DISPATCHED CALLS	220097341	ASSIST YPT UNITS WITH SHOOTING / APPROVED BY SGT. THOMPSON	19:25:00	35	12/2/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	HOLMES RD	BACKUP DISPATCHED CALLS	220097551	possible stabbing / closest unit / sgt arts approval.	14:25:00	20	12/3/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERA	HOLMES RD	BACKUP DISPATCHED CALLS	220097551	backed up ypt deputies for a stabbing call, ok per Sgt. Arts, victim refused to cooperate.	14:30:00	15	12/3/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBETTSI	LEXINGTON PKWY	BACKUP DISPATCHED CALLS	220098098	BU 7F09 W/ DISORDERLY CALL, NO ADDTL YPT UNITS AVAIL, NEARBY AREA - OK SGT CRATSENBURG	19:15:00	20	12/5/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBETTSI	AIRPORT INDUSTRIAL DR/US12	BACKUP DISPATCHED CALLS	220098473	fleeing sbj, assist w/ perimeter - ok sgt cratsenburg	01:50:00	44	12/7/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	AIRPORT INDUSTRIAL DR/US12	BACKUP DISPATCHED CALLS	220098473	FLEE AND ELUDE - CRASHED OUT - ONE RUNNING / ASSISTED WITH SETTING PERIMETER / APPROVED BY SGT. CRATSENBURG	01:50:00	45	12/7/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	WASHTENAW AVE	BACKUP DISPATCHED CALLS	220098607	two units in foot pursuit, assisted w/ perimeter, sgt. houk approval.	14:45:00	30	12/7/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERA	VILLA DR	BACKUP DISPATCHED CALLS	220098973	backed up ypsi two depts on FA, ok per Sgt Pennington, suspect taken into custody	21:00:00	20	12/8/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERA	ALLEN AVE	BACKUP DISPATCHED CALLS	220098978	ypsi two depts requested another unit and being available after clearing FA made the location to back, Ok per Sgt. Pennington, suspect taken into custody on DV Agg	21:20:00	30	12/8/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHILLD	INTERNATIONAL DR	BACKUP DISPATCHED CALLS	220099511	back up ypsi on a HOMICIDE, SGT CRATS APPROVED	22:10:00	111	12/10/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	INTERNATIONAL DR	BACKUP DISPATCHED CALLS		STABBING - HOMICIDE / APPROVED BY SGT. CRATSENBURG	22:10:00	70	12/10/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	WASHTENAW AVE	DISPATCHED CALLS	220099523	ALL YPT UNITS TIED UP ON A STABBING / ONLY UNIT AVAILABLE / APPROVED BY SGT CRATSENBURG	23:20:00	20	12/10/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	OUTER LN	BACKUP DISPATCHED CALLS	220099525	ALL YPT UNITS TIED UP ON A STABBING / BACK UP UNIT HEARING A STRUGGLE INSIDE - IN PROGRESS OF FORCING ENTRY / APPROVED BY SGT. CRATSENBURG	00:05:00	30	12/11/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	S FORD BLVD/RUSSELL ST	BACKUP DISPATCHED CALLS	220100005	YPT PURSUIT OF OCCUPIED UDAA / CLOSEST UNIT TO ASSIST FOR OFFICER SAFETY / APPROVED BY SGT. THOMPSON	22:55:00	50	12/12/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIMMST	E GRAND BLVD/E MICHIGAN AVE	BACKUP TRAFFIC STOP	220100019	BU YPSI TOWNSHIP / CLOSEST UNIT TO FELONY TRAFFIC STOP / SGT. PENNINGTON	00:55:00	10	12/13/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANCAMPT	OSWEGO ST	BACKUP DISPATCHED CALLS	220100250	DISORDERLY SGT THOMPSON CANCELLED BEFORE ARRIVAL	19:30:00	15	12/13/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIMMST	N FORD BLVD	BACKUP DISPATCHED CALLS	220100836	BU YPSI ON FORCED ENTRY TO HOME / SGT CRATSENBURG	01:15:00	25	12/16/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERA	LEXINGTON PKWY	BACKUP DISPATCHED CALLS	220101034	backed up ypt Deps on B&E call, suspect located in home turned out to be grand daughter, ok per Sgt Arts	18:00:00	35	12/16/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSRIANNIJ	LEXINGTON PKWY	BACKUP DISPATCHED CALLS	220101034	ASSIST YPT UNITS WITH POSSIBLE B&E / APPROVED BY SGT. ARTS	18:00:00	35	12/16/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBETTSI	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	220102318	SHOOTING/BOL - OK SGT ARTS	12:35:00	32	12/21/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIMMST	VILLAGE LN	BACKUP DISPATCHED CALLS	220102720	BU YPSI TWP / STABBING / UNKNOWN CIRCUMSTANCES/ SGT PENNINGTON	00:02:00	38	12/23/2022
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	N PROSPECT ST/HOLMES RD	BACKUP TRAFFIC STOP	220103526	BU DEPUTY RAAB ASKING FOR ANOTHER UNIT ON A TRAFFIC STOP - CLOSEST UNIT / DRIVER HAD WARRANTS / APPROVED BY SGT. PENNINGTON	22:25:00	25	12/26/2022
							Sum:	760	



**YPSILANTI
TOWNSHIP**
— WHERE YOUR FUTURE GROWS —

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN
ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON

WORK SESSION AGENDA CHARTER TOWNSHIP OF YPSILANTI TUESDAY, JANUARY 17, 2023

5:00pm

1. DISCUSSION ON ALLOWING OHM TO PROVIDE DESIGN, SURVEY AND PRELIMINARY
ENGINEERING FOR SIDEWALKS AND ADA RAMPS.....SUPERVISOR STUMBO
CLERK JARRELL ROE
2. AGENDA REVIEWSUPERVISOR STUMBO
3. OTHER DISCUSSION..... BOARD MEMBERS



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo
Heather Jarrell Roe

Date: January 11, 2022

RE: Request for work session discussion on January 17, 2023

We are requesting the board to discuss allowing OHM to provide design survey and preliminary Engineering for sidewalks and ADA ramps for:

- Ridge Road from township boundary south to Michigan Avenue. We also will request DTE lighting proposal.
- Packard Road east to Hewitt and request DTE lighting proposal.
- Hewitt from Packard to West Michigan Avenue. Request DTE to review the current lighting gaps.
- Mansfield from W. Michigan Avenue to Congress. Request DTE for lighting as well.

These were requests from residents and will add to the non-motorized paths in our community.

REVIEW AGENDA

- A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

- A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES



**YPSILANTI
TOWNSHIP**
— WHERE YOUR FUTURE GROWS —

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN
ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON

REGULAR MEETING AGENDA

TUESDAY, JANUARY 17, 2023

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC HEARING
 - A. REQUEST FROM LORRIE THOMAS FOR A PRIVATE ROAD VARIANCE FOR THE PROPERTY LOCATED AT 5521 BON TERRE
(PUBLIC HEARING SET AT THE DECEMBER 20, 2022 REGULAR MEETING)
4. PUBLIC COMMENTS
 - THREE MINUTES PER PERSON
 - ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR
 - PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM
5. CONSENT AGENDA
 - A. MINUTES OF THE DECEMBER 20, 2022 WORK SESSION, CLOSED SESSION AND REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR DECEMBER 20, 2022 IN THE AMOUNT OF \$1,397,027.48
 2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR DECEMBER 2022 IN THE AMOUNT OF \$33,724.55
 3. CLARITY HEALTHCARE ADMIN FEE FOR DECEMBER 2022 IN THE AMOUNT OF \$1,350.71
 - C. TREASURER'S REPORT DECEMBER 2022
6. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2ND READING OF RESOLUTION 2022-23, ORDINANCE 2022-502, AN ORDINANCE AMENDING ORDINANCE NO. 74, BEING PARCEL ID K-11-32-200-055, FROM ITS CURRENT R-2 (ONE FAMILY RESIDENTIAL) DISTRICT ZONING CLASS CLASSIFICATION TO R-2 (ONE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION WITH AN AGRICULTURAL OVERLAY
(FIRST READING HELD AT THE DECEMBER 6, 2022 REGULAR MEETING)

NEW BUSINESS

1. REQUEST TO APPOINT RYAN HUNTER TO THE VACANCY FOR TOWNSHIP TRUSTEE WITH THE TERM ENDING NOVEMBER 20, 2024
2. REQUEST TO APPROVE UIS AS A SINGLE SOURCE PROVIDER FOR PHASE 2 OF THE SLUICE GATES UPGRADE AT THE HYDRO STATION IN THE AMOUNT OF \$26,995.00 BUDGETED IN LINE ITEM #252-252-000-930-001
3. RESOLUTION 2023-01, OWNERS DAM SAFETY PROGRAM
4. REQUEST TO APPROVE THE AMENDMENT TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES TRUST FUND AGREEMENT FOR LOON FEATHER PARK
5. REQUEST TO APPROVE MEETING DATES FOR THE BOARD OF REVIEW

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE BID AND APPROVE THE CONTRACT WITH BECKETT & RAEDER FOR THE PARKS AND RECREATION FIVE YEAR MASTER PLAN PROJECT IN THE AMOUNT OF \$33,000.00 BUDGETED IN LINE ITEM #213-753-801-000

OTHER BUSINESS

BOARD MEMBER UPDATES

ZONING BOARD OF APPEALS APPLICATION

I. APPLICATION TYPE

- Variance
 Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
 Administrative Review Appeal

II. PROJECT LOCATION

Address: 5521 Bon Terre Drive Parcel ID #: K-11-30-100-036 Zoning R-1
Lot Number: n/a Subdivision: n/a

III. APPLICANT INFORMATION

Applicant: Lorrie Thomas Phone: 810 333 5754
Address: 1587 S. Congress St. Apt. City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: Lorrie.Keown@gmail.com
Property Owner: Lorrie Thomas Phone: 810 333 5754
Address: 1587 S. Congress St Apt. 36 City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: Lorrie.Keown@gmail.com

IV. COST AND FEES

Total: \$ _____ Breakdown of fee: Residential: \$ 125.00
Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned Lorrie Thomas represents Self :
Applicant Property Owner

1. That Lorrie Thomas is/are the owner(s) of lot(s) B located in the n/a subdivision,
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 5521 Bon Terre Drive and the property is
Address

zoned R-1
Zoning District

2. That the petitioner hereby request Variance under Section 47 Article 33 of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting Zoning Ordinance.

3. The petitioner further state that LT have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Lorrie L. Thomas
Applicant Signature

Lorrie L. Thomas
Print Name

9/1/2022
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

All Zoning Board of Appeals Applications

<input type="checkbox"/> The application is filled out in its entirety.	<input type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.

September 1, 2022

Planning & Zoning Department

Tilden R. Stumbo Civic Center

7200 S. Huron River Dr.

Ypsilanti, MI 48197

Re: Variance Request under Sec. 47-33, from Private Road Design Standards under Sec. 47-29

Dear Members of the Planning & Zoning Board:

Please find attached, an application for a variance. I am asking the Ypsilanti Township Zoning Board of Appeals (the "Board") to grant a variance that would allow a home to be built on an existing parcel that has access by the private road, Bon Terre Drive.

"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." Sec. 47-33. - Variances.

Bon Terre Drive currently meets or exceeds Ypsilanti Township standards for private road construction; street width, minimum right-of-way width, easement width, drainage management, and has a recorded maintenance agreement (attached), with the **only exception of street surface type**. Bon Terre Drive is accessed by another private road, Deer Creek Drive, which does meet or exceed all Ypsilanti Township standards for private road construction. **The parcel use would be conforming - only the private road would be nonconforming, due to lack of pavement alone.**

With the variance, I would join ten other parcel owners, who presently use the private road to access their properties. There are **only 11 total parcels on Bon Terre Drive**. Without the variance, the property would be unusable for any other purpose, as it is zoned R-1.

All the requirements of the ordinance have been met, other than the paving of the private road due to it not being economically feasible. It was estimated to cost over \$100,000, 20 + years ago. **Unobstructed, safe, and continuous access to the parcel is already in place**, and promotes and protects the public health, safety, and welfare and ensures that law enforcement, fire and emergency services can safely and quickly enter and exit private property at all times. Additionally, the private roads have been maintained and repaired by the private property owners who own and use the road, to date, without incident.

Please see the memorandum attached, that establishes that I have met all the requirements to obtain a variance under Sec. 47-33. A variance is the only possible option to allow me to acquire a permit to build a single family residence. Without the variance due to the road not being paved,, there is no reasonable access to the site for its intended purpose.

Please note, I have already been approved for a construction loan, by USDA Rural Single Family Housing Direct Home Loan, where the parcel has already been approved as a rural single family parcel, suitable for a R-1 single family residence. Granting the variance would allow a mutual beneficial outcome that aligns with the spirit of the Ypsilanti Township Zoning Ordinances, as this requested variance is also clearly consistent with the township's Master Land Use Plan.

If the variance is denied, the property will have no other economic use, and would perpetuate a hardship by enforcing the strict letter of the Ypsilanti Township ordinance. The Michigan Court of Appeals has held that a variance determination can consider whether a variance would do substantial justice to the applicant, as well as, to other property owners in the surrounding area. Not only would granting this variance do substantial justice to myself, the applicant, it would also do substantial justice to the neighboring property owners by preserving their beautiful views and the essential character of the area and to the broader community by preserving open spaces, natural features and existing neighborhood preservation.

I am hopeful that I have included all necessary information for your consideration, and approval of the variance. Thank you for your time in advance.

Sincerely,

A handwritten signature in cursive script that reads "Lorrie L. Thomas".

Lorrie L. Thomas
1587 S. Congress St. Apartment 36
Ypsilanti, Michigan 48197
(810) 333-5754

PUBLIC COMMENTS

CONSENT AGENDA

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: John Newman II, Gloria Peterson, and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

AGENDA

- 1. REQUEST TO ENTER INTO CLOSED SESSION TO DISCUSS NEGOTIATIONS BETWEEN 14B DISTRICT COURT AFSCME COUNCIL 25 AND YPSILANTI TOWNSHIP**
- 2. AGENDA REVIEW.....SUPERVISOR STUMBO**
- 3. OTHER DISCUSSION.....BOARD MEMBERS**

REQUEST TO ENTER INTO CLOSED SESSION TO DISCUSS NEGOTIATIONS BETWEEN 14B DISTRICT COURT AFSCME COUNCIL 25 AND YPSILANTI TOWNSHIP

A roll call vote was held.

Stumbo	Yes	Newman	Yes
Jarrell Roe	Yes	Peterson	Yes
Eldridge	Yes	Swanson	Yes

The motion passed unanimously.

The work session was restarted at approximately 6:05pm.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 WORK SESSION
PAGE 2

AGENDA REVIEW

1. REQUEST TO ACCEPT THE RESIGNATION OF JIMMIE WILSON, JR. FROM HIS POSITION AS TRUSTEE ON THE TOWNSHIP BOARD OF TRUSTEES, ZONING BOARD OF APPEALS, TOWNSHIP LIQUOR COMMISSION AND HURON RIVER WATERSHED COUNCIL

There was no discussion on the item.

2. REQUEST TO APPROVE THE PROPOSAL FROM PSLZ, LLP FOR FINANCIAL AUDITING FOR YEARS 2022-2026

There was no discussion on the item.

3. REQUEST TO APPROVE ADOPTING THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

There was no discussion on the item.

4. RESOLUTION 2022-24, POVERTY EXEMPTION GUIDELINES AND APPLICATION FOR 2023

There was no discussion on the item.

5. REQUEST TO APPROVE THE PROPOSAL FROM OHM TO PREPARE A ROAD ASSET MANAGEMENT REPORT BY MEANS OF THE PASER RATING SYSTEM IN THE AMOUNT OF \$14,900.00 BUDGETED IN LINE ITEM #213-753-801-000

There was no discussion on the item.

6. RESOLUTION 2022-25, DESIGNATION OF DEPOSITORIES

There was no discussion on the item.

7. RESOLUTION 2022-26, ROBERT'S RULES OF ORDER

There was no discussion on the item.

8. RESOLUTION 2022-27, DESIGNATION OF NEWSPAPERS OF CIRCULATION

There was no discussion on the item.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 WORK SESSION
PAGE 3**

9. RESOLUTION 2022-28, 2023 BOARD MEETING DATES

There was no discussion on the item.

10. RESOLUTION 2022-29, 2023 BOARDS AND COMMISSIONS

Supervisor Stumbo stated that an updated copy of the resolution was being distributed. Supervisor Stumbo also spoke about community meetings held in the past, and maybe holding one in the future.

11. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY JANUARY 17, 2023 AT APPROXIMATELY 7:00 P.M. TO HEAR THE VARIANCE REQUEST OF LORRIE THOMAS FOR A PRIVATE ROAD VARIANCE FOR THE PROPERTY LOCATED AT 5521 BON TERRE

Clerk Jarrell Roe reviewed the item.

12. BUDGET AMENDMENT #17

Supervisor Stumbo reviewed the budget amendment.

Supervisor confirmed with the board that everyone was in agreement to add the 14B Court union contract to the agenda under other business.

Supervisor Stumbo stated this was Mike Hoffmeister's last meeting as he had submitted his resignation and taken a position as a city manager. She added that she was sad to see him leave but happy for this opportunity for him. Supervisor Stumbo added that Amy Steffens had also resigned and was returning to her hometown to work.

The Work Session meeting was adjourned at approximately 6:23pm.

Respectfully Submitted,

**Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti**

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 REGULAR BOARD MEETING**

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

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: Gloria Peterson, John Newman II, and Debbie Swanson

Members Absent: None

Legal Counsel: Wm. Douglas Winters

3. PUBLIC COMMENTS

One public comment were given.

4. CONSENT AGENDA

A. MINUTES OF THE DECEMBER 6, 2022 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR DECEMBER 20, 2022 IN THE AMOUNT OF \$1,098,171.74**
- 2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR NOVEMBER 2022 IN THE AMOUNT OF \$22,704.97**
- 3. CLARITY HEALTHCARE ADMIN FEE FOR NOVEMBER 2022 IN THE AMOUNT OF \$1,368.34**

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the consent agenda.

The motion passed unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters commended Trustee Jimmie Wilson on his service to the township. He also gave an update on Gault Village and Frost Cannabis.

NEW BUSINESS

- 1. REQUEST TO ACCEPT THE RESIGNATION OF JIMMIE WILSON, JR. FROM HIS POSITION AS TRUSTEE ON THE TOWNSHIP BOARD OF TRUSTEES, ZONING BOARD OF APPEALS, TOWNSHIP LIQUOR COMMISSION AND HURON RIVER WATERSHED COUNCIL**

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 REGULAR BOARD MEETING
PAGE 2**

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to accept the resignation of Jimmie Wilson, Jr. from his position as Trustee on the Township Board of Trustees, Zoning Board of Appeals, Township Liquor Committee and Huron River Watershed Council.

Supervisor Stumbo wished Mr. Wilson good luck and thanked him for his service.

The motion carried unanimously.

2. REQUEST TO APPROVE THE PROPOSAL FROM PSLZ, LLP FOR FINANCIAL AUDITING FOR YEARS 2022-2026

A motion was made by Clerk Jarrell Roe and seconded by Trustee Swanson to approve the proposal from PSLZ, LLP for financial auditing for years 2022-2026.

The motion carried unanimously.

3. REQUEST TO APPROVE ADOPTING THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

A motion was made by Treasurer Eldridge and seconded by Clerk Jarrell Roe to approve adopting the annual exemption option as set forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.

Supervisor Stumbo stated this is done every year.

The motion carried unanimously.

4. RESOLUTION 2022-24, POVERTY EXEMPTION GUIDELINES AND APPLICATION FOR 2023

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe and seconded by Trustee Swanson to approve Resolution 2022-24, Poverty Exemption Guidelines and Application for 2023 (see attached).

The motion carried unanimously.

5. REQUEST TO APPROVE THE PROPOSAL FROM OHM TO PREPARE A ROAD ASSET MANAGEMENT REPORT BY MEANS OF THE PASER RATING SYSTEM IN THE AMOUNT OF \$14,900.00 BUDGETED IN LINE ITEM #213-753-801-000

A motion was made by Treasurer Eldridge and seconded by Clerk Jarrell Roe to approve the proposal from OHM to prepare a Road Asset Management Report by means of the Paser Rating System in the amount of \$14,900.00 budgeted in line item #213-753-801-000 (see attached).

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 REGULAR BOARD MEETING
PAGE 3**

The motion carried unanimously.

6. RESOLUTION 2022-25, DESIGNATION OF DEPOSITORIES

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve Resolution 2022-25, Designation of Depositories (see attached).

The motion carried unanimously.

7. RESOLUTION 2022-26, ROBERT'S RULES OF ORDER

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve Resolution 2022-26, Robert's Rules of Order (see attached).

The motion carried unanimously.

8. RESOLUTION 2022-27, DESIGNATION OF NEWSPAPERS OF CIRCULATION

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve Resolution 2022-27, Designation of Newspapers of Circulation (see attached).

The motion carried unanimously.

9. RESOLUTION 2022-28, 2023 BOARD MEETING DATES

Clerk Jarrell Roe read the resolution into the record.

A motion was made Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve Resolution 2022-28, 2023 Board Meeting Dates (see attached).

The motion carried unanimously.

10. RESOLUTION 2022-29, 2023 BOARDS AND COMMISSIONS

Clerk Jarrell Roe read the resolution into the record.

A motion was made Clerk Jarrell Roe and seconded by Treasurer Eldridge to approve Resolution 2022-29, 2023 Boards and Commissions (see attached).

The motion carried unanimously.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 REGULAR BOARD MEETING
PAGE 4**

**11. REQUEST TO SET A PUBLIC HEARING DATE OF TUESDAY JANUARY 17, 2023
AT APPROXIMATELY 7:00 P.M. TO HEAR THE VARIANCE REQUEST OF LORRIE
THOMAS FOR A PRIVATE ROAD VARIANCE FOR THE PROPERTY LOCATED AT
5521 BON TERRE**

A motion was made by Treasurer Eldridge and seconded by Trustee Swanson to approve the request to set a public hearing date of Tuesday, January 17, 2022 at approximately 7:00pm to hear the variance request of Lorrie Thomas for a private road variance for a property located at 5521 Bon Terre.

The motion carried unanimously.

12. BUDGET AMENDMENT #17

Clerk Jarrell Roe read the budget amendment into the record.

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve Budget Amendment #17 (see attached).

The motion carried unanimously.

OTHER BUSINESS

**1. REQUEST TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT FOR
YEARS 2022-2024 BETWEEN THE 14B COURT AFSCME 3451 UNION AND
YPSILANTI TOWNSHIP**

A motion was made by Clerk Jarrell Roe and seconded by Trustee Peterson to approve the collective bargaining agreement for years 2022-2024 between the 14B Court AFSCME 3451 Union and Ypsilanti Township.

Attorney Winters gave a brief overview of the agreement.

The motion carried unanimously.

BOARD MEMBER UPDATES

There were no board member updates.

A motion to adjourn was made by Clerk Jarrell Roe and seconded by Treasurer Eldridge.

Motion carried unanimously.

The meeting was adjourned at approximately 7:29pm.

Respectfully Submitted,

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE DECEMBER 20, 2022 REGULAR BOARD MEETING
PAGE 5**

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

**Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti**

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2022-24

POVERTY EXEMPTION GUIDELINES & APPLICATION

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

WHEREAS, pursuant to Section 211.7u, Ypsilanti Charter Township, Washtenaw County adopts the following guidelines and application for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household;

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

- 1) Be an owner and occupy as a homestead (primary residence) the property for which an exemption is requested, as of Tax Day, December 31 of the proceeding year.
- 2) File a completed Application for Poverty Exemption form 5737 with the Board of Review, accompanied by federal and state income tax returns for all persons residing in the homestead, including property tax credit returns, filed in the current or immediately preceding year or a Poverty Exemption Affidavit form 4988 for claimant and all persons residing in the household.
- 3) Meet the income threshold guidelines (maximum income) adopted by the Township Board. The income threshold as adopted is that all household income cannot exceed 30% of the median income for Ann Arbor (Washtenaw County) as published by the United States Department of Housing and Urban Development (HUD) as of December 31 of the preceding year. These income thresholds will be used as long as they are higher than the Federal Poverty Guidelines as determined annually by the United States Office of Management and Budget.
- 4) Complete and submit a Poverty Exemption Asset Test form and meet the maximum asset eligibility test as follows: Assets other than the taxpayer's primary residence, standard mode of transportation and usual household goods valued at more than \$25,000 will be considered and added to the household income to determine eligibility.
- 5) Due to the P.A. 253 of 2020 changes to MCL211.7u, the guidelines will provide for a partial exemption equal to 25% or 50% reduction in taxable value.

NOW THEREFORE, BE IT RESOLVED, that the Board of Review shall follow the above stated policy, guidelines and application in granting or denying exemptions.

I, Heather Jarrell 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. 2022-24 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti



December 1, 2022

Ms. Brenda Stumbo, Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, Michigan 48197

RE: **Proposal for Road Asset Management Report**

Dear Ms. Stumbo:

OHM Advisors is pleased to submit this proposal for professional services to evaluate the condition of roads within the Charter Township of Ypsilanti (Ypsilanti Township) by means of the PASER rating system and prepare an asset management plan

PROJECT UNDERSTANDING

Ypsilanti Township has asked OHM Advisors to review the conditions (PASER Rating) of the local County Roads in the Township and prepare an asset management plan. According to the database provided from Michigan Tech University (Roadsoft Database), there are approximately 141 miles of local County roads that will be reviewed and included in the asset management plan. The Washtenaw County Road Commission (WCRC) has been updating PASER ratings for local and primary roads to recognize current conditions and assist in planning future budgets and priorities. This proposal includes the effort to review existing PASER data and create an asset management plan.

SCOPE OF SERVICES

OHM Advisors will review the conditions (PASER Rating) of the roads provided in the Roadsoft Database and prepare an asset management plan that summarizes the road inventory, level of service, lifecycle cost and risk management analysis, financial plan, and investment strategies. We WILL NOT drive the roads and reperform the rating analysis done by the WCRC. We will only verify via a "spot check" that we agree with the ratings. Once this is completed, OHM will use Roadsoft and create a catalog of each individual road including maps and ratings will also be included.

Following the data collection and set up OHM will set up a meeting with the Township to discuss budgets, goals and specific areas where complaints and other requests come in that we or the WCRC may not be aware of. In parallel, we will schedule a meeting with YCUA to obtain the latest capital improvement plans for water and sewer infrastructure (organized by age) and planned improvement projects overlaid with a PASER map so this can be used as part of the decision making in terms of prioritizing projects.

Following the kickoff meeting, we will look at the data and also list example treatments and methods of rehabilitation and reconstruction typical of what is completed by the WCRC. Using this information and current construction costs this document will then summarize priorities, determine how much funding is needed to get to the desired PASER rating and how quickly as well as identify key roads that should be addressed in the next 1-5 years. WE will also identify roads that can be on the "on deck" list for years 6-10. This document will be prepared in a way so it can be read by the public (if desired) for guidance on when methods are chosen and why.



DELIVERABLES

Our office will provide an asset management report, along with an excel file showing the PASER ratings and a map displaying the PASER ratings of the road segments.

BASIS OF PAYMENT AND FEE

We anticipate this analysis to take approximately 110 hours +/- of effort. This includes about 15 hours of prep time to download and review the database, 5 hours or prep and to conduct the kickoff meeting, 25 hours in map preparation and 60-70 hours to write the report and hold a follow up meeting.

OHM Advisors will invoice Ypsilanti Township for the above stated services on an hourly not-to exceed basis in accordance with the continuing services agreement between OHM and the Township. Invoices will be sent monthly as work is performed.

Asset Management Report

\$14,900.00 (Hourly not-to-exceed)

SCHEDULE

OHM will provide an asset management report within 6-weeks from authorization and commence work on January 2, 2023.

ASSUMPTIONS/CLARIFICATIONS

- ▶ PASER Rating by driving the road network are not included in this scope of services and OHM will review existing provided PASER ratings (via the WCRC) for the report. OHM can perform future ratings with one rater and a Township supplied driver and vehicle if ever desired.
- ▶ It's recommended the asset management report is updated or coordinated with the WCRC to update every 5 years. Inventory of the roads can be done annually or every other year.
- ▶ This scope doesn't include presentations or meetings (other than the Kickoff meeting and a brief recap meeting after delivery of the report) with the Township and/or the WCRC to discuss future capital work.
- ▶ The Township will provide its annal budget to OHM for road work to perform the annual road improvement work.

We appreciate the opportunity to provide professional services to the Township on this project. If you have any questions regarding our proposal, please don't hesitate to contact me at 734-466-4579.

Sincerely,

OHM ADVISORS

Matthew D. Parks, P.E.
Principal

cc: Heather Jarell-Roe, Township Clerk
Stan Eldridge, Township Treasurer
Elliot Smith, P.E., OHM Advisors
Rachel Jackson, P.E., OHM Advisors

ACCEPTED FOR YPSILANTI TOWNSHIP

(Signature)	

Brenda L. Stumbo
(Printed Name)

Heather Jarell-Roe

Supervisor

(Title)

Clerk

Dec. 21, 2022

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2022-25

**DESIGNATION OF DEPOSITORIES
FOR 2023**

NOW THEREFORE, BE IT RESOLVED that Bank of Ann Arbor-Ypsilanti Office, Comerica Bank, Charter One, Ann Arbor State Bank/Level One, Fifth Third Bank, Chase Bank, PNC Bank, United Bank & Trust, Fidelity Bank, Huntington National Bank, Key Bank, TRUE Community Credit Union, Vanguard Group and their successors be designated depositories for all Charter Township of Ypsilanti funds and securities for the 2023 calendar year.

I, Heather Jarrell 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. 2022-25 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2022-26

ADOPTION OF ROBERT'S RULES OF ORDER

NOW THEREFORE, BE IT RESOLVED that Robert's Rules of Order shall be adopted by the Charter Township of Ypsilanti Board of Trustees for the 2023 calendar year.

I, Heather Jarrell 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. 2022-26 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2022-27

DESIGNATION OF NEWSPAPER OF CIRCULATION

NOW THEREFORE, BE IT RESOLVED that Washtenaw Legal and MLive/AnnArbor.com be designated as the newspapers of general circulation for the Charter Township of Ypsilanti advertisements and publications for the 2023 calendar year.

I, Heather Jarrell 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. 2022-27 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

Resolution No. 2022-28

ADOPTION OF REGULAR BOARD MEETING DATES FOR THE 2023 CALENDAR YEAR

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti for the 2023 calendar year.

I, Heather Jarrell 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. 2022-28 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
BOARD OF TRUSTEES**

SCHEDULE OF MEETINGS FOR 2023

Work Session 5:00 p.m. Civic Center Board Room	Regular Meeting 7:00 p.m. Civic Center Board Room
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In 2023, the Township Board will meet on the 1st and 3rd Tuesday of each month in February, March, April, May, October, November and December and on the 3rd Tuesday of each month in January, June, July, August and September.

Tuesday January 17, 2023

Tuesday February 7, 2023
Tuesday February 21, 2023

Tuesday March 7, 2023
Tuesday March 21, 2023

Tuesday April 4, 2023
Tuesday April 18, 2023

Tuesday May 2, 2023
Tuesday May 16, 2023

Tuesday June 20, 2023

Tuesday July 18, 2023

Tuesday August 15, 2023

Tuesday September 19, 2023

Tuesday October 3, 2023
Tuesday October 17, 2023

Tuesday November 7, 2023
Tuesday November 21, 2023

Tuesday December 5, 2023
Tuesday December 19, 2023

All meetings are held at the Ypsilanti Township Civic Center Building, 7200 S. Huron River Drive, Ypsilanti Township

Special Meetings may be called with 24-hour notification.

Pre-approval of Statements and Checks is authorized when no Board Meeting is held, with formal approval at the next regularly scheduled meeting, contingent on Board Members review and no objection.

****Board members should plan to reserve the first Tuesday of June, July, August and September in case a Special Meeting needs to be scheduled.***

CHARTER TOWNSHIP OF YPSILANTI
2022 Boards and Commissions Appointments and Reappointments

Resolution No. 2022-29

REAPPOINTMENTS

Board of Review

Craven, Brenda
Lathion, Marsha
Stevenson, Morley

Exp. Date

12/31/2024
12/31/2024
12/31/2024

Civil Service Commission

Crosby, Hazelette

Exp. Date

12/31/2028

Construction Board of Appeals

Denney, Thomas
Foley, Jesse
Freeman, Will (Alternate)
McComb, Alan

Exp. Date

12/31/2027
12/31/2027
12/31/2027
12/31/2027

Local Development Finance Authority

McLain, Dennis (Attorney)
Westover, Scott (Engineer)

Exp. Date

12/31/2026
12/31/2026

Planning Commission

El-Assadi, "Becky" Elizabeth
Peterson, Gloria

Exp. Date

12/31/2025
12/31/2027

Weed Commissioner

Gooden, Michael

Exp. Date

12/31/2024

Ypsilanti Community Utilities Authority

Peterson, Gloria

Exp. Date

12/31/2026

APPOINTMENTS

Bee Committee

Burhans, Belinda
Cuellar, Elizabeth
Parson, Melvin

Exp. Date

Pleasure of Board
Pleasure of Board

Huron River Watershed Council

Swanson, Debbie (Alternate)

Exp. Date

12/31/2024

Liquor Committee

Newman, John

Exp. Date

11/20/2024

Washtenaw Regional Recycling Management Authority (WRRMA) **Exp. Date**

Stumbo, Brenda (Alternate)

Pleasure of Board

Washtenaw County Transportation Study Committee (WATS)

Iacoangeli, Jason

Exp. Date

Staff Assigned

Zoning Board of Appeals

Eldridge, Stan
Hine, Brad

Exp. Date

12/31/2025
12/31/2025

I, Heather Jarrell 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. 2022-29 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 20, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

**CHARTER TOWNSHIP OF YPSILANTI
2022 BUDGET AMENDMENT #17**

December 20, 2022

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND	Total Increase	\$105,887.00
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Request to increase budget for MERS due to the retiring and reallocation of the expenditures. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$41,887.00
		Net Revenues	\$41,887.00
Expenditures:	MERS Retirement	101-171-718.000	\$2,833.00
		101-191-718.000	\$10,791.00
		101-215-718.000	\$5,703.00
		101-228-718.000	\$3,314.00
		101-257-718.000	\$7,161.00
		101-262-718.000	\$2,866.00
		101-265-718.000	\$889.00
		101-270-718.000	\$5,050.00
		101-770-718.000	\$3,280.00
		Net Expenditures	\$41,887.00

Request to increase budget for the cost of Streetlights though out the Township not covered by a special tax assessment. The increase was caused by cost increase and the additional lights installed on US 12. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$55,000.00
		Net Revenues	\$55,000.00
Expenditures:	Streetlights Non-special assessment	101-272-967.001	\$55,000.00
		Net Expenditures	\$55,000.00

Request to increase budget for the final mowing of Township owned vacant properties and road ways. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101-000-699.999	\$9,000.00
		Net Revenues	\$9,000.00
Expenditures:	Mowing Properties	101-729-961.001	\$9,000.00
		Net Expenditures	\$9,000.00

CHARTER TOWNSHIP OF YPSILANTI
2022 BUDGET AMENDMENT #17

December 20, 2022

226 - ENVIRONMENTAL SERVICES FUND

Total Increase \$2,168.00

Request to increase budget for MERS due to the retiring and reallocation of the expenditures. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	226-000-699.999	\$2,168.00
		Net Revenues	<u><u>\$2,168.00</u></u>
Expenditures:	MERS Retirement	226-528-718.000	\$2,168.00
		Net Expenditures	<u><u>\$2,168.00</u></u>

249 - BUILDING FUND

Total Increase \$1,125.00

Request to increase budget for MERS due to the retiring and reallocation of the expenditures. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	249-000-699.999	\$1,125.00
		Net Revenues	<u><u>\$1,125.00</u></u>
Expenditures:	MERS Retirement	249-371-718.000	\$1,125.00
		Net Expenditures	<u><u>\$1,125.00</u></u>

252 - HYDRO STATION FUND

Total Increase \$1,857.00

Request to increase budget for MERS due to the retiring and reallocation of the expenditures. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	252-000-699.999	\$1,857.00
		Net Revenues	<u><u>\$1,857.00</u></u>
Expenditures:	MERS Retirement	252-535-718.000	\$1,857.00
		Net Expenditures	<u><u>\$1,857.00</u></u>

597 - COMPOST FUND

Total Increase \$7,897.00

Request to increase budget for MERS due to the retiring and reallocation of the expenditures. This will be funded by an Appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	597-000-699.999	\$7,897.00
		Net Revenues	<u><u>\$7,897.00</u></u>
Expenditures:	MERS Retirement	597-590-718.000	\$7,897.00
		Net Expenditures	<u><u>\$7,897.00</u></u>

Motion to Amend the 2022 Budget (#17)

Move to increase the General Fund budget by \$105,887 to \$12,206,196 and approve the department line item changes as outlined.

Move to increase the Environmental Service Fund budget by \$2,168 to \$4,454,979 and approve the department line item changes as outlined.

Move to increase the Building Department Fund budget by \$1,125 to \$985,541 and approve the department line item changes as outlined.

Move to increase the Hydro Fund budget by \$1,857 to \$831,601 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by \$7,897 to \$766,214 and approve the department line item changes as outlined.

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.



**Accounting
Department**

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

Charter Township of Ypsilanti

STATEMENTS AND CHECKS

JANUARY 17, 2023 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	339,089.43
HAND CHECKS -	\$	1,055,406.79
CREDIT CARD PURCHASES-	\$	<u>2,531.26</u>
GRAND TOTAL -	\$	1,397,027.48

Clarity Health Care Deductible –

ACH EFT -	\$33,724.55 (DEC)
ADMIN FEE -	\$1,350.71 (DEC)

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DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/1
CHECK NUMBERS 192547 - 192555

Check Date	Check	Vendor Name	Amount
<i>HAND CHECKS</i>			
Bank AP AP			
12/20/2022	192547	CARL ROWSEY	179.64
12/22/2022	192549	BLUE CROSS BLUE SHIELD OF MI	196,538.68
12/22/2022	192550	BLUE CROSS BLUE SHIELD OF MI	27,117.99
12/22/2022	192551	DELTA DENTAL PLAN OF MICHIGAN	13,081.93
12/22/2022	192552	NEXTCARE URGENT CARE MICHIGAN	150.00
12/22/2022	192553	STANDARD INSURANCE COMPANY	2,913.54
12/22/2022	192554	WASTE MANAGEMENT	3,357.82
12/22/2022	192555	WEX BANK	1,760.18

AP TOTALS:

Total of 8 Checks:	245,099.78
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	<u>245,099.78</u>

Check Date	Check	Vendor Name	Amount
		2022 YEAR END Check Run	
		- HAND CHECKS	
Bank AP AP			
12/29/2022	192556	A DESIGN LINE	2,127.86
12/29/2022	192557	AAATA	855.00
12/29/2022	192558	ALEXIA CLEVELAND	192.00
12/29/2022	192559	ALL SEASONS LANDSCAPING CO.	922.41
12/29/2022	192560	ALLEN JACKSON	240.00
12/29/2022	192561	ALLGRAPHICS CORPORATION	555.00
12/29/2022	192562	AMAZON CAPITAL SERVICES	4,698.11
12/29/2022	192563	AMERIGAS - YPSILANTI	222.50
12/29/2022	192564	AUTO VALUE YPSILANTI	144.66
12/29/2022	192565	BARR ENGINEERING COMPANY	35,077.00
12/29/2022	192566	BIANCO TOURS	1,312.85
12/29/2022	192567	BILL ERNAT CONSULTING	4,500.00
12/29/2022	192568	BREATHING AIR SYSTEMS	928.21
12/29/2022	192569	CARLISLE/WORTMAN ASSOCIATES	315.00
12/29/2022	192570	CDW GOVERNMENT INC	823.49
12/29/2022	192571	CHARLES HESSON	83.44
12/29/2022	192572	CINTAS CORPORATION	113.19
12/29/2022	192573	CIVICPLUS LLC	8,544.15
12/29/2022	192574	COMCAST CABLE	48.56
12/29/2022	192575	COMCAST CABLE	478.31
12/29/2022	192576	COMPLETE BATTERY SOURCE	99.35
12/29/2022	192577	COURT INNOVATIONS INC	540.00
12/29/2022	192578	CRAWFORD DOOR SALES	445.00
12/29/2022	192579	CRYSTAL FLASH, INC.	4,696.63
12/29/2022	192580	CSI EMERGENCY APPARATUS, LLC	16,440.73
12/29/2022	192581	DANCE WITH ELEGANCE	207.20
12/29/2022	192582	DANIEL KIMBALL	1,290.62
12/29/2022	192583	DES MOINES STAMP MFG. CO.	332.60
12/29/2022	192584	DETROIT LEGAL NEWS	1,032.00
12/29/2022	192585	DTE ENERGY	80,705.04
12/29/2022	192586	DTE ENERGY	10,588.52
12/29/2022	192587	EMERGENCY MEDICAL PRODUCTS	1,287.50
12/29/2022	192588	FONDRIEST ENVIRONMENTAL, INC	751.37
12/29/2022	192589	GOVERNMENTAL CONSULTANT SERVICES	3,302.70
12/29/2022	192590	GRAINGER	26.84
12/29/2022	192591	GRIFFIN PEST SOLUTIONS	215.00
12/29/2022	192592	GUARDIAN ALARM	1,111.35
12/29/2022	192593	GUARDIAN ALARM	179.82
12/29/2022	192594	GUARDIAN ALARM	1,769.04
12/29/2022	192595	HARTFORD STEAM BOILER INSPECTION	99.00
12/29/2022	192596	HEIKKINEN PRODUCTIONS	2,651.00
12/29/2022	192597	HERITAGE-CRYSTAL CLEAN, LLC	320.29
12/29/2022	192598	HOME DEPOT	1,211.77
12/29/2022	192599	HOWLETT LOCK & DOOR	768.28
12/29/2022	192600	INNOVATIVE OFFICE TECHNOLOGY GROUP	125.22
12/29/2022	192601	JEFFREY WILLIAMS	350.00
12/29/2022	192602	JIBRIL NAEEM	203.00
12/29/2022	192603	JOHN D. OSBORNE	3,310.55
12/29/2022	192604	KELLY DOE	330.17
12/29/2022	192605	LANGUAGE LINE SERVICES	599.16
12/29/2022	192606	LINDE GAS & EQUIPMENT INC	124.80
12/29/2022	192607	LOWE'S	300.47
12/29/2022	192608	MAC QUEEN EMERGENCY GROUP	1,078.00
12/29/2022	192609	MACEO	360.00
12/29/2022	192610	MAX-VIEW WINDOW WASHING, INC.	800.00
12/29/2022	192611	MESSENGER PRINTING	14,375.58
12/29/2022	192612	MICHAEL A. CROMER	345.56
12/29/2022	192613	MICHIGAN CAT	411.94
12/29/2022	192614	MICHIGAN CHAMBER SERVICES INC.	532.00
12/29/2022	192615	MICHIGAN LINEN SERVICE, INC.	1,288.69
12/29/2022	192616	MICHIGAN MUNICIPAL LEAGUE	4,088.00
12/29/2022	192617	MID-AMERICAN GROUP	28,550.00
12/29/2022	192618	NEXTCARE URGENT CARE MICHIGAN	32.00
12/29/2022	192619	OFFICE EXPRESS	72.00
12/29/2022	192620	ORCHARD, HILTZ & MCCLIMENT INC	374.00
12/29/2022	192621	ORCHARD, HILTZ & MCCLIMENT INC	1,288.75
12/29/2022	192622	ORCHARD, HILTZ & MCCLIMENT INC	204.00
12/29/2022	192623	ORCHARD, HILTZ & MCCLIMENT INC	2,298.25
12/29/2022	192624	ORCHARD, HILTZ & MCCLIMENT INC	383.75
12/29/2022	192625	ORCHARD, HILTZ & MCCLIMENT INC	93.50
12/29/2022	192626	ORCHARD, HILTZ & MCCLIMENT INC	908.25
12/29/2022	192627	ORCHARD, HILTZ & MCCLIMENT INC	270.00
12/29/2022	192628	ORCHARD, HILTZ & MCCLIMENT INC	2,925.25
12/29/2022	192629	OSCAR W. LARSON CO.	3,591.22
12/29/2022	192630	PEARLINE DAVIS	751.28
12/29/2022	192631	POST, SMYTHE, LUTZ AND ZIEL	33,850.00
12/29/2022	192632	PRIORITY ONE EMERGENCY	310.98
12/29/2022	192633	QUADIENT LEASING USA, INC	2,961.12

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DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 2/2
CHECK NUMBERS 192556 - 192664

Check Date	Check	Vendor Name	Amount
12/29/2022	192634	RANDY PETSCH	127.17
12/29/2022	192635	RHETT REYES	2,797.16
12/29/2022	192636	RICK PLISICO	100.00
12/29/2022	192637	ROBERT ACTON	1,350.00
12/29/2022	192638	ROTO-ROOTER	4,000.00
12/29/2022	192639	ROY KRONEMAN	350.00
12/29/2022	192640	SAM'S CLUB DIRECT	149.78
12/29/2022	192641	SHRADER TIRE & OIL	964.95
12/29/2022	192642	SOUTHERN COMPUTER WAREHOUSE	12,302.89
12/29/2022	192643	SPARTAN DISTRIBUTORS	82,705.91
12/29/2022	192644	SPICER GROUP	518.50
12/29/2022	192645	STANDARD PRINTING	5,526.76
12/29/2022	192646	STANTEC	982.50
12/29/2022	192647	STATE OF MICHIGAN	230.00
12/29/2022	192648	STEPHEN BROWN	1,850.00
12/29/2022	192649	THERESE FOOTE	294.00
12/29/2022	192650	UNIFIRST CORPORATION	306.12
12/29/2022	192651	UTILITIES INSTRUMENTATION SERV	740.54
12/29/2022	192652	VICTORY LANE	45.44
12/29/2022	192653	W.J. O'NEIL COMPANY	4,379.88
12/29/2022	192654	WASHTENAW COUNTY LEGAL NEWS	45.00
12/29/2022	192655	WASHTENAW COUNTY SHERIFF'S OFFICE	591.00
12/29/2022	192656	WASHTENAW COUNTY TREASURER#	102.08
12/29/2022	192657	WASHTENAW COUNTY TREASURER#	5,000.00
12/29/2022	192658	WASHTENAW COUNTY TREASURER#	16,946.00
12/29/2022	192659	WASTE MANAGEMENT	231,184.53
12/29/2022	192660	WEBUILDFUN INC	974.00
12/29/2022	192661	WEINGARTZ	31.99
12/29/2022	192662	WESTLAND FIRE EXTINGUISHER INC	710.00
12/29/2022	192663	YPSILANTI ACE HARDWARE	597.99
12/29/2022	192664	YPSILANTI COMMUNITY	3,985.14

AP TOTALS:

Total of 109 Checks:	679,630.21
Less 0 Void Checks:	0.00
Total of 109 Disbursements:	<u>679,630.21</u>

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/1
CHECK NUMBERS 192665 - 192680

Check Date	Check	Vendor Name	Amount
Bank AP AP			
01/04/2023	192665	AIS CONSTRUCTION EQUIPMENT	2,157.63
01/05/2023	192666	KCI	8,417.50
01/10/2023	192667	A DESIGN LINE	539.88
01/10/2023	192668	COMCAST CABLE	136.29
01/10/2023	192669	COMCAST CABLE	136.29
01/10/2023	192670	COMCAST CABLE	162.77
01/10/2023	192671	COMCAST CABLE	185.82
01/10/2023	192672	COMCAST CABLE	126.36
01/10/2023	192673	COMCAST CABLE	40.18
01/10/2023	192674	COMCAST CABLE	9,510.60
01/10/2023	192675	CONSTELLATION NEW ENERGY	5,717.66
01/10/2023	192676	DTE ENERGY	2,778.95
01/10/2023	192677	DTE ENERGY	88,480.31
01/10/2023	192678	KCI	696.00
01/10/2023	192679	STANDARD INSURANCE COMPANY	4,491.18
01/10/2023	192680	UNIFIRST CORPORATION	7,099.38

AP TOTALS:

Total of 16 Checks:	130,676.80
Less 0 Void Checks:	0.00
Total of 16 Disbursements:	130,676.80

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI Page: 1/1
CHECK NUMBERS 192681 - 192713

Check Date	Check	Vendor Name	Amount
Bank AP AP			
01/17/2023	192681	A DESIGN LINE	700.94
01/17/2023	192682	ACCUSHRED LLC	68.50
01/17/2023	192683	AUTO VALUE YPSILANTI	761.46
01/17/2023	192684	CDW GOVERNMENT INC	7,235.99
01/17/2023	192685	CHARTER TOWNSHIP OF SUPERIOR	43.15
01/17/2023	192686	CHERYL ANN LOPEZ	562.50
01/17/2023	192687	COMCAST BUSINESS	3,542.53
01/17/2023	192688	CUETER CHRYSLER JEEP DODGE RAM	1,733.20
01/17/2023	192689	CUMMINS SALES AND SERVICE	1,000.12
01/17/2023	192690	DANIEL KIMBALL	550.96
01/17/2023	192691	DAVID SWARTZ	360.13
01/17/2023	192692	EAGLE ADMINISTRATIVE SERVICES	491.13
01/17/2023	192693	EMERGENCY MEDICAL PRODUCTS	784.50
01/17/2023	192694	FIBER LINK	119.50
01/17/2023	192695	GRAINGER	765.00
01/17/2023	192696	GRIFFIN PEST SOLUTIONS	93.00
01/17/2023	192697	HOME DEPOT	1,490.54
01/17/2023	192698	JFR ARCHITECTS, PC	119,631.00
01/17/2023	192699	LINDE GAS & EQUIPMENT INC	299.57
01/17/2023	192700	LOOKING GOOD LAWNS	1,750.00
01/17/2023	192701	MCLAIN AND WINTERS	149,266.03
01/17/2023	192702	MICHIGAN LINEN SERVICE, INC.	1,295.75
01/17/2023	192703	MIDWEST ENVIRO SOLUTIONS	1,500.00
01/17/2023	192704	PARKWAY SERVICES, INC.	130.00
01/17/2023	192705	PEARLINE DAVIS	278.25
01/17/2023	192706	RHETT REYES	764.25
01/17/2023	192707	ROBERT ACTON	300.00
01/17/2023	192708	RUSSELL GIRBACH	780.00
01/17/2023	192709	STEPHEN BROWN	750.00
01/17/2023	192710	STERICYCLE INC	244.38
01/17/2023	192711	UNIFIRST CORPORATION	224.80
01/17/2023	192712	WASHTENAW COUNTY INFORMATION	41,527.26
01/17/2023	192713	YPSILANTI ACE HARDWARE	44.99

AP TOTALS:

Total of 33 Checks:	339,089.43
Less 0 Void Checks:	0.00
Total of 33 Disbursements:	339,089.43

01/12/2023 04:17 PM
User: mharris
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 90 - 91

Check Date	Check	Vendor Name	Description	Amount
Bank CARDS COMERICA COMMERCIAL CARD				
01/12/2023	90(E)	COMERICA BANK	FLASH FOR CAMERA FOR FIRE MARSHALL	317.99
			GCSAA MEMBERSHIP	430.00
			FEDEX INVOICE	71.63
			FEDEX INVOICE	73.66
			FEDEX INVOICE	54.74
			MICHIGAN DEPT OF LICENSING AND REGULATOR	150.00
			PASSPORT POSTAGE WEEK OF 12-12-2022	83.70
			PASSPORT POSTAGE WEEK OF 12-5-22	226.80
			PASSPORT POSTAGE WEEK OF NOV. 28, 2022	75.60
			PASSPORT POSTAGE WEEK OF NOV. 21, 2022	27.50
			GINGERBREAD HOUSE KITS - COMMUNITY CENTE	108.60
			CRAFT SUPPLIES FOR SENIOR ACTIVITY	78.99
			SMAFC HOLIDAY LUNCHEON MEETING	50.00
			CHARGE FOR HOTEL FOR ATTENDING THE MAPER	252.32
			50 & BEYOND NYE OUTING	379.73
			MICHIGAN SUPERINTENDENT ASSOCIATION	150.00
				<u>2,531.26</u>

CARDS TOTALS:

Total of 1 Checks:	2,531.26
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	<u>2,531.26</u>



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE TREASURER —

**MONTHLY TREASURER'S REPORT
STAN ELDRIDGE
DECEMBER 1, 2022 - DECEMBER 31, 2022**

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	6,930,098.68	4,763,604.74	4,530,491.13	7,163,212.29
101 - Payroll	309,804.70	862,657.20	1,026,319.66	146,142.24
101 - Willow Run Escrow	145,615.03	49.47	0.00	145,664.50
206 - Fire Department	1,941,632.99	7,814.10	474,621.05	1,474,826.04
208 - Parks Fund	22,422.51	72.92	308.28	22,187.15
213 - Roads/Bike Path/Rec/General Fund	926,787.03	3,154.15	121,552.34	808,388.84
216 - Fire Pension & OPEB Millage Fund	25,042.57	82.43	0.00	25,125.00
217 - Fire Special Millage Capital Fund	1,530,773.31	5,053.67	0.00	1,535,826.98
226 - Environmental Services	1,793,999.29	4,099.04	1,225,522.45	572,575.88
230 - Recreation	101,585.98	14,668.75	56,119.58	60,135.15
236 - 14-B District Court	270.80	155,759.09	130,969.64	25,060.25
244 - Economic Development	71,302.19	235.67	0.00	71,537.86
249 - Building Department Fund	1,732,218.00	37,614.35	71,394.99	1,698,437.36
250 - LDFA Tax	20,235.80	66.58	0.00	20,302.38
252 - Hydro Station Fund	855,554.90	25,147.81	134,751.86	745,950.85
266 - Law Enforcement Fund	8,706,016.34	34,275.61	1,585,041.41	7,155,250.54
282 - Cares Act Fund	9,323,099.38	30,777.53	0.00	9,353,876.91
287 - Nuisance Abatement Fund	67,403.63	1,073.93	923.16	67,554.40
398 - LDFA 2006 Bonds	2,181.56	7.40	0.00	2,188.96
584 - Green Oaks Golf Course	283,407.80	756.13	50,885.37	233,278.56
597 - Compost Site	820,660.38	17,169.42	46,479.61	791,350.19
661 - Motor Pool	483,140.26	1,629.19	16,389.40	468,380.05
702 - General Tax Collection	28,709.04	25,165.59	8,976.72	44,897.91
703 - Current Tax Collections	2,100,424.65	17,442,200.71	1,326,116.85	18,216,508.51
707 - Bonds & Escrow/GreenTop	1,629,357.08	15,726.51	23,790.95	1,621,292.64
708 - Fire Withholding Bonds	122,512.63	37.98	12,786.00	109,764.61
GRAND TOTAL	<u>39,974,256.53</u>	<u>23,448,899.97</u>	<u>10,843,440.45</u>	<u>52,579,716.05</u>

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

**RESOLUTION 2022-23
In Reference to Ordinance 2022-502**

Rezoning of 6400 MERRITT ROAD (K -11-32-200-055)

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, Ronald Eversole requested the rezoning of approximately 7.9 acres located at 6400 Merritt Road from R-2 One Family Residential to R-2 One Family Residential with an Agricultural Overlay; and

Whereas, at its regularly scheduled meeting held October 25, 2022, the Charter Township of Ypsilanti Planning Commission recommended that the Township Board approve a rezoning request pursuant to MCL125.3202 for a certain parcel of property comprising 7.9 acres, commonly identified as 6400 Merritt Road, Parcel ID K -11-32-200-055, from the R-2 (One Family Residential) Zoning District to the R-2 (One Family Residential) Zoning District with an Agricultural Overlay and;

Whereas, the purpose of the rezoning is to develop the property for the primary purpose of agriculture. The applicant would like to establish an orchard and vineyard, a use not allowed with the existing R-2 zoning. If approved, the rezoning would apply the agricultural overlay to this property and would permit the use of the property for orchard and vineyard uses and;

Whereas, the rezoning request is consistent with the Township's current Master Plan; and

Whereas, the Township Board of Trustees agrees that the rezoning is appropriate; and

Now Therefore, Be it resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2022-502 attached hereto, by reference, in its entirety.

CHARTER TOWNSHIP OF YPSILANTI

PROPOSED ORDINANCE 2022-502

An Ordinance Amending Ordinance No. 74, Township Zoning Ordinance, So As To Rezone 6400 Merritt Road, being Parcel ID K-11-32-200-055, From Its Current R-2 (One Family Residential) District Zoning Classification to R-2 (One Family Residential) District Zoning Classification with an Agricultural Overlay.

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 7.9 acres of land located at 6400 Merritt Road, also known as Parcel ID K-11-32-200-055, and more particularly described as follows:

See attached legal description labeled "Plot Plan R. Eversole" shall be rezoned from its current R-2 (One Family Residential) District zoning classification to R-2 (One Family Residential) District zoning classification with an Agricultural Overlay.

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its R-2 One Family Residential District zoning classification to the R-2 One Family Residential District zoning classification with an Agricultural Overlay.

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.

Non Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

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

Effective date

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

I, Heather Jarrell 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. 2022-502 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on December 6, 2022. The second reading is scheduled to be heard on January 17, 2023.



Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti



Memorandum

To: Board of Trustees

From: Fletcher Reyher, Staff Planner

Re: Request to rezone a 7.9 acre parcel from R-2 One Family Residential, to R-2 One Family Residential with an Agricultural Overlay, located at 6400 Merritt Road (K-11-32-200-055).

Date: December 6, 2022

Ronald Eversole is the owner of 6400 Merritt Road (K-11-32-200-055) zoned R-2 One Family Residential. Mr. Eversole desires to rezone the referenced parcel from R-2 One Family Residential to R-2 One Family Residential with an Agricultural Overlay. The purpose of the rezoning is to allow Mr. Eversole to use the property for agricultural purposes. Mr. Eversole would like to establish an orchard and vineyard, a use not permitted in the R-2 One Family Residential Zoning District.

Please be advised that the Planning Commission recommended the approval of the request to rezone the 7.9 acre parcel (K-11-32-200-055) from R-2 One Family Residential to R-2 One-Family Residential with an Agricultural Overlay on the regularly scheduled meeting held on October 25, 2022.

The enclosed packet includes the following components:

1. Planning Commission meeting minutes and recommendation 10/25/2022
2. Carlisle Wortman Report 09/22/2022
3. Planning Commission Staff Report 10/25/2022
4. Rezoning Application 09/14/2022

Please be further advised that the Planning Commission made the following recommendation to the Township Board:

Motion: by Mr. Tawakkul: Moved to **approve** the rezoning request of a 7.9 acre parcel from R-2, One Family Residential, to R-2, One-Family Residential with an Agricultural Overlay, located at 6400 Merritt Road (K-11-32-200-055) for the reasons set forth in the Planning Commission's Report. The Motion was seconded by Mr. Doe.

Support: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Mr. Hunter (Yes). Motion Passed.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

I respectfully request that you place this information packet and recommendation for approval on the December 6, 2022 Board of Trustees Meeting Agenda for its consideration. Please contact me with questions or concerns.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, October 25, 2022
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Gloria Peterson - Board Liaison
Larry Doe
Ryan Hunter
Muddasar Tawakkul

COMMISSIONERS ABSENT

Elizabeth El-Assadi

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, Planning and Development Coordinator

i. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Mr. Sinkule called the meeting to order at 6:30 pm.

ii. APPROVAL OF SEPTEMBER 27, 2022, REGULAR MEETING MINUTES

MOTION: Mr. Doe **MOVED** to approve the previous Board Meeting Minutes. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.

iii. APPROVAL OF AGENDA

MOTION: Mr. Tawakkul **MOVED** to approve the presented agenda. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

iv. PUBLIC HEARINGS

6400 Merritt Road K-11-32-200-055 – Request to rezone the 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay.

Mr. Iacoangeli addressed the Planning Commission and presented the application for rezoning for a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential

with agriculture overlay, located at 6400 Merritt Road. The 2040 Master Plan designates this parcel within the “agricultural preservation” district in the southern part of the township. There has been an active community voice for getting agricultural protections back into the zoning ordinance on the importance of preserving agriculture. Eversole Properties, the owner of 6400 Merritt Road, is seeking the rezoning.

The Agricultural Overlay District is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the Agricultural Overlay District. Principal uses include various agricultural uses such as farm operations, seasonal sales, public riding and boarding stables, and greenhouses. Special uses include farms with agricultural commercial and tourism, commercial kennel/pet daycare, artisan food and beverage, tasting rooms, large solar generation facility on a farm operation, and farmers markets.

The surrounding properties on the south fall under the overlaying of agriculture, properties to the east of Stoney Creek Road are all zoned R3, and properties to the west of Stoney Creek Road are zoned R1. The green hatching on the map indicates the agricultural overlay and also gives them the protections that wouldn’t otherwise be given to regular single-family zoning in that area. The future land use map and the red star indicate the location of Eversole Properties, which is in the middle of the area reserved for Agricultural Preservation. The master plan aligns with the idea of preserving parcels of agriculture in the township.

Eversole Properties is requesting a rezoning of the 7.9 acres. The owner intends to develop an orchard on that property with a mix of different fruit trees.

The following standards are to review the rezoning application, and Mr. Iacoangeli has shared his view.

- Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan for agriculture preservation; Mr. Iacoangeli stated that Eversole Properties is consistent with the standards of planting of orchards.
- Compatibility of the site’s physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district; Mr. Iacoangeli stated that Eversole Properties is compatible with surrounding other agricultural properties.
- The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, and infrastructure; Mr. Iacoangeli stated that Eversole Properties is going to be an orchard surrounded by properties that are already actively farmed or involved in some type of agro-business.
- The capacity of township utilities and services is sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the township; Mr. Iacoangeli stated that there wouldn’t be any requirement except for fire protection.

- The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district; Mr. Iacoangeli stated that agricultural uses and farms do not generate traffic.
- The apparent demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, concerning the amount of land in the township; Mr. Iacoangeli stated that the property is in the rural portion of the township requesting for agricultural overlay and protections.
- The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed; Mr. Iacoangeli stated that the property does meet the requirements.
- The requested zoning district shall be more appropriate from the township's perspective than another; Mr. Iacoangeli stated that the property is already master planned for agriculture.
- The requested rezoning will not create an isolated and unplanned spot zone; Mr. Iacoangeli stated that the property is to the south of a property that has an agricultural overlay on top of it.
- Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the township, and enhance the overall quality of life in Charter Township of Ypsilanti; Mr. Iacoangeli stated that the property is for the development of orchards.

Mr. Iacoangeli informed the Planning Commission that Carlisle Wortman Associates had reviewed all the standards that have met the criteria laid out by the zoning.

The following standards were met:

- The site is located in an area designated for "agricultural preservation." The Agriculture Preservation area is intended to preserve agricultural lands.
- The Master Plan calls for preserving the southern portion of the township's agriculture and open space core. This would further the goal of preserving farmland.
- The proposed rezoning of this parcel to Agricultural Overlay is consistent with the intent of the Master Plan.
- The rezoning of the property for the orchard and vineyard is consistent with the area's low-density single-family and agricultural nature.
- More impactful uses of the site, such as artisan food and beverage and tasting rooms, would require a future special use.
- Many of the adjacent and nearby parcels are zoned as Agriculture Overlay. Therefore, the requested rezoning will not create an isolated and unplanned spot zone.
- The proposed rezoning and future use of the property shall not compromise township utilities and services or road capacity.

Mr. Sinkule opened the floor for a public hearing at 6:43 pm.

Nelson McDaniel, a resident of 6380 Merritt Road, stated that he has the neighboring property, and there is no conflict.

Seun, a resident of 6560 currently housed on the Rock Church adjacent to the property 6400 Merritt Road, was interested in knowing about the commercial ventures.

Raul Eversole (applicant) presently resides at 7002 Wellington Lane and is also the property owner of 6400 Merritt Road. Eversole informed the Planning Commission that he plans on growing pears, apples, cherries, and plums along with concord grapes. The decision is not yet made on the selling of the produce. He is currently working with Michigan University for beginners in farming. The present plan is to have orchards on the property and livestock in the future.

Mr. Sinkule closed the floor for the public hearing at 6:49 pm.

Mr. Iacoangeli reminded the Planning Commission that if they choose to grant Mr. Eversole's request, it would be a recommendation to the Township Board, as the Township Board makes the final decision on amending the zoning map after two readings. Therefore, this would be a recommendation for the Planning Commission to recommend that the Township Board of Trustees amend the zoning ordinance to rezone the property to include the agricultural overlay.

MOTION: Mr. Tawakkul **MOVED** to approve the rezoning request of a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055) for the reasons set forth in the Planning Commission's report. The **MOTION** was **SECONDED** by Mr. Doe.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Mr. Hunter (Yes). **MOTION PASSED.**

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

- A. **2418 Washtenaw Avenue K-11-06-302-024** – Full Site Plan – Champion Cueter Chrysler Jeep Dodge Ram – Consider request to construct a 1,200-square-foot building addition to an existing vehicle dealership automobile wash on a parcel zoned RC (Regional Corridor).

Mr. Iacoangeli presented to the Planning Commission that the Office of Community Standards is in receipt of a preliminary site plan application from Mr. Stan Schafer with SS Enterprise, Inc. representing the Champion Cueter Chrysler Jeep Dodge Ram of Ypsilanti/Ann Arbor requesting preliminary site plan consideration for the construction of a 1,200-square-foot building addition to be located upon the 3.85-acre parcel known as 2418 Washtenaw Avenue, K-11-06-302-024.

The Ypsilanti Township 2040 Master Plan designates this site for Mixed Use Corridors, a designation located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto-oriented uses that draw regional and local customers.

The site is already a developed site of Cueter Chrysler and they are requesting to put an addition on an existing building. The proposed plan is to remove 12 of their inventory parking spaces to accommodate the construction of this additional building. The parking spaces to be eliminated would not impact the overall required parking for the development.

The comments made by various departments are as follows:

OHM: Some minor details need to be resolved before the final site plan. OHM recommends preliminary site plan approval.

Fire Department: The fire marshal approved the preliminary plans.

YCUA: Engineer Manager Scott Westover has no concerns due to no proposed water supply or wastewater work.

Road Commission and Water Resources Commission are not applicable because this property already has an existing curb cut that would be utilized. In addition, the front portion of the building for construction is already impervious surface.

The following are the conditions that the Planning Commission might consider:

- The applicant shall repaint the existing smooth block wall on the east elevation of the existing building.
- The applicant shall replace damaged shingles on the south elevation of the existing building.

- The applicant shall remove the non-conforming pole sign in front of the existing building and adjacent to Washtenaw Ave.
- The applicant shall repair damaged soffit vents on the south elevation of the existing building.
- The applicant shall address all outstanding comments from OHM before Final Site Plan Approval.
- The applicant shall obtain all applicable outside agency permits before construction.

The Planning Commissioner inquired if there was any plan to change the sidewalk. Mr. Iacoangeli stated that significant work was done on the sidewalk when Cueter Chrysler added some treatment during the rebranding.

Ms. Peterson inquired about the sidewalk missing near the drainage and suggested that the curb be painted.

Steve DeMars (General Manager of Champion Cueter Chrysler for the last 25 years) informed the Commission that the building was acquired years ago. Many improvements were made as part of the redesigning of the facility. The curb situation resulted from an accident two years ago, where a drunken driver drove through. The sign from the previous owner would be brought down since it is not being utilized. The additional space is going to be used to detail more vehicles. The plan is to replace the existing carwash with a more up-to-date one that can service the customers better.

A permit from MDOT would need to be acquired for the curb to be fixed.

MOTION: Mr. Doe **MOVED** to approve the preliminary site plan of Mr. Stan Schafer representing Cueter Chrysler to permit the construction of a 1,200-square-foot building addition for the use of a car prep/car wash area located at 2418 Washtenaw Avenue, K-11-06-302-024.

This motion is further made with the following conditions:

- The applicant shall repaint the existing smooth block wall on the east elevation of the existing building.
- The applicant shall replace damaged shingles on the south elevation of the existing building.
- The applicant shall remove the non-conforming pole sign located in front of the existing building and adjacent to Washtenaw Ave.
- The applicant shall repair damaged soffit vents on the south elevation of the existing building.

- The applicant shall address all outstanding comments from OHM before Final Site Plan Approval.
- The applicant shall obtain all applicable outside agency permits before construction.

The **MOTION** was **SECONDED** by Mr. Tawakkul.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Mr. Hunter (Yes). **MOTION PASSED.**

B. Adoption of regular Planning Commission meeting dates for the 2023 calendar year

MOTION: Ms. Peterson **MOVED** to adopt the regular Planning Commission meeting dates for the 2023 calendar year. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

vii. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

None to Report

viii. TOWNSHIP BOARD REPRESENTATIVE REPORT

None to Report

ix. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None to Report

x. TOWNSHIP ATTORNEY REPORT

None to Report

xi. PLANNING DEPARTMENT REPORT

None to Report

xii. OTHER BUSINESS

None to Report

xiii. **ADJOURNMENT**

MOTION: Ms. Peterson **MOVED** to adjourn at 7:07 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

Respectfully Submitted by Minutes Services



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 22, 2022

**Rezoning Application
For
Ypsilanti Charter Township, Michigan**

Applicant:	Eversole Properties
Project Name:	6400 Merritt Rezoning
Plan Date:	September 14, 2022
Location:	6400 Merritt
Zoning:	R-2, One Family Residential
Action Requested:	Rezoning from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay

PROJECT AND SITE DESCRIPTION

The owner of 6400 Merritt Road is seeking a rezoning to rezone their property from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay. The rationale for the rezoning is the property owner would like to establish an orchard and vineyard on the property, which is not allowed on the underlying R-2, One Family Residential zoned property.

Part of the site is vacant and part of the property is currently farmed.

Location of Subject Property:



Surrounding Property Details:

Surrounding uses and zoning to the entire property include:

Direction	Zoning	Use
North	R-2, One Family Residential and R-2, One Family Residential with Agriculture Overlay	Residential / Agriculture / Vacant
South	R-2, One Family Residential with Agriculture Overlay	Agriculture / Vacant
East	R-2, One Family Residential	Vacant
West	R-2, One Family Residential	Residential / Agriculture

Size of Site:

The total area of the subject site is +/-7.9 acres

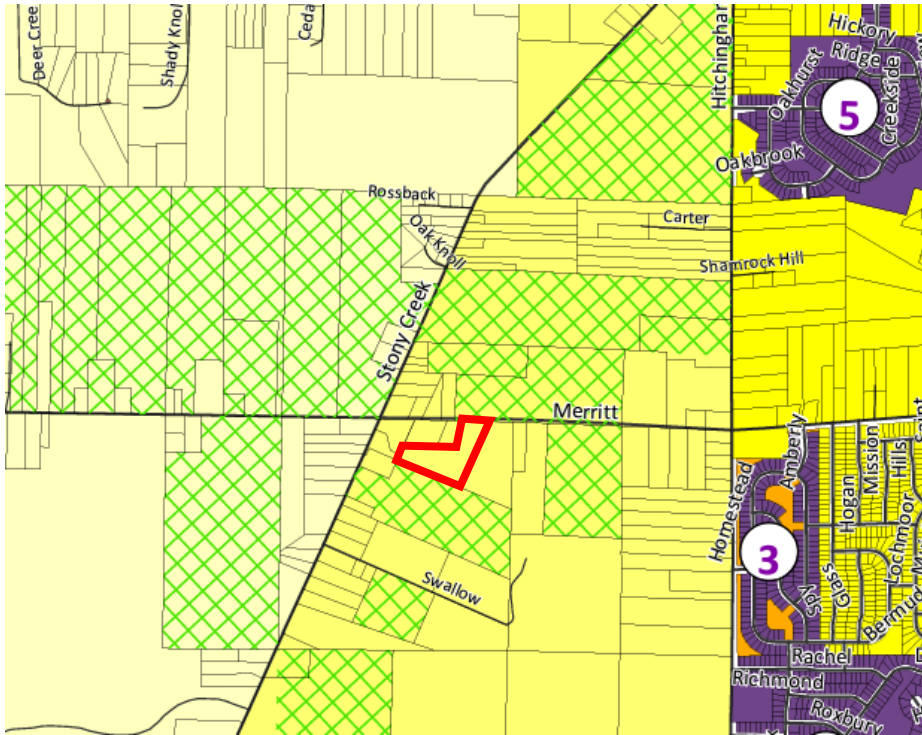
Current Use of Site:

The site is currently used as agriculture / vacant

Proposed Use of Site:

Orchard and Vineyard

ZONING



Zoning Map
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- * Conditional Zoning

The site is currently zoned R-2, One Family Residential, and surrounded by R-2, One Family Residential and R-2, One Family Residential with Agriculture Overlay.

MASTER PLAN

The site is located in the area designated for “agricultural preservation.” This area is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place. The Agriculture Preservation area is intended to preserve agricultural lands and prime agricultural soils for farming and provide stability to the farming economy. Any future development shall promote agricultural activity or be uses complementary to the agricultural character. Production farms and nurseries is a recognized appropriate land use.

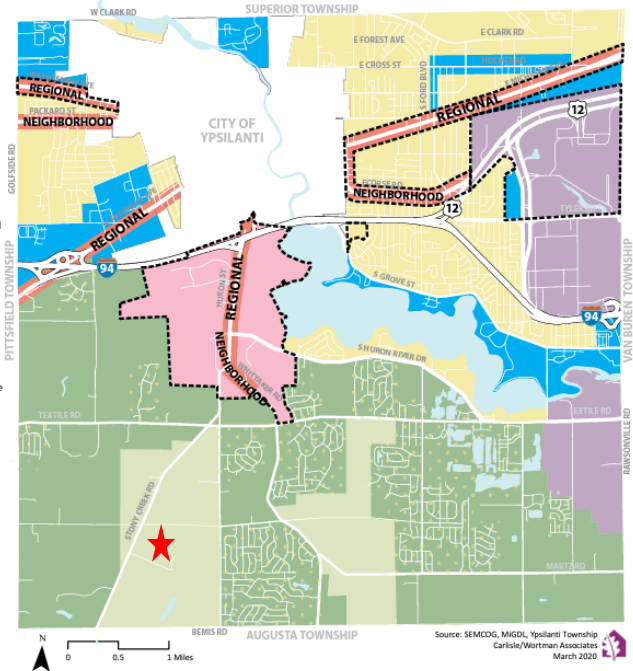
To further the goal of agricultural and open space preservation the Plan calls for preserving farmland and supporting the agricultural economy.

The proposed rezoning of this parcel to add the Agricultural Overlay is consistent with the intent of the Master Plan.



FUTURE LAND USE MAP
Ypsilanti Township, Washtenaw County

- NEIGHBORHOOD PRESERVATION:**
Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.
- INNOVATION & EMPLOYMENT DISTRICT:**
The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.
- OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:**
Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.
- AGRICULTURAL PRESERVATION:**
Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.
- NEIGHBORHOOD TRANSITION DISTRICTS:**
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.
- TOWNSHIP CORE:**
The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.
- MIXED USE CORRIDORS:**
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.
- SPECIAL AREA PLANS:**
These areas have special area plans either in this document or recently adopted by Ypsilanti Township.
- EXISTING NEIGHBORHOODS:**
The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



50 Future Land Use Plan - ADOPTED MARCH 2020

**GOAL 2:
PRESERVE THE SOUTHERN
PORTION OF THE TOWNSHIP AS
THE AGRICULTURAL AND OPEN
SPACE CORE OF THE TOWNSHIP**

Why

- Agriculture has a long valued history in the township.
- Farmland is a finite natural resource.
- Agriculture and open space are community valued assets.
- Just over 2,000 acres remain in agricultural production in Ypsilanti Township.
- Without a shift in land use policy, agriculture and open space land are in jeopardy due to past development patterns.

How

- Encourage development in areas already served with water and sewer utilities.
- Preserve farmland in the southern part of the township via partnerships and County, State and federal funding.
- Support the agricultural economy.

AGRICULTURE OVERLAY DISTRICT

An overlay district is a special kind of zoning district placed over existing base zones (such as residential or commercial) that adds additional standards in those areas. The intent is to preserve agricultural lands and prime agricultural soils for farming and provide stability for the farming economy. This overlay zoning district is intended only for existing farm operations at the time of the adoption of this Zoning Ordinance or areas designated for farmland or open space preservation by the Master Plan.

The Agricultural Overlay District is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the Agricultural Overlay District. Principle uses in the include various agricultural uses such as farm operations, seasonal sales, public riding and boarding sables, and greenhouses. Special uses include farms with agricultural commercial and tourism, commercial kennel/pet day care, artisan food and beverage, tasting rooms, large solar generation facility on a farm operation, and farmers markets.

The proposed use of the property for an orchard and vineyards is permitted. If the applicant desires to add or expand uses such as a tasting room, they will be required to obtain a Special Use permit from the Planning Commission.

STANDARDS

As set forth in Section 1804, the township shall utilize the following standards to review the application for rezoning:

- 1. Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*
- 2. Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*
- 3. The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*
- 4. The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*
- 5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.*
7. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Article IV, schedule of regulations.*
8. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*
9. *The requested rezoning will not create an isolated and unplanned spot zone.*
10. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*
11. *Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Ypsilanti.*

We find that the standards have been met:

1. The site is located in the area designated for "agricultural preservation." The Agriculture Preservation area is intended to preserve agricultural lands and prime agricultural soils for farming and provide stability to the farming economy. Any future development shall promote agricultural activity or be uses complementary to the agricultural character. Production farms and nurseries is a recognized appropriate land use.
2. The Master Plan calls for the preservation of the southern portion of the agriculture and open space core of the township. To further this goal, the Plan calls for preserving farmland, and supporting the agricultural economy.
3. The proposed rezoning of this parcel to Agriculture Overlay is consistent with the intent of the Master Plan.
4. The rezoning of the property for orchard and vineyard is consistent with the low density single-family and agriculture nature of the area.
5. More impactful uses of the site such as artisan food and beverage and tasting rooms would require a future special use.
6. Many of the adjacent and nearby parcels are zoned as Agriculture Overlay. The requested rezoning will not create an isolated and unplanned spot zone.
7. The rezoning and future use of the property as proposed shall not compromise township utilities and services nor road capacity.

RECOMMENDATIONS

We recommend rezoning the parcel from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report 6400 Merritt Road Rezoning request

October 25, 2022

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of an application to rezone a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055).

APPLICANT

Eversole Properties, LLC
7002 Wellington Lane
Ypsilanti, MI 48197

CROSS REFERENCES

Zoning Ordinance citations:

- Article 4 – Sec. 406 – R-1 to R-5 one-family residential districts
- Article 4 – Sec. 411 – Agricultural overlay district
- Article 18 – Changes and Amendments

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The subject site is a 7.9-acre vacant parcel, currently used for agricultural purposes. The site is currently zoned R-2, one-family residential. The 2040 Master Plan designates this parcel within the “agricultural preservation” district. This district is intended to preserve agricultural lands and prime agricultural soils for farming and to provide stability to the family economy. The request is to have the agricultural overlay applied to this property; the underlying zoning of R-2 will not change.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Master Plan
North	One-family residential, Vacant	R-2, R-2 AG	Agricultural Preservation
South	Vacant/Agriculture	R-2, R-2 AG	Agricultural Preservation
East	Vacant	R-2	Agricultural Preservation
West	Vacant/One-family residential	R-2	Agricultural Preservation

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement



NATURAL FEATURES

Topography: The southern end of the subject parcel is relatively flat; the eastern portion of the parcel slopes from an elevation of approximately 750 to 745 at the property boundary.

Woodlands: The site does not have any woodlands.

Wetlands: Based on the Michigan EGLE wetlands map viewer, there does appear to be a pocket of wetlands along the eastern portion of the site.

Soils: Unknown

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our usual procedures. We offer the following comments for your consideration.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Planning Department – A portion of the site is being used for agricultural purposes. The applicant would like to establish an orchard and vineyard, a use not allowed with the existing R-2 zoning. If approved, the rezoning would apply the agricultural overlay to this property and would permit the use of the property for orchard and vineyard uses. The attached review letter from Carlisle Wortman Associates provides a detailed explanation of the overlay district, uses in the district, and the standards for review.

Engineering Department (OHM) – N/A for the rezoning application. However, OHM has reviewed a soil erosion and sedimentation control permit application for a pole barn.

Fire Department – N/A

YCUA – N/A

Road Commission – N/A

Water Resources Commission – N/A

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Motion to table:

“I move to table the rezoning request of a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055) in order to further consider the comments made during this meeting.”

Motion to approve:

“I move to approve the rezoning request of a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055) for the following reasons:

Motion to deny:

“I move to deny the rezoning request of a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055) for the following reasons:”

Respectfully submitted,

Amy Steffens, AICP
Charter Township of Ypsilanti Planning Department

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

I. APPLICATION TYPE

Rezoning*

Ordinance Text Amendment

Conditional Rezoning*

Master Plan/Future Land Use Map Amendment

II. PROJECT LOCATION (if applicable)

Address: 6400 Merritt Rd, Ypsilanti, MI, 48197

Parcel ID #: K-11-32-200-055

Current Zoning: Residential Proposed Zoning (if rezoning): Agricultural

Lot Number: _____ Subdivision: _____

Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: EVERSOLE PROPERTIES llc / Ronald Eversole Phone: 313-729-0694

Applicant address: 7002 Wellington Ln City: Ypsilanti State: MI Zip: 48197

Fax: _____ Email: roneversole@gmail.com

Is applicant the property owner?

YES

NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

Applicant has attached a letter of interest and written authorization

IV. FEES

Total: \$3,000

Breakdown of fee: Non-refundable: \$1,500
Refundable: \$1,500

V. APPLICANT SIGNATURE

Ronald R. Eversole
Applicant Signature

Ronald R. Eversole
Print Name

09-14-22
Date

*For rezoning applications only:

Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Ronald R. Eversole
Applicant Signature

Ronald R. Eversole
Print Name

09-14-22
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

Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

- | | |
|---|---|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant<input checked="" type="checkbox"/> A legal description of the property, including the street address and tax code numbers of the subject property<input checked="" type="checkbox"/> A written description of how the requested rezoning satisfies the requirements identified in Section 2703<input type="checkbox"/> Fees<input checked="" type="checkbox"/> If applicant is not the property owner:<ul style="list-style-type: none"><input type="checkbox"/> Attached statement of the applicant's interest in the subject property<input type="checkbox"/> Name and address of the record owners<input type="checkbox"/> Record owners' and other interested parties' signed consent to the petition | <ul style="list-style-type: none"><input checked="" type="checkbox"/> A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:<ul style="list-style-type: none"><input type="checkbox"/> A title indicating the nature of the rezoning request, the applicant's name and the site address or general location<input checked="" type="checkbox"/> A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow<input checked="" type="checkbox"/> A boundary survey of the subject property<input checked="" type="checkbox"/> The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels<input checked="" type="checkbox"/> The location, width and names of existing streets and public or private easements adjacent to the site<input checked="" type="checkbox"/> The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements<input checked="" type="checkbox"/> The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board<input checked="" type="checkbox"/> Existing and proposed zoning classification(s) of the site and adjacent parcels. |
|---|---|

*Rezoning/ Conditional Rezoning Only (in addition to information above)

- If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 2705 for more details.
- Applicant has agreed to post signage for public notice, adhering to the following guidelines:
 - Sign will be 3' x 3'
 - Sign to be painted white
 - Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Community Development Department at 734-485-3943"
 - Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.

From: "Ron Eversole" <roneversole@icloud.com>
To: "Jason Iacoangeli" <jjacoangeli@ytown.org>
Sent: Thursday, September 15, 2022 4:32:33 PM
Subject: Re-zoning

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.

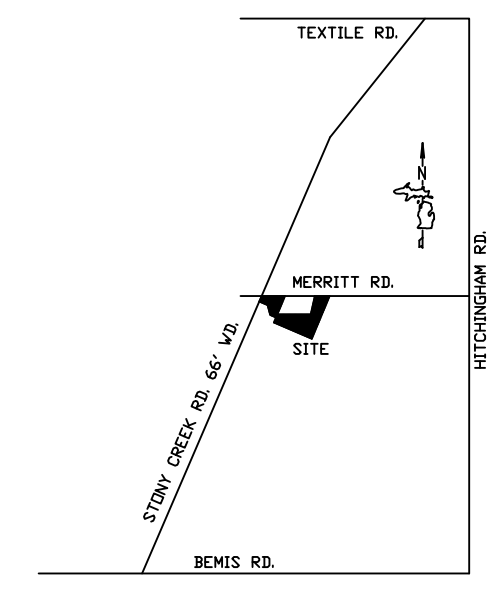
To whom it may concern,

We, Ronald and Malissa Eversole, Eversole Properties llc, intend to create an orchard and vineyard on our property located at 6400 Merritt Rd. Ypsilanti, MI 48197, and request the Township to re-zone our property as agricultural.

Sincerely,

Ron and Malissa Eversole
Eversole Properties llc
1-313-729-0694

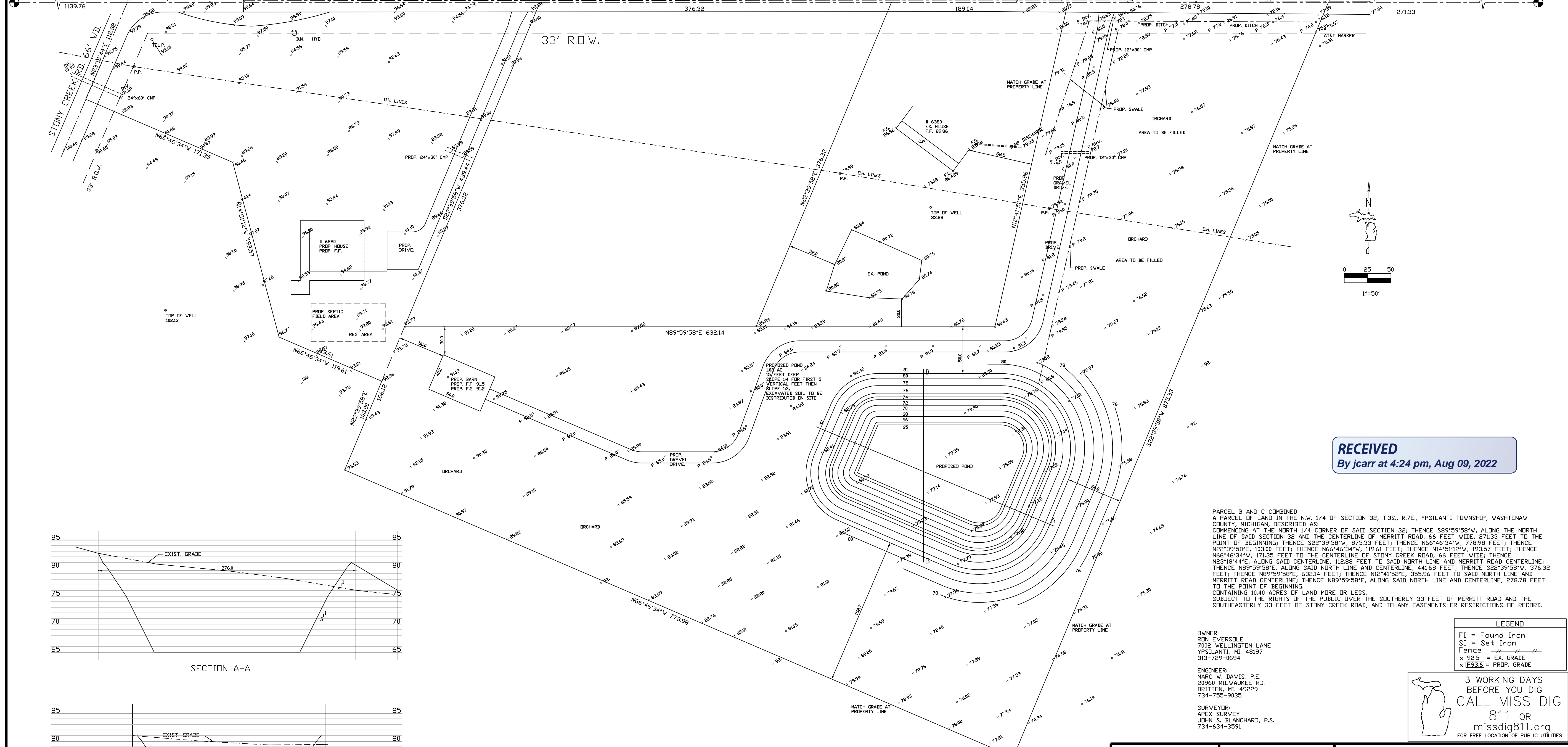
Sent from my iPhone



N.W. COR. SEC. 32
T.3S., R.7E.,
YPSILANTI TWP.

MERRITT RD. 66' W.D.

N. 1/4 COR. SEC. 32
T.3S., R.7E.,
YPSILANTI TWP.



RECEIVED
By jcar at 4:24 pm, Aug 09, 2022

PARCEL B AND C COMBINED
A PARCEL OF LAND IN THE N.W. 1/4 OF SECTION 32, T.3S., R.7E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S89°59'58"W, ALONG THE NORTH LINE OF SAID SECTION 32 AND THE CENTERLINE OF MERRITT ROAD, 66 FEET WIDE, 271.33 FEET TO THE POINT OF BEGINNING; THENCE S22°59'58"W, 875.33 FEET; THENCE N66°46'34"W, 778.98 FEET; THENCE N22°59'58"E, 103.00 FEET; THENCE N66°46'34"W, 119.61 FEET; THENCE N41°51'21"W, 193.57 FEET; THENCE N66°46'34"W, 171.35 FEET TO THE CENTERLINE OF STONY CREEK ROAD, 66 FEET WIDE; THENCE N29°18'44"E, ALONG SAID CENTERLINE, 112.88 FEET TO SAID NORTH LINE AND MERRITT ROAD CENTERLINE; THENCE N89°59'58"E, ALONG SAID NORTH LINE AND CENTERLINE, 441.68 FEET; THENCE S22°59'58"W, 376.32 FEET; THENCE N89°59'58"E, 632.14 FEET; THENCE N12°41'52"E, 355.96 FEET TO SAID NORTH LINE AND MERRITT ROAD CENTERLINE; THENCE N89°59'58"E, ALONG SAID NORTH LINE AND CENTERLINE, 278.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.40 ACRES OF LAND MORE OR LESS.
SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33 FEET OF MERRITT ROAD AND THE SOUTHEASTERLY 33 FEET OF STONY CREEK ROAD, AND TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

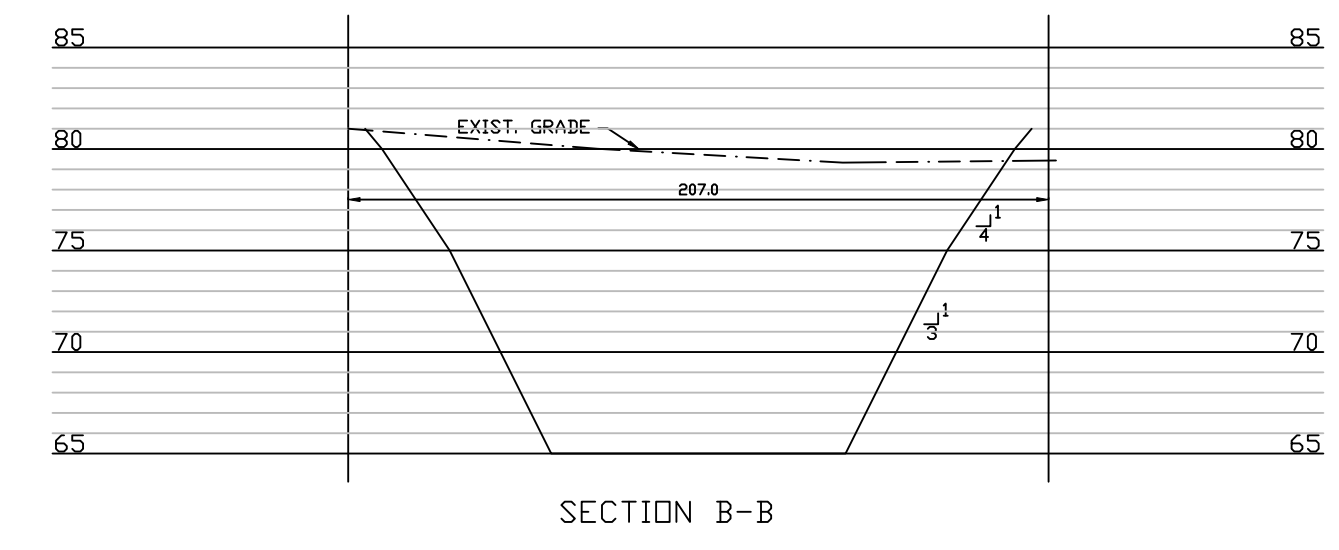
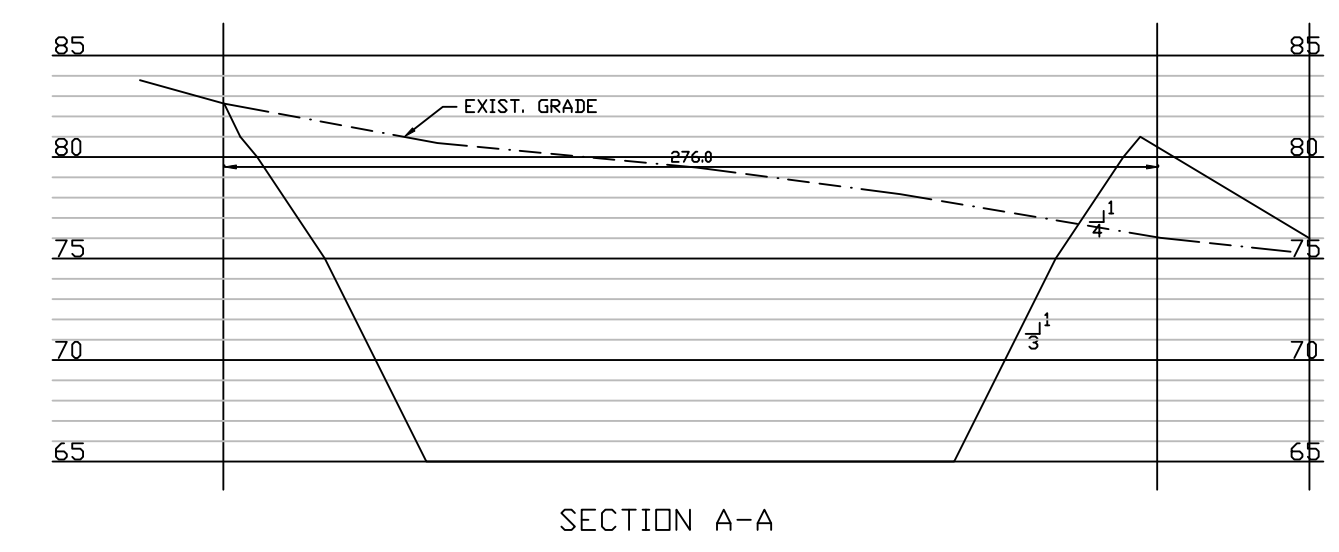
OWNER:
RON EVERSOLE
7002 WELLINGTON LANE
YPSILANTI, MI 48197
313-729-0694

ENGINEER:
MARC W. DAVIS, P.E.
20960 MILWAUKEE RD.
BRITTON, MI 49229
734-753-9035

SURVEYOR:
APEX SURVEY
JOHN S. BLANCHARD, P.S.
734-634-3591

LEGEND	
FI	= Found Iron
SI	= Set Iron
---	= Fence
x 92.5	= EX. GRADE
x 92.5	= PROP. GRADE

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
811 or
missdig11.org
FOR FREE LOCATION OF PUBLIC UTILITIES



NOTE: SITE IS SERVED BY MUNICIPAL WATER AND ON-SITE WASTE DISPOSAL. OWNER INTENDS TO USE ON-SITE WATER.

B.M. ARROW ON HYDRANT ALONG NORTHERLY PROPERTY LINE. ELEV. 100.00 (ASSUMED)

REVISIONS		
ITEM	DATE	BY

PLOT PLAN
R. EVERSOLE
N.W. 1/4 SECTION 32
YPSILANTI TWP.

SCALE
HOR 1" = 50'
VER 1" = 10'

FIELD BOOK NO.
JOB NO.
21-131
SHEET NO.
2 of 2

APEX SURVEY
20960 MILWAUKEE RD.
BRITTON, MICHIGAN 49229
LAND SURVEYOR # 27445
(734) 634-3591
email: mwdavispe07@yahoo.com

NEW BUSINESS



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: January 11, 2023

RE: Recommendation of Ryan Hunter to fill the vacancy for Township Trustee created by the resignation of Jimmie Wilson Jr with term ending November 20, 2024

First and foremost, I want to thank all the applicants who expressed interest in serving on the Township Board. The Clerk's Office received 17 letters of interest from residents seeking appointment to fill the vacancy created by Trustee Jimmie Wilson, whose resignation became effective December 20, 2022. After his resignation was accepted on December 20th the vacancy was posted the next day on our website with a deadline of January 6th at 4:30 p.m.

Each one of the residents that submitted for appointment have unique working experiences, education and commitment to the community and we are thankful for their interest in serving and would encourage them to stay involved with Ypsilanti Township and our community.

My recommendation for the appointment of Ryan Hunter as Township Trustee is based in part on his work history as a Field Staff representative to Congresswomen Dingell. He has firsthand experience and knowledge of constituent service and currently works for the Jewish Family Services connecting people in need with services. Ryan was appointed by the Ypsilanti Township Board of Trustees to serve as our representative on the AAATA board. As our Township Representative, Ryan has been a strong advocate to insure our township residents receive their fair share of transportation services as well as upgrading existing bus stops and shelters as well as the construction of new shelters for our residents who rely extensively on bus transportation.

Attached is Ryan Hunter's letter seeking appointment and resume. Thank you for your consideration of this appointment.

Ryan C. Hunter
222 South Hewitt Road Apartment 302
Ypsilanti, MI 48197
Telephone: 734-218-6231 / Email: rhunte12@gmail.com

December 6, 2022

Charter Township of Ypsilanti
7200 South Huron River Dr.
Ypsilanti Township, MI 48197

Dear Board of Trustees,

I am writing to express my interest in seeking your appointment to the Ypsilanti Township Board of Trustees. I am seeking this appointment because I love our community, and as a young man of color I believe I can offer a unique perspective that is seldom represented in municipal government. Also, I firmly believe there growing number of Ypsilanti Township residents that desire fresh perspectives, and outside thinking. I believe my various experiences working as a staff member for Congresswoman Debbie Dingell, or serving our as our representative on the Ann Arbor Area Transportation Authority (AAATA) make me uniquely qualified to connect with long-term residents that possess nuanced understanding of polices, and connect with those just beginning to engage with local community issues.

As a member of Congresswoman Dingell's district staff, my job was to stay up-to-date with the latest happenings in our community so I could effectively advocate where she could be of the greatest service. I learned what concerns the Township had, and Board members knew they could contact me any time and I would ensure their concerns became priorities for Congresswoman Dingell. Additionally, I managed all Social Security related casework and became familiar with our local senior community; whether making house visits Towne Center about malfunctioning elevators, or holding casework open houses at the Ypsilanti Senior Center, I became acutely aware of their various needs among our seniors and worked within our federal resources to find them the solutions they needed.

Additionally, for the last three years I have served as the Ypsilanti Township representative on the AAATA Board of Directors. In early 2022, an emerging issue concerning a millage proposal threatened to increase rates for residents that live within the ownership service area. I used my seat at the table to not only discourage this proposal, but bring leaders from the Ypsilanti Township and the AAATA together in hopes of a compromise or delay of the millage altogether. Despite my efforts, the sheer number of Ann Arbor representatives were able to outnumber my single vote. Still, I believe I demonstrated the ability to always put the needs of our residents first and fight until the very end to protect our community. Since then, I have advocated for the AAATA to demonstrate tangible changes for our community, and have been working to upgrade our existing bus stops with new shelters, as well as bringing some of our board meetings to a location within the Township so we can increase our voices and engagement.

As someone who moved to the Ypsilanti community over ten years ago, I have not only found a safe place to live and grow, but I have also found a community that I call home. I believe in Ypsilanti Township, and I believe we offer the widest range of services that adds tremendous value for people who live here. We have true diversity, true culture, and a unique identity all our own and I am prepared to use my strength to ensure we protect and increase our offerings for years to come. If I am selected to serve I will use my experiences and resources to strengthen our community, and work to faithfully represent and honor our residents. Thank you the opportunity to apply, and for your consideration.

Sincerely,
Ryan Hunter

Ryan C. Hunter

222 South Hewitt Road

Apartment 302

Ypsilanti, MI 48197

Telephone: 734-218-6231 / Email: Rhunte12@gmail.com

PROFESSIONAL EXPERIENCE

Jewish Family Services of Washtenaw County

Manager, Micro-Enterprise Development

March 2022-Current

Manages Micro-Enterprise Development (MED) program to deliver multi-level technical assistance for clients developing their own business. Creates community-based outreach strategy to identify and enroll qualified candidates throughout southeastern Michigan. Manages staff to implement financial literacy learning programs to clients as required by HIAS. Represents organization at A2Y Chamber of Commerce events to maintain or create new relationships with established businesses to aid or mentor up and coming entrepreneurs with the MED program. Manages JFSMade, an organization within JFS designed to permit market-access for MED clients to sell their goods at local markets. Reports all activities to JFS board of directors, and supplies updates to HIAS to track annual progress with enrollment goals.

The University of Michigan Ann Arbor, MI

Development Assistant, Michigan Medicine

November 2019-March 2020

Provided administrative support and management for the Development Office at Michigan Medicine. Oversight responsibilities for scheduling, logistical planning and materials development for donor relations events; maintaining database of alumni and donor information/profiles, annual and historical giving information; tracking and publishing periodic reports of institutional development activities in relation to departmental and/or institutional goals. Also, used Business Objects and other software programs to reconcile expenditures of the annual giving team; maintain current/accurate donor information; and track development goals.

United States House of Representatives Dearborn, MI

Field Representative, Congresswoman Debbie Dingell

February 2016-June 2019

Provided high-level, responsive staff support for Congresswoman Dingell throughout the year - during active district work-periods as well as through congressional recess. Critical responsibilities included ensuring that Congresswoman Dingell was well-informed and prepared to address any ongoing issues, community projects or that critical information on arising issues or topics was collected on her behalf in the interest of congressional constituents. To this end, maintained a comprehensive public relations dataset and profile; provided regular summary reports of issues to be addressed; and recommended community or State events for Congresswoman Dingell to host or attend. Additional administrative responsibilities included, but were not limited to, the following:

- Represented Congresswoman Dingell's policy positions to public officials and constituents;
- Managed relationships with elected officials and organizations;
- Conducted outreach with minority and faith-based communities;
- Attended municipal government and committee meetings;
- Provided constituent service casework in Social Security, Medicare, and Affordable Care;
- Prepared grant support correspondence for local institutions applying for federal funding opportunities;
- Managed daily staff operations at the Ypsilanti office location; and
- Recruited, hired and trained interns for the legislative education programs.

Aerotek Recruiting Agency Ann Arbor, Michigan
Recruiter

July 2015-February 2016

Developed recruiting strategies to identify qualified candidates with energy industry experience; evaluated candidates' strengths compared to client organization requirements; conducted interviews with job candidates; performed background checks; coached candidates on soft-skills in preparation for on-site interviews; negotiated wage rates and other terms of employment with candidates; managed and supervised current contractors, contract-to-hire, and direct placement employees; and performed on-site evaluations with contractors and client organizations.

Ann Arbor Independent Newspaper Ann Arbor, Michigan
Reporter

October 2014-September 2015

Researched potential news story topics; wrote news and feature articles for publication; developed stories that were accurate, timely, and interesting; conducted person-to-person, in-depth interviews; synthesized seemingly disconnected information into cohesive reports or logs; and met weekly reporting deadlines

Briarwood Mall Ann Arbor, Michigan
Guest Service Representative

March 2013-February 2015

Represented company to mall patrons and corporate partners; triaged phone calls regarding corporate-client accounts; assisted potential corporate clients to define business needs and develop sales opportunity; managed and reported daily expenses and reconciliation ledger; assisted with operation of mall-sponsored marketing events; maintained active communication with security staff; and acted as dispatcher for the security-team as needed.

MEMBERSHIPS

- Ypsilanti Township Planning Commission - Board Member
Term effective September 2022.
- Washtenaw County Sheriff's Department - 21st Century Policing Commission
Two-year term effective October 2020.
- Ann Arbor Area Transit Authority - Board of Directors
Five-year term effective April 2019.
- Washtenaw County Board of Commissioners - Washtenaw County Community Action Board
Three-year term effective November 2017- November 2020.

SKILLS HIGHLIGHT

- Well-developed knowledge of legislative and political processes
 - Effective oral and written communication skills
 - People oriented; able to develop and foster collaborative relationships
 - Knowledge of media relations and communication dynamics
 - Able to meet deadlines
 - Prioritize work and identify needs for timely project completion
 - Able to produce commercial use photography
 - Productive knowledge and use of software products: Microsoft Office products, Donor Relations and Alumni Tool (DART), Business Objects, Concur
-

EDUCATION

Eastern Michigan University Ypsilanti, Michigan
Bachelor of Science in Political Science

June 2016

Washtenaw Community College Ann Arbor, Michigan
Associates Liberal Arts-Transfer

June 2012

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— HYDRO DAM OPERATIONS —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Michael Saranen, Operation Manager

Date: January 5, 2023

Subject: **Request to Approve UIS, of Dexter Michigan, as a Single Source to Provide Services as Listed in Quote #222187R2 to Phase 2 Sluice Gates Upgrades at the Hydro Station in the Amount of \$ 26,995.00 to be charged to 252.252.000.930.001.**

In 2022, the Board approved UIS to upgrade the Hydro Station's gate controls. The UIS platform integrated an operator interface and computer controls to regulate gate operation based on the lake level.

The Hydro Operations would like expand the current gate control SCADA platform to include security enhancements, electrical updates and automatic turbine valves to increase efficiency.

I recommend these upgrades to the current SCADA platform that includes electrical and security improvements. UIS of Dexter, MI is the only developer that can service the current SCADA platform.

I am asking the Board to approve UIS of Dexter, MI, as a single source in the amount of \$ 26,995.00 and is budgeted in 252.535.971.001.

If you have any questions please contact me.



Sluice Gate Upgrades Phase 2

Summary: Electrical upgrades to hydraulic pump controls and turbine bypass valves upgrades

Purpose: improve security, and reliability to Hydro Station Operation

Regulatory Required: Yes, FERC- general requirement to maintain equipment/structure

Project Cost Estimate: \$ 26,995

Grant Application Date: NA

Funding Source: Hydro Fund 252

Staff Contact: Michael Saranen

Project milestones

DATE: 1/11/23, initial

Bid Specs: Not required, no structural modifications- upgrade aging equipment

Request to Board to go out to Bid: Request to waive

Approval from Board to proceed to bidding:

Bidder Selection: Single Source

Contractor check list complete: Yes 1/11/23

Sent to Attorney to review: 1/11/23 via: Email

Attorney Approval: <DATE>

Recommendation to Board to Approve Proposal: 1/11/23

Received Board Approval Letter: <DATE>

POs Issued: <DATE> <PO#>

Work Start Date: TBD

Work Competition Date: 30 days for start of work

Exhibit A - Contract Provision Checklist

Prevailing wage provision (Ordinance No. 59) (If Applicable)	NA
Living Wage Ordinance (If Applicable)	NA
Bonds: (If construction project is over \$50,000.00)	
Performance-Labor-Materials Bond-(If Required) Guarantees Company will do the job correctly. Amount equal to the amount of the contract. Sometimes called a Labor & Materials bond.	NA
Maintenance-Guarantee Bond (If Required) Amount equal to the amount of the contract.	NA
Payment Bond (If Required) Guarantees contractor will pay subcontractors and suppliers. Amount equal to the amount of the contract.	NA
Bid Bond (If Required) Guarantees price of project. Usually 5% of their bid. Sometimes called a "Surety Bond"	NA
Insurance Certificates:	
Workers Compensation (\$1,000,000.00 Limit each accident)	YES
General Liability (Combined single limit of \$1,000,000.00 each occurrence for bodily injury & property damage) Must include 60 day written notice for: Change of coverage, Cancellation, or Non-Renewal of coverage. Must name: "The Charter Township of Ypsilanti and its past, present, and future elected Officials shall be named as "Additional Named Insured" on the General Liability Policy with respect to the services provided under this contact" – Occurrence basis.	YES
Owner's Protective Policy (Combined single limit of \$1,000,000.00 each occurrence for bodily injury & property damage)	
Automobile Liability Covers owned, hired, and non-owned vehicles with Personal Protection Insurance and Property Protection. Includes residual liability insurance with a combined single limit of \$1,000,000.00 each accident for bodily injury and property damage.	YES
Builder's Risk	
Umbrella Policy / Excess Coverage	EXCESS, Yes



Date	November 16, 2022	Customer	Ypsilanti Charter Township	To	Michael Saranen
Description	Sluice Gate Control Upgrades Phase II				
Quote #	222187				
Estimator	Ken Wesley	Email	ken.wesley@teamuis.com		

Scope of Work	Cost
---------------	------

Keyed Sluice Gate Controls

Furnish and install one (1) 3 position keyed switch to operate the Sluice Gates in one of the three locked positions; Local, Off, Remote.

Provide startup services.

Hydraulic Pump Controls

Remove the existing pumps control from the wall.

Furnish and install two (2) new enclosures with disconnects, motor starters, HOA, pilot lights, and overload reset buttons.

Furnish and install necessary conduit and wire to interface the new controls with the two (2) pump motors.

Furnish and install one (1) 2-position switch to select the pump in operation.

Provide startup services.

Vacuum Valve Control

Furnish and install necessary EMT conduit and wire to interface the two (1) valves (furnished and installed by others) with the existing Sluice Gate PLC.

Provide necessary PLC and HMI programming to controls the valves.

Provide startup services.

Total: \$26,995.00

UIS SCADA Approved by

Date November 16, 2022

Please make Purchase Orders/Subcontracts out to: **UIS SCADA, Inc.** and reference Quote #222187

Client Acceptance when the Client will not be providing a PO or Contract to UIS SCADA, Inc.

Client authorizes Utilities Instrumentation Service, Inc. to proceed with the work and agrees to comply with the attached Terms and Conditions.

Client Acceptance

Signature

Name Title Date

Exclusions and Clarifications

Team UIS
2290 Bishop Circle East
Dexter, MI 48130
(734) 424-1200

Utilities Instrumentation Service
UIS SCADA
UIS Renewable Power
Utilities Instrumentation Service-Ohio

Charter Township of Ypsilanti

RESOLUTION NO. 2023-01

OWNERS DAM SAFETY PROGRAM (ODSP)

WHEREAS, the Charter Township of Ypsilanti, in Washtenaw County Michigan, currently holding a license with the Federal Energy Regulatory Commission (FERC) to operate the Ford Lake Hydroelectric Project (Project) #5334, and

WHEREAS, the FERC requires the Charter Township of Ypsilanti to develop, implement, fund and continue to support the ODSP, per the FERC guideline, for the Project until such time that the Charter Township of Ypsilanti releases ownership or the Project is no longer under the jurisdiction of the FERC, and

WHEREAS, the ODSP document clearly defines the responsibility for the Charter Township of Ypsilanti and its employees, and consultants, and

WHEREAS, the purpose of this Resolution is not new to the Charter Township of Ypsilanti, but rather a re-dedication to dam safety and the responsibilities that come with owning the Project, and

WHEREAS, by the action of this document, the Charter Township of Ypsilanti is showing the commitment to the FERC to operate a safe Project, prioritizing safety over any other goals, and

NOW THEREFORE, be it resolved that the Charter Township of Ypsilanti Board of Trustees acknowledges the Owners Dam Safety Program to maintain compliance with the FERC and define the role of Charter Township of Ypsilanti related to the Project.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— HYDRO DAM OPERATIONS —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Michael Saranen, Operation Manager

Date: December 21, 2022

Subject: **Resolution for supporting Owner's Dam Safety Program**

The Owners Dam Safety Program (ODSP) was adopted to meet the FERC requirements to improve/outline dam safety at hydroelectric facilities.

As an owner and operator of the hydroelectric dam (Hydro Station) the Owner's Dam Safety Program is a document that outlines responsibilities involved to maintain a safe project.

Part of the ODSP, annually reaffirmed the dedication to the ODSP by Board Resolution for the current year.

Please place on the next available Board agenda under New Business, the 2023 ODSP Resolution

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— RECREATION DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Recreation Director

CC: Javonna Neel, Accounting Director
Doug Winters, Township Attorney

Date: January 11, 2023

RE: **Request Authorization to approve the Michigan Natural Resources Trust Fund Agreement Amendment #2**

The Recreation Department is requesting authorization to approve the mDNR Trust Fund Agreement Amendment for the Loonfeather Point Park project. This agreement will extend the termination date of the agreement from February 28, 2023 to August 28, 2023. This will allow more time to complete the project.

The Board of Trustees previously approved an amendment at the August 16, 2022 meeting for this project. The project is still needing the completion of the ADA handrail. Stantec is still formally approving final shop drawings. Field staking for the rail is completed and holes for the posts were dug this week. This project agreement amendment will get us through to the end of the project.

John Hines
Recreation Director
Jhines@ypsitownship.org
734-544-3817



MICHIGAN DEPARTMENT OF NATURAL RESOURCES-GRANTS MANAGEMENT

MICHIGAN NATURAL RESOURCES TRUST FUND AGREEMENT AMENDMENT

Organization: Ypsilanti Charter Township

Project Title: Loonfeather Point Park Development

Project Location: Washtenaw

Project Number: TF19-0135

Amendment Number: 3

This is an amendment to the Agreement entered into between the Michigan Department of Natural Resources (“DEPARTMENT”) and the Ypsilanti Charter Township in the county of Washtenaw County for the Michigan Natural Resources Trust Fund grant number TF19-0135.

The purpose of this amendment is to:

- extend the end date of the project period from 02/28/2023 to 08/28/2023 to allow for more time to complete the project.
- A. The DEPARTMENT and the GRANTEE mutually agree to amend the Agreement as follows:
- The time period allowed for project completion is 08/03/2020 through 08/28/2023, hereinafter referred to as the “project period.” Requests by the GRANTEE to extend the project period shall be made in writing before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT. The project period may be extended only by an amendment to this Agreement.
 - Submit a complete request for final reimbursement within 90 days of project completion and no later than 11/30/2023. If the GRANTEE fails to submit a complete final request for reimbursement by 11/30/2023, the DEPARTMENT may audit the project costs and expenses and make final payment based on documentation on file as of that date or may terminate this Agreement and require full repayment of grant funds by the GRANTEE.
- B. All other provisions of the Agreement shall be continued in full force and effect.
- C. The amendment may be executed separately by the parties and is not effective until both the GRANTEE and the DEPARTMENT have signed it.



D. This amendment modifies an Agreement which was approved by resolution of the GRANTEE'S governing body as evidenced by the resolution attached to the Agreement. It is the sole responsibility of the GRANTEE to determine if its laws, policies, or procedures require approval by its governing body before execution of this amendment by the GRANTEE. By signature of this amendment, the GRANTEE certifies that:

1. Approval of the amendment by its governing body is not required, or
2. The amendment has been approved by resolution (true copy attached) of the

_____	,	_____	meeting of the	_____
(date)		(special or regular)		(name of approving body)

GRANTEE	
SIGNED	WITNESSED
By: _____	By: _____
Title: _____	By: _____
Date: _____	

MICHIGAN DEPARTMENT OF NATURAL RESOURCES	
SIGNED	WITNESSED
By: _____	By: _____
EFFECTIVE DATE: _____	By: _____

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
—ASSESSMENT DEPARTMENT—

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

TO: Ypsilanti Township Board of Trustees

FROM: Linda Gosselin Brian McCleery
Assessor Deputy Assessor

DATE: January 4, 2023

RE: Adoption of Board of Review Schedule and Appointment of the March
Board of Review Members

Attached please find a recommended schedule of dates and compensation of the 2023 meetings, which complies with the requirements of the State of Michigan statute, MCL 211.30

The Ypsilanti Township Board has previously determined the daily rate of compensation paid to the members of the Board to be \$125. Please approve these rates as this year's maximum daily rates.

For the 2023 meetings, I recommend the Board:

- 1.) Designate the place as the First Floor Conference room,
Tilden R. Stumbo Civic Center
7200 S. Huron River Dr.
Ypsilanti, MI 48197
- 2.) Approve the attached schedule of dates and times.
- 3.) Approve the daily rate of compensation as follow: \$125 per member

Respectfully Submitted,

A handwritten signature in black ink that reads "Linda Gosselin".

Linda Gosselin, Assessor

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
—ASSESSMENT DEPARTMENT—

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

TO: Ypsilanti Township Board of Trustees

FROM: Linda Gosselin Brian McCleery
Assessor Deputy Assessor

DATE: January 4, 2023

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- 1.) Designate the place as the First Floor Conference room,
Tilden R. Stumbo Civic Center
7200 S. Huron River Dr.
Ypsilanti, MI 48197
- 2.) Approve the attached schedule of dates and times.
- 3.) Approve the daily rate of compensation as follow: \$125 per member
- 4.) Re-appoint Brenda Craven, Marsha Lathion and Morley Stevenson to the Board of Review

Respectfully Submitted,


Linda Gosselin, Assessor

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
—ASSESSMENT DEPARTMENT—

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

Below is the tentative schedule set by Linda Gosselin for the March 2023 Board of Review Hearings.

ORGANIZATIONAL MEETING –All Board Members Must Attend

No Public Appeals – Roll Presented to Board for Review

Tuesday March 7 9:00 AM – 10:00 AM

PUBLIC HEARINGS

Monday March 13 9:00 AM - 4:00 PM

Tuesday March 14 9:00 AM - 4:00 PM

Wednesday March 15 5:00 PM - 9:00 PM

Assessment Notices Mailed

Assessment notices will be compiled and mailed in mid-January.

AUTHORIZATIONS AND BIDS

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— RECREATION DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Recreation Director

CC: Doug Winters, Township Attorney

Date: January 11, 2023

RE: **Request authorization to approve the contract and award the Parks & Recreation Five Year Master Plan project to Beckett & Raeder Inc. for \$33,000 budgeted in line #213-753-801.000**

The Recreation Department is requesting authorization to award the Parks & Recreation Five Year Master Plan project to Beckett & Raeder Inc. for \$33,000 budgeted in line #213-753-801.000.

Ypsilanti Township's current five year Parks & Recreation master plan expires at the end of 2023. A master plan is required by MDNR in order to be eligible for future grant funds such as Trust Fund, Land Water Conservation Fund and Recreation Passport grant funds.

Sealed bids were accepted by the Clerk's office and read aloud at 2:00 p.m. on Thursday, December 1. Five (5) bids were received.

A panel that included Township Clerk Jarrell Roe, Park Commission Chair Hodge, Residential Services Director Hoffmeister and myself interviewed all five bidding companies. Two finalists were sent additional questions as a follow up and the committee was unanimous in their recommendation of Beckett & Raeder Inc. for this project.

CHARTER TOWNSHIP OF YPSILANTI
Parks and Recreation Master Plan
Bid Opening: Thursday, December 1, 2022 at 2:00pm

COMPANY NAME	BID AMOUNT	INSURANCE	BOND – IF APPLICABLE
Beckett + Raeder	\$ 33,000.00		
Carlisle Wortman	\$ 19,880.00		
Landscape Architects + Planners	\$ 23,500.00		
Ottm	\$ 72,500.00		
Spicer	\$ 26,500.00		

Ypsilanti Township Parks and Recreation Master Plan Update

December 01, 2022



Blackman Park, Downtown Jackson, Jackson, MI



innovative

OUR CORE VALUES

The Beckett & Raeder, Inc. team firmly believes and employs the following set of core values, which actively drive each professional throughout the duration of any project and contract. As a team, we strive to be:

- Responsive
- Exceeding Expectations
- Creative
- Passionate
- Dedicated

It is fundamental that each client receives services and expertise from Beckett & Raeder, Inc. that strictly adheres to the core values.

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November 30, 2022
Charter Township of Ypsilanti
Heather Jarrell Roe, Township Clerk
Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, Mi 48197

Dear Ms. Roe

I am pleased to submit for your consideration a proposal for professional planning services to prepare a Parks and Recreation 5-Year Master Plan for the Charter Township of Ypsilanti. We feel our team at Beckett & Raeder, Inc. (BRI) is expertly equipped with the planning skills, resources, and experience needed to successfully serve the Township. Our dedication to great places, which are driven by great plans, began more than 50 years ago.

Our intent is to assist the Township with the preparation of the Parks and Recreation 5-Year Master Plan that will help set the course for the Township's next five years and offer a fresh direction for management of its recreation resources. The Parks and Recreation 5-Year Master Plan will be developed in accordance with the Michigan Department of Natural Resources standards and requirements, and we will provide you with a deliverable document that is informative, attractive, engaging, and easy to use.

Our team looks forward to putting our skills to work for you. Our specialized services set us apart from other firms. Our staff has specialized certifications from the National Park and Recreation Association, National Charrette Institute, and the American Institute of Certified Planners.

Our team is well equipped to implement a successful strategy to accommodate the Township. Our planners and landscape architects have distinct knowledge of the requirements and standards to help guide the direction of the plan. To this end, we are happy to schedule with the Township team a video/zoom call every two weeks to discuss project status and next steps.

The work plan is based on our approach to complete your Parks and Recreation Plan. We feel that it has been optimized to address each item identified in your Request for Proposals as well as best planning practices; however, our first priority is always to customize a plan that serves the Township's needs, and we are open to revising the work plan if there are areas and issues that you would prefer to emphasize or change. We thank you for the opportunity to submit our proposal. Please do not hesitate to contact me with questions, or if I may provide you with additional information.

Sincerely,



John R. Iacoangeli, FAICP, LEED AP, CNU-A
Partner



imagine

Firm Background



Seminole and Henry Corridor Redevelopment | Norton Shores, Michigan

Beckett & Raeder, Inc. is a Michigan Corporation headquartered in Ann Arbor with additional offices in Petoskey, Traverse City, and Grand Rapids, Michigan. The firm includes landscape architects, planners, civil engineers, LEED accredited professionals, and support staff maintaining registrations in the States of Michigan, Ohio, Indiana, and Illinois and certification at the national level.

HISTORY

Beckett & Raeder, Inc. was established as a Michigan corporation in 1966 with its corporate office in Ann Arbor, Michigan. BRI is also licensed to operate in the State of Ohio. BRI currently has 28 employees.

SERVICES

Major areas of practice and scope of services include sustainable design, land use programming and analysis, master planning, campus planning, placemaking, site planning and civil engineering, site development, municipal engineering, storm water management, downtown revitalization and redevelopment, community planning and urban design, economic development, public/private development services, and environmental services.

PARTNERS, PRINCIPALS, AND/OR OFFICERS

Deborah Cooper, President & Partner
John Iacoangeli, Executive V.P., Treasurer & Partner

Christy Summers, Secretary & Partner
Brian Barrick, Partner
Kristofer Enlow, Partner
Christopher DeGood, Partner
John Beckett, Partner Emeritus
Tim Knutsen, Principal

PHILOSOPHY

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's six Partners. work plan requires.

LOCATIONS

Ann Arbor
535 W. William,
Suite 101
Ann Arbor, MI 48103
Tel: 734.663.2622

Traverse City
148 E. Front St.
Suite 207
Traverse City, MI 49684
Tel: 231.933.8400

Petoskey
113 Howard Street
Petoskey, MI 49770
Tel: 231.347.2523
Fax: 231.347.2524

Grand Rapids
5211 Cascade Rd SE
Suite 300
Grand Rapids, MI 49546
Tel: 616.585.1295

www.bria2.com

CONTACT:
John Iacoangeli, PCP, FAICP, LEED AP, CNU-A
Partner
734.239.6602 | jri@bria2.com

Professional Affiliations & Organizations



Beckett & Raeder, Inc. is staffed by registered professional engineers, landscape architects, community planners, and environmental and ecological professionals and has specialized training and maintains professional affiliation with the following:

ACCREDITATIONS

U. S. Green Building Council LEED Accredited Professionals
Form Based Code Institute (FBCI)
Congress for the New Urbanism Accreditation (CNU-A)

CERTIFICATIONS

Michigan Economic Development Association Certified Economic Development Professional
Certified Stormwater Operator
Housing Development Finance Professional (HDFP)
Project Management Boot Camp
PASER Road Rating
Planning and Zoning Instructor (MAP)
Certificate of Real Estate
Certified Playground Safety Inspector (CPSI)
American Institute of Certified Planners (AICP)
National Charrette Institute Certification (NCI)
Certified Park and Recreation Professional

REGISTRATIONS

Professional Registered Engineers

- State of Michigan (PE)
- State of Ohio (PE)

Professional Landscape Architects

- State of Michigan (PLA)
- State of Ohio (PLA)
- State of Illinois (PLA)
- State of Indiana (PLA)
- Council of Landscape Architects Registration Boards

Residential Builder License

- State of Michigan

SPECIALIZED TRAINING

EPA Brownfield Redevelopment
People, Places and Placemaking
Economics of Place
Neighborhoods, Streets and Connections
Form Planning and Regulation
Collaborative Public Involvement
Applied Placemaking
Complete Streets
Geographic Information Systems
FEMA ICS-100, IS-00029, EFS 15
FEMA ICS-200, IS-00700 (NIMS)
Green Roof Design
Charrette System Training (NCI)

Professional Affiliations & Organizations

MEMBERSHIPS

American Planning Association (APA)	American Society of Landscape Architects (ASLA)	American Society of Civil Engineers (ASCE)	American Public Works Association (APWA)	Congress for the New Urbanism	Detroit Association of Planners
Heritage Ohio (Ohio Main Street)	Improving Michigan's Access to Geographic Information Networks (IMAGIN)	Institute of Transportation Engineers (ITE)	Michigan Association of Physical Plant	Administrators (MIAPPA)	Michigan Association of Planning (MAP)
MAP Planners in Private Practice	Michigan Complete Streets	Michigan Downtown Association (MDA)	Michigan Economic Development Association (MEDA)	Michigan Historic Preservation Network	Michigan Municipal League (MML)
(mParks) Michigan Recreation and Park Association	Michigan Rural Network	Michigan Society of Professional Engineers	Michigan School Business Officials (MSBO)	National Complete Streets	National Main Street Center
National Society of Professional Engineers	National Trust for Historic Preservation	Preservation Detroit	Society of Marketing Professional Services (SMPS)	Society of College and University Professionals (SCUP)	South Oakland County Municipal Engineers (SOCME)
Southern Michigan Water and Sewer Utilities Association (SMW & SUA)	Toledo Metropolitan Area of Council of Governments (TMACOG)	Urban Land Institute	URISA (Urban and Regional Information Systems Association)		

Our Services



Michigan Recreation and Park Association (mParks), Outstanding Park Design Award, 2018, Petoskey Downtown Greenway, South Segment | Petoskey, Michigan

INFRASTRUCTURE

Storm Water Management
Water Distribution Systems
Sanitary Sewer Systems
Capacity Analysis
Capital Improvement Program
Wellhead Design & Protection
Pavement Evaluation
Streets and Roads
Onsite Sewage Treatment
Utility Marking
Parking

COMMUNITY PLANNING & ZONING

Comprehensive Master Plans
Brownfield Redevelopment
Zoning Ordinance /Codes

Specialized Zoning Ordinance
Provisions Development
Standards and Guidelines Site
Plan Review
Strategic Planning
Expert Witness Zoning Testimo-
ny
Community Development
Greenway Planning
New Urbanism

ENVIRONMENTAL SERVICES

Site Evaluation & Analysis
Low Impact, Conservation De-
sign
Wetland Delineation
Constructed Wetland Design &

Installation
Wetland Restoration
Storm Water Management
ANALYSIS & EVALUATION

Site Analysis
Feasibility Studies
Site Selection Studies
Buildout Analysis
Market Analysis
Demographics
Natural Features Interpretive
Studies

PROJECT CONSTRUCTION

Construction Administration
Field Inspection
Storm Water Operator



2016 Honor Award, Michigan Chapter, Landscape Architectural Sustainability Marshbank Park | West Bloomfield Township, Michigan

Bridge Inspection
Specification Writing
Project Cost Estimating
Construction Drawings
DOWNTOWN & ECONOMIC DEVELOPMENT
Brownfield Redevelopment
Grant Writing
Downtown Management
Downtown Master Plans
Special Finance Districts
Adaptive Reuse Studies
Retail Market Analysis
Strategic Planning/Visioning Workshops
Physical Design Plans
Streetscape Design & Implementation

Wayfinding & Signage
Tax Increment Financing & Development Plans
DDA Creation
SITE DESIGN
Planting Design
Irrigation Design
Grading Plans
Utility Plans
Pavement Design
Lighting Design
Site Design Guidelines
Park Design
URBAN DESIGN
Corridor Design & Planning
Streetscape Design
Waterfront Design
FACILITY DESIGN

Marina Design
Playground Design
Athletic Facility Design
K-12 Site Development
Subdivision Design
Campgrounds
Parks Design
Higher Education
MASTER PLANNING
Campus Planning
Traditional Neighborhood & Small Town Design
Community Master Planning
Watershed Planning
Recreation Master Planning
Park Master Planning
Rural Land Planning Services

Selected Recent Awards



River Raisin Heritage Corridor | Monroe, Michigan

MICHIGAN ASSOCIATION OF PLANNING

Daniel Burnham Award for a Comprehensive Plan, 2022
City of East Jordan Master Plan
East Jordan, MI

Daniel Burnham Award for a Comprehensive Plan, 2021
City of Warren Master Plan
Warren, MI

Planning Excellence Award for Economic Development and Planning, 2021
Comstock Center Place Plan for Redevelopment and Prosperity
Township of Comstock, MI

Planning Excellence Award for Public Outreach, 2021
City of East Jordan Master Plan
East Jordan, MI

Planning Excellence Award for Public Outreach, 2020
Sturgis Community Master Plan
Sturgis, MI

Daniel Burnham Award for a Comprehensive Plan, 2019
Kalamazoo County Master Plan
Kalamazoo, MI

Economic Planning and Development Award, 2018
Project Rising Tide
Urban Design Award, 2018
Jackson Downtown Streetscape
Jackson, MI

Best Practice Award, 2018
Planning for Resiliency in Michigan:
A Comprehensive Handbook

Urban Design Award, 2017
Jackson Blackman Park Expansion
Jackson, MI

Daniel Burnham Award for a Comprehensive Plan, 2016
Jackson Community Master Plan
Jackson, MI

Implementation Award, 2016
Bear River Valley Recreation Area
Petoskey, Michigan

Daniel Burnham Award for a Comprehensive Plan, 2015
Acme Township Master Plan
Acme, MI

Innovation in Economic Planning & Development, 2015
Lakes to Land Regional Initiative: Food and Farm System Assessment

Innovation in Regional Planning, 2014
Lakes to Land Regional Planning Initiative

Daniel Burnham Award for a Comprehensive Plan, 2013
Peshawbestown Master Plan
Grand Traverse Band of Ottawa and Chippewa Indians

Daniel Burnham Award for a Comprehensive Plan, 2010
Onekama Community Master Plan
Onekama, Michigan

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Merit Award, Michigan Chapter, 2017, General Design
Chicago Drive Corridor
Grandville, Michigan

Merit Award, Michigan Chapter, 2017, Planning & Analysis
Peshawbestown Community Master Plan
Peshawbestown, Michigan

Merit Award, Michigan Chapter, 2016, Landscape Architectural Design
Jackson Blackman Park Jackson, Michigan

Merit Award, Michigan Chapter, 2016, Landscape Architectural Sustainability
Wall Street East Parking Structure,
Ann Arbor, Michigan

Honor Award, Michigan Chapter, 2016, Landscape Architectural Sustainability
Marshbank Park
West Bloomfield Township, Michigan

Merit Award, Michigan Chapter, 2015, Landscape Architectural Design
Munger Graduate Residences,

University of Michigan
Ann Arbor, Michigan

Merit Award, Michigan Chapter, 2014, Historic Significance
Petoskey Bayfront Park
Petoskey, Michigan

Merit Award, Michigan Chapter, 2013, Planning & Analysis
River Raisin Heritage Corridor East Master Plan
Monroe, Michigan

Merit Award, Michigan Chapter, 2010
Outdoor Learning Center
Central Michigan University
Mt. Pleasant, Michigan

MICHIGAN RECREATION & PARK ASSOCIATION
Design Award, Outstanding Facility 2017
Silver Lake State Park
Mears, Michigan

Landscape Design Award, 2014
White Lake Bloomer Park
White Lake Charter Township, Michigan

Outstanding Park Design Award, 2013
Argo Cascades
Ann Arbor, Michigan

Design Award, Landscape Design, 2011
Bear River Valley Recreation Area
City of Petoskey, Michigan

Selected Recent Awards

Landscape Design Award, 2011
Marshbank Park
West Bloomfield Township, Michigan

Landscape Design Award, 2010
Outdoor Learning Center
Central Michigan University
Mount Pleasant, Michigan

IMAGIN (Improving Michigan's Access to Geographic Information Networks)

Innovation Award, 2018
Acme Township, Michigan

EDUCATION DESIGN SHOWCASE

Project of Distinction, 2017
Outstanding Design and Architecture
Lasch Family Golf Center, Michigan State University
East Lansing, Michigan

NATIONAL TRUST FOR HISTORIC PRESERVATION

Richard H. Driehaus National Preservation Honor Award, 2014
McGregor Pool
Wayne State University
Detroit, Michigan

MICHIGAN HISTORIC PRESERVATION NETWORK

Government/Institution Award, 2016
River Raisin Heritage Corridor, East Master Plan
Monroe, Michigan



integrate

Project Understanding and Work Plan

Project Understanding



Hickcote Woods Park Master Plan, Charter Township of Pittsfield

Beckett & Raeder, Inc. (BRI) is pleased to submit for consideration a Work Plan for the Ypsilanti Township Parks and Recreation 5-Year Master Plan. We have formed a Consultant Team with park and recreation specialists, planners, landscape architects, and community engagement specialists to assist the Township in this important effort.

Through careful reading of your solicitation for services, we understand that the Ypsilanti Township desires to formulate a comprehensive plan for its park and recreation assets which is compliant with the Michigan Department of Natural Resources guidelines, and which will provide a decision-making framework for the elected and appointed officials with regard to the orderly and effective development of the Township's recreation and open space assets. We further understand that this plan is to be firmly rooted in, and reflective of, resident's preferences and priorities.

Recreation is a service that should be integrated with other community services, such as transportation, planning, zoning, and public safety, and community initiatives like corridor revitalization and neighborhood preservation. We believe that the community should be part of every planning process, that every interaction between citizen and government is a chance to build a stronger relationship, and that this relationship is the key to building resilient, cohesive, prosperous communities.

Layered on the community input are the technical aspects of the recreation planning process, where data and field work are compiled to form an assessment of what has been achieved, what needs to be transformed, and what needs to be developed. This is accomplished by using proprietary data sources, interactive GIS mapping, field assessment, and collaboration with the Township's recreation and development professionals. The result of this process renders a Parks and Recreation Plan that is aligned with other Township plans, goals, and objectives.

The Work Plan on the following pages presents an efficient and thorough process for achieving the goals above. The Initiation and Organization provides an opportunity for the Township and Consultant Team to refine the Scope of Work, address key areas of concern, and exchange responsibilities. This first phase of the project also includes the document review and inventory.

BRI will take a deep look into available public and private data sources to develop a snapshot of the community, uncover trends, and determine the interaction and connection between natural and man-made environments. A thorough site investigation will be done of the parks to provide the Ypsilanti Township with a detailed inventory of the park system and an accessibility assessment.

People and Priorities involves community engagement. This task includes creating, hosting, and implementing a park and recreation survey, stakeholder interviews, youth engagement, and holding community open houses. Materials will be developed to educate the public about the Park and Recreation Planning process. The Ypsilanti Township will be able to use the materials in their social media efforts, on the website, and through direct mail and email notifications. BRI will compile all of the input gathered through the community engagement process and provide a final summary of results.

The Parks and Recreation Plan will be drafted and made available to the Township for review. After the plan is reviewed by the Leadership team and edits are made, the plan will be made available for public review and comment. The Consultant Team will work with the Township to move the plan through the formal adoption process. The end result is a diverse and inclusive Parks and Recreation Plan that also meets the MDNR Guidelines.

WORK PLAN

PHASE 1.0 Initiation & Organization

This initial phase of the process includes the kickoff meeting which establishes client expectations and finalizes any revisions to the work plan, meeting schedules, and contacts.

1.1 Kickoff Meeting

BRI and the Ypsilanti Township to meet and discuss project expectations, a final work plan, and special considerations. The Township will provide all relevant previous planning reports, background information, and GIS data.

1.2 Document Review

BRI will review the Township's suite of previous planning documents and identify elements which should be adopted into the Parks and Recreation Plan to ensure alignment with other Township goals and objectives. All data which will influence the five-year plan will be taken into consideration.

Elements from the 2019 plan that are still relevant will be carried over to the new plan. BRI has been encouraging sustainability and resiliency practices into park and recreation plans to help the municipality prepare for and adapt to the changing times. The COVID pandemic has increased awareness of the importance of community park facilities. BRI designs and develops plans to assist in a sustainable future.

1.3 Leadership Team

We recommend that the Township convene a Leadership team comprised of delegates from the Parks and Recreation Department staff and other Township representatives. The Leadership Team will meet as needed with BRI team members to guide project development.



Blackman Park, Jackson, MI

PHASE 2.0 People and Place

2.1 Demographic Review

Characteristics of the Township's population will be reviewed, with emphasis on trends and projections, particularly with regard to age, race, and household types. Information will be presented in an engaging, graphic format.

Developing a plan that is diverse and inclusive for all people is critical. BRI will be diligent in embracing these aspects to write a first-class plan.

Health and wellness are a vital part of park and recreation planning. Parks and recreation services and amenities help to create a system for people to get outside in nature to exercise, relax, and socialize. The National Recreation and Park Association highlights the benefits of parks and recreation services, indicating that parks and critical for the health and wellness of a community. Planning for an active community is important for the physical, mental and emotional well being for all people.

2.2 Socio Economic Review

Conduct trends research as it affects community demographic, economic, culture, and leisure issues to impact the Parks and Recreation Services. BRI utilizes proprietary data sources to review target market segments which indicate preferences for various recreation and cultural venues.

2.3 Built Systems

Compile and review information on existing built systems including transportation networks, rail, and location of significant cultural and historic properties, existing land use patterns, and forecasted development patterns.

This phase of the work plan involves a review of existing conditions which includes an understanding of the characteristics of the Township's residents and the place where they live. This information helps form the foundation and later the framework for the strategic plan.

2.4 Natural Systems

Compile and review information on natural systems such as tributaries, wetlands, woodlands, and other natural components.

Maintaining natural systems can assist in reduced maintenance and therefore save cost for the Township in the long run.

2.5 Recreation Inventory

A thorough onsite recreation inventory and accessibility assessment will be conducted for all of the parks that are owned and operated by Ypsilanti Township.

BRI will take a look at ways to conserve and protect the Township's natural resources, provide guidance for sustainable practices, and discuss potential design methods that address the environmental, social and financial future of the Township.

The inventory will be benchmarked with the National Recreation and Park Association standards and suggested requirements.

Each park will be categorized into mini parks, neighborhood parks, community parks and regional parks. A pedestrian shed will be created to show walk ability to the Township's parks and recreation assets.

Connectivity to the Township's parks and trails will be reviewed and suggestions will be made for future improvements and/or expansions.

BRI will review the Township's recreational programming and compare it with the public input to see where improvements can be made. Providing programs to include people of all ages and abilities is crucial for a healthy community.

Existing and proposed trails will be reviewed and assessed to see if there is potential for additional connectivity to surrounding park and recreation amenities.

A regional park and recreation inventory will be reviewed to see where potential connections can be made to provide a broader system.

PHASE 3.0 People and Priorities

Recreation is about people, and this phase of the work plan is focused on hearing from the community. BRI will work closely with the Township's Leadership Team to develop an input strategy. Specific tasks include development and analysis of a parks and recreation survey, conducting stakeholder interviews and coordinating and hosting community input sessions. All of this information is compiled to determine general reoccurring themes, community expectations, and potential projects and programs. At the conclusion of this phase, a meeting is held with the Leadership Team to review the findings.

3.1 Survey Development and Analysis

An electronic survey will be developed, hosted, and conducted by BRI. We will provide the Township with a printable version of the survey to distribute hard copies in various locations and Township sponsored events. BRI will analyze the data collected from the survey and provide a summary of the results highlighting the statistics. BRI will create a QR code that can be inserted into social media releases and used to create small poster signs at Township parks urging survey participation.

3.2 Stakeholder Interviews

BRI will convene with the Township to identify key stakeholders. Interviews will be held to gather feedback from the various community members that have a vested interest in the future of the Parks and Recreation Department.

3.3 Public Input Sessions/Workshops

BRI will facilitate public input sessions to gather feedback from the Community. BRI will facilitate sessions in locations identified by the Township. Sessions may be held virtually depending on the pandemic. BRI will capture as much feedback as possible. A variety of interactive activities will be created to gather candid feedback.

3.4 Youth Engagement

BRI will develop a youth engagement component. Kids and young adults are the future of the Township of Ypsilanti and their feedback is important to complete a vision for the next five years.

3.5 Summary of Findings

BRI will compile the results of the survey and community engagement activities into a final report.

3.6 Goals, Issues, and Opportunities

Subject to the outcome of the community input, the direction of the plan will be defined. The information will be compiled to conform with the MDNR guidelines and requirements. In addition to the meetings specified by the Township, BRI recommends that the Township convene to review the results of the community engagement program, develop the plan's Goals and Objectives, and ensure that issues and opportunities are appropriately identified. The draft Plan is then used to facilitate further review and input from the Leadership Team and the community prior to final preparation and adoption.

PHASE 4.0

People, Place, and Plan

4.1 Plan Mechanics

The Michigan Department of Natural Resources (MDNR) requirements and standards will be used in developing the Recreation Plan. The National Recreation and Park Association will be used to reference standards and suggested requirements for parks and recreation facilities. At a minimum, the following will be included:

- Community Description
- Administrative Structure
- Description of the Planning and Public Input Process
- Recreation and Resource Inventory including a Barrier-Free Evaluation of each park.
- Goals and Objectives
- Action Plan, Capital Improvement Schedule, and Rationale

4.2 Guiding Principles

The following guiding principles will be used in the development of the five-year plan:

- Overall recreational commitments must remain within the financial capacity of the Township.
- Existing and proposed facilities, whenever possible, should support multiple uses and/or joint uses, including recommendations on enhancing existing parks and recreation facilities and programs.
- Sustainability and longevity practices will be encouraged.
- The plan and its outcomes should be equitably distributed throughout the entire Township.

4.3 Plan Preparation

BRI will provide a comprehensive strategic master park plan using all of the information provided by the Township and through the public engagement sessions. We will identify the community's needs for active and passive recreation facilities and program development and incorporate them into the plan, based upon the existing recreation facilities and programs and through the public input process. BRI will provide a draft plan in digital format for the required 30-day public review period.

4.4 Mapping

Preparation of supporting maps using GIS. These typically include existing facilities, pedestrian walksheds, nonmotorized network, natural features, service zones, and strategic plan initiatives. Neighborhood service areas, walk ability, mobility patterns, and identifying barriers to access recreation facilities will be assessed during the mapping process.

4.5 Finalization and Adoption

BRI will prepare the plan for final adoption and submit letters of transmittal to the regional planning agencies. Our team will convey the final plan based upon the input from the 30-day public review period. BRI will present the final plan to the Township Board for the final approval. BRI will attend the public hearing at the appropriate Township Board meeting and assist with the final adoption procedures.

4.6 Deliverables

BRI will provide the Township with all the requested deliverables. BRI will assist with final submittal of the plan to the MDNR.



Bear River Valley Recreation Area
Petoskey, Michigan



illustrate

Beckett & Raeder, Inc. Team

Key Staff: Resumes



John R. Iacoangeli, FAICP, LEED AP, CNU-A, FBCI Principal, Community Planner

John joined Beckett & Raeder, Inc. (BRI) as a Principal in 1991 and is a Professional Certified Planner and a member of the American Institute of Certified Planners. John has over thirty years experience working with public and private sector clients on a variety of community and economic development based projects. He has been involved in the preparation and implementation of downtown and neighborhood revitalization, community development, economic development, historic preservation, and natural resource-based projects for numerous communities throughout the Midwest. His area of specialization is project implementation involving federal and state grants, local municipal financing, special authority financing, and public-private partnerships.

He serves as an advisor-consultant to planning commissions and a variety of redevelopment authorities (DDA, CIA, BRA) and is a frequent instructor for the Michigan Association of Planning and the MIPlace program.

EDUCATION

Master of Public Administration,
Northern Michigan University, Marquette,
Michigan

Bachelor of Science, Resource
Management, University of Michigan,
Ann Arbor, Michigan

CERTIFICATES

Certificate of Real Estate, University of
Michigan and Michigan Association of
Realtors

Congress for New Urbanism
Accreditation

Form Based Code Institute Certification

LEED Accredited Professional

FEMA

ICS-100, IS-00029, EFS 15.

ICS-200, IS-00700 (NIMS)

AFFILIATIONS

National Trust for Historic Preservation

Michigan Historic Preservation Network

Monroe County Historical Society

SELECTED EXPERIENCE

Lakes to Land Regional Initiative
Collaborative Master Plan for sixteen
communities in Benzie and Manistee
Counties

Innovation in Regional Planning Award –
Michigan Association of Planning, 2014

Lakes to Land Farm and Food System
Assessment

Innovation in Economic Planning and
Development – Michigan Association of
Planning, 2015

Acme Township Placemaking &
Master Plan, Acme Township, Michigan
Daniel Burnham Award for a
Comprehensive Plan – Michigan
Association of Planning, 2015

River Raisin Heritage Corridor East
Master Plan

Monroe County Historical Society,
National Park Service, City of Monroe,
Monroe, Michigan

Merit Award – Michigan Chapter
of American Society of Landscape
Architects, 2013

Honor Award – Michigan Historic
Preservation Network, 2016

Peshawbestown Master Plan, Grand
Traverse Band of Chippewa and Ottawa
Indians, Peshawbestown, Michigan

Daniel Burnham Award for a
Comprehensive Plan – Michigan
Association of Planning, 2012

Michigan State Housing Development
Authority, Downtowns of Promise
Strategic Planning

Flint, Saginaw, Benton Harbor,
Hamtramck, Highland Park, Muskegon
Heights, and Detroit's Joy-Southfield
Neighborhood

City of Marquette Master Plan,
Historic Waterfront and Lower
Harbor Master Plan, Redevelopment
Plan, Marquette, Michigan

Dexter Strategic Plan and
Placemaking, Dexter, Michigan

Key Staff: Resumes



Rowan Brady, AICP

Planner and Urban Technology

Rowan joined Beckett & Raeder, Inc. (BRI) as an Intern in 2018. After finishing his undergraduate degree in the Spring of 2019, Rowan remained at Beckett & Raeder, Inc. and is pursuing a Master's degree in Urban and Regional Planning at the University of Michigan-Ann Arbor. Rowan is a Geographic Information System (GIS) specialist and contributes data input, analysis, and mapping to many of BRI's community planning projects.

EDUCATION

Master of Urban and Regional Planning,
University of Michigan, Ann Arbor,
Michigan

Bachelor of Arts, Environmental Science,
University of Michigan, Ann Arbor,
Michigan

AFFILIATIONS

American Planning Association

Michigan Association of Planning

American Institute of Certified Planners

SELECTED EXPERIENCE

Michigan Economic Development
Corporation, Project Rising Tide

Michigan Economic Development
Corporation, Economic Development
Board Training Curriculum

City of Warren Master Plan

City of Warren Zoning Atlas
Digitization and Update

Michigan Department of Health
and Human Services, Climate Health
Adaptation Interactive Mapping
Platform

City of Lincoln Park Master Plan

Wexford County M-115 Corridor
Study

Clam Lake Township Zoning
Ordinance

Clam Lake Township Master Plan

Farmington Hills Parks and Recreation
Plan

Eaton Rapids Parks and Recreation
Plan

Banks Township Master Plan

East Jordan Master Plan

Hayes Township Master Plan

Village of Kalkaska Zoning Ordinance

Lake City Master Plan

Traverse City and Garfield Township
Recreation Authority Public Visioning

Sugar Island Township Zoning
Ordinance

City of Sturgis Master Plan

City of Ypsilanti Sustainability Plan

Grand Rapids Township Master Plan

Michigan Department of Natural
Resources, Park General Management
Plans

Village of Ellsworth RRC Certification

Charter Township of Filer Master Plan

Key Staff: Resumes



Timothy Knutsen, PLA, ASLA, CPSI Senior Associate

Tim is a professional landscape architect and senior associate at Beckett and Raeder, with over 20 years of experience in site design and development. He also heads up our Petoskey, Michigan office working with Northwest Michigan clients on public and private projects. Tim's project experience varies from residential and commercial projects to campus developments for schools and colleges. Tim received his Bachelor of Landscape Architecture and Associate in Landscape and Nursery Management from Michigan State University and began his career at Beckett & Raeder, Inc. in 1998.

EDUCATION

Bachelor of Landscape Architecture
Nursery Management
Michigan State University
East Lansing, MI

AFFILIATIONS

American Society of Landscape
Architects

Certified Parks Safety Inspector

SELECTED EXPERIENCE

Acme Township Connector Trail, in
progress, Williamsburg, Michigan

Petoskey Greenway, Phase I, II
mParks Facility Design Award 2019
Petoskey, Michigan

**Grand Traverse County Civic Center
Park Master Plan**
Traverse City, Michigan

Honor Area Restoration Project,
Platte River Park Master Planning
Honor, Michigan

Kalkaska Township
Recreation Facility Master Plan
Kalkaska, Michigan

Bear River Recreation Master Plan
**Design Award, Michigan Recreation
& Park Association - 2016**
Petoskey, Michigan

**City of Petoskey Greenway
(MDOT)**
Petoskey, Michigan

**Bear River Whitewater and
Habitat Improvements**
Petoskey, Michigan

City of Petoskey
Belle Iron Trail Bridge Crossing
Preliminary Engineering
Petoskey, Michigan

Downtown Gateway Study
Petoskey, Michigan

**Avalanche Park Overlook
Improvements**
One Water Street
Boyne City, Michigan

Traverse City Grandview Tunnel
Traverse City, Michigan

Argo Cascades White Water Project
Ann Arbor, Michigan

**Saline Henne Field Park
Improvements**
Saline, Michigan

**Saline Areas Schools New High
School
and Elementary School Campus**
Saline, Michigan

MDOT TEA-21
Streetscape Improvements
Dexter, Michigan

Dexter Farmers Market
Dexter, Michigan

Key Staff: Resumes



Liz Gunden Project Planner

Liz comes to Beckett & Raeder with a wealth of knowledge in urban and regional planning as well as a background in Graphic Design. She has a diverse skillset and is involved in many projects including, community master plans, park & recreation plans, zoning ordinances, community engagement strategies, downtown development plans, pattern books, data analysis, and report design. She also provides planning services, such as site plan review and analyzing zoning requests, all of which builds from Liz's previous experience of serving as a County Planner. Her combined planning and graphic design skills provide unique products that suitably serve their distinct communities.

EDUCATION

Bachelor of Arts
Major: Art
Minors: Graphic Design, Spanish
Goshen College
Goshen, Indiana

Master of Urban &
Regional Planning
University of Michigan
Ann Arbor, Michigan

AFFILIATIONS

Michigan Association of Planning
AICP Pilot Program

TEACHING EXPERIENCE

Architecture, Sustainability, & the City
U.S. Planning Institutions & Law

SELECTED EXPERIENCE

Sturgis Master Plan
Sturgis, Michigan
Excellence Award in Community
Outreach – Michigan Association of
Planning, 2020

Project Rising Tide
Statewide Planning Initiative providing
planning and zoning services to 10
communities throughout Michigan

Redevelopment Ready Communities
Technical Assistance Services
Michigan Economic Development
Corporation

City of Lincoln Park Planning Services
City of Lincoln Park, MI

City of Rochester Master Plan
Rochester, MI - in progress

City of Roseville Analysis of
Impediments
Roseville, MI - in progress

City of River Rouge Zoning Ordinance
River Rouge, MI - in progress

City of Ypsilanti Master Plan &
Sustainability Plan
Ypsilanti, MI - in progress

City of Dearborn Recreation & Parks
Plan, Dearborn, MI - in progress

Eaton County Parks & Recreation Plan
Grand Ledge, MI - in progress

City of Sturgis Parking Study
Sturgis, MI - in progress

Eveline Township Parks & Recreation
Plan
Eveline Township, MI - in progress

Eveline Township Master Plan
Eveline Township, MI - in progress

Oscoda Township Master Plan
Oscoda Township, MI - in progress

Oscoda Township Form Based Code
Oscoda Township, MI - in progress

City of Eaton Rapids Zoning Ordinance
Eaton Rapids, MI - in progress

Garfield Township Parks & Recreation
Plan
Garfield Township, MI - in progress

City of Warren Master Plan
Warren, MI - in progress

Grand Traverse County Civic Center
Site Design
Grand Traverse County

Lake City Master Plan
Lake City, MI

Boyne City Parks & Recreation Plan
Boyne City, MI

Charlevoix County Parks & Recreation
Plan
Charlevoix County, MI

Key Staff: Resumes



Mrithula Shantha

Project Professional, Planner

Mrithula is an Urban planner and Architectural Engineer with a master's degree in Urban and Regional Planning and a certificate in Real Estate Development from the University of Michigan, Ann Arbor. She has six plus years' of experience building vibrant and equitable communities in the U.S., India, and Brazil. Her professional experience focuses on master planning, community engagement, affordable housing, equitable development, and policy advocacy. Mrithula is proficient in analyzing and synthesizing data to identify equitable urban solutions that satisfy clients and address the needs of low-income and marginalized communities. She is a strong advocate for cities built on the foundation of social justice.

EDUCATION

Master of Urban and Regional Planning, University of Michigan, Ann Arbor

Bachelors of Technology in Architectural Engineering, SRM University, Chennai, India

CERTIFICATIONS

Graduate Certificate in Real Estate Development

AFFILIATIONS

Michigan Association of Planning

TEACHING EXPERIENCE

Quantitative Planning Methods

PUBLICATIONS / PRESENTATIONS

Master Planning for Tourism in Michigan, 2020

Michigan Evictions: Trends, Data Sources, and Neighborhood Determinants, 2020

Participatory State and Regional Food System Plans and Charters in the U.S.: A Summary of Trends and National Directory, 2021

SELECTED EXPERIENCE

Master Plans:

City of Albion Comprehensive Plan - in progress
Albion, MI

City of Novi Master Plan - in progress
Novi, MI

City of Wayland Master Plan - in progress
Wayland, MI

Dexter Township Master Plan - in progress
Dexter Township, MI

SELECTED EXPERIENCE

Other:

Dixie Highway Design Standards
Groveland Township, MI

Emmet County Housing Analysis
Emmet County, MI

City of Trenton Redevelopment Ready Certification - in progress
Trenton, MI

City of Warren Village Historic District Plan - in progress
Warren, MI

City of Warren Van Dyke Corridor Plan - in progress
Warren, MI

Coastal Leadership Academy*
Michigan Coastal Management Program

*Completed prior to BRI



inspire

Work Samples

Experience



City of Dearborn Recreation & Parks Master Plan *Dearborn, Michigan*



The City of Dearborn's Recreation & Park Master Plan encompasses 42 parks, totaling over 1,037 acres of recreational facilities and amenities, and 11 departmental divisions that collaborate together to offer the best in recreation and leisure experiences.

The mission of the department is to fulfill the social, educational, and recreational needs of children, adults, and families by providing quality programs and activities in clean and well maintained facilities. To accomplish this, the plan follows the Michigan Department of Natural Resources guidelines to include a thorough inventory and accessibility assessment of the expansive park system, and an examination of trends and opportunities specific to their communities current and future recreational demands.

The development of the plan took place during the COVID-19 pandemic, making it even more difficult to reach a very diverse population. To start, the online survey was translated and advertised in Arabic. Secondly, the Beckett & Raeder team created virtual community input sessions with real time voting options to gather candid feedback from the participants. Thirdly, stakeholders were virtually interviewed for an added layer of insight into where improvements could be made.

Beckett & Raeder developed achievable goals and objectives that relate to the needs of the community and tied it directly to the Capital Improvement Plan. The action plan not only describes what to do, but many of the actions have a timeframe and price tag attached to streamline their development.

Experience

City of Farmington Hills Department of Special Services Parks and Recreation Master Plan

Farmington Hills, Michigan



Farmington Hills is home to impressive recreational assets like the Nature Center where visitors learn from nature, Ice Arena to practice sports, and the Longacre House to hold events. Community events account for almost 30% of the Recreation Division's activities. Some of the highlights include the Annual Great Campout, Fly & Fry, and the Fashion Show fundraiser. The DSS also takes steps toward improving its carbon footprint through water bottle refill stations, installation of LED lights, and the increase of recycling bins in the parks.

A thorough on-the-ground inventory was conducted on all of the existing parks, natural areas, and recreation facilities owned or leased by the City of Farmington Hills. Each park and facility were visited, and a detailed inventory of the number, type, level of accessibility, and condition of recreation equipment and facilities were documented in order to determine areas where the department can focus on improvement efforts.

Farmington Hills sought out the community's opinion in two different formats: two group visioning sessions and a community-wide survey. The two approaches allow for different types of interaction: a survey allows people to respond candidly in anonymity, and a face-to-face visioning session with City leaders and residents allows for productive exchange, consensus-building, and education. The combination of the two provides for breadth and depth on important recreation matters. The findings from all of the community engagement influence the action plan which is a set of strategies that guides the Department of Special Services in their decision-making process over the next five years.

The action plan represents thoughtful steps that an agency can take to improve its recreation system within a 1 to 5 year time horizon. The action plan is categorized by major themes that emerged from residents and on-the-ground assessments. The four topics of consideration that rose to the top were: Accessibility, User experience, Connectivity, System Wide Environment, and Communication.



imagine

Experience

Boyne City Parks and Recreation Plan *Boyne City, Michigan*



Boyne City values parks and recreation assets and amenities. Recreational planning is a priority. This park plan encompasses Boyne City's parks, trails, natural areas and recreational opportunities. The plan is based upon the Michigan Department of Natural Resources (MDNR) standards and guidelines. With this plan, Boyne City is eligible to receive MDNR grant funding.

The City of Boyne City has a variety of public and private recreation areas and facilities. The City owns and operates a total of 485.2 acres of recreational land and assets. A thorough on-site inventory and accessibility assessment was completed for each park. MDNR has park classifications that have been developed to focus on the areas that they serve. The park service area and classifications table provides a detailed description of the categories.

Community engagement is a key component in the planning process. An online survey was developed and distributed to Boyne City residents and visitors.

The goals and objectives are a culmination of the vision of the City, the residents, the visitors and the stakeholders. The goals and objectives were developed throughout the planning process. The recreation inventory, community input, and the current demographics guided the direction of the action plan. The action items are steps to making the vision a reality.

In addition to the Park and Recreation Plan, Beckett & Raeder also incorporated two park master plans into the overall project. Open Space and Avalanche schematic site plans were developed based upon public feedback and goals of the City.

Charlevoix County Parks and Recreation Plan

Charlevoix, Michigan



In 2019, Charlevoix County completed an update to the 2015 Parks & Recreation Plan, with final adoption in 2020. The new Parks & Recreation Plan is valid through the end of 2024. The purpose of keeping the Parks & Recreation Plan current is to keep up with current trends and to plan for the future. The approved plan also allows the county to be eligible for grant funding through the Michigan Department of Natural Resources.

The Charlevoix County Parks Committee and the Planning Commission met on a regular basis throughout the process. Charlevoix County is dedicated to serving the residents and visitors of the area and responding to their recreational needs and desires. Parks and recreation services ultimately improve the quality of life for the community.

The county is committed to listening to feedback from residents and park users to gather as much information as possible to make educated decisions. There were three community input sessions held to give the residents and visitors a chance to express their opinions regarding the parks and recreation system. An online survey was also developed and distributed to gather candid feedback. Over 250 people participated throughout this process.

Beckett & Raeder, Inc. provided Charlevoix County with planning services to create a working document to guide the next five years of parks and recreation services.



illustrative

Monroe History Corridor – East Master Plan

Monroe, Michigan

2013 Merit Award - American Society of Landscape Architects

Michigan Chapter



The designation of the River Raisin Battlefield National Park (RRBNP) in the City of Monroe gave the community a unique opportunity to reinvent itself as a destination for historic, cultural, recreational and ecological tourism. An assessment of area-wide resources, commissioned by the National Park Service for the RRBNP, resulted in a “placemaking” concept for greater Monroe community. This concept envisioned the River Raisin as a “History Corridor” linking the RRBNP with Sterling State Park, U.S. Fish and Wildlife Eagle Island Marsh, the nearby Michigan Department of Natural Resources wetlands and wildlife habitat, properties south of the River Raisin including Hellenberg Field, Soldiers and Sailors Park, and historic and cultural resources in downtown Monroe.

Raeder developed a master plan that includes both interpretative and entertainment elements. The plan also integrates the adaptable reuse of over a dozen brownfield sites into the project area. Proposed improvements, estimated at \$90 million dollars, include a renovated visitor’s center, an historic village complete with French Ribbon Farms and vineyards, a chapel for on-site weddings, a Peace Garden, a large amphitheater, and a waterfront complex for entertainment and dining. Together, these create a year-round draw for visitors to the National Park and serve as a gateway to the community, and beyond. For more information, please visit <http://www.nps.gov/rira/index.htm>

Working with the Monroe County Historical Society, the National Park Service, and stakeholders, Beckett &

Experience

B R 
Beckett & Raeder

*Landscape Architecture
Planning, Engineering &
Environmental Services*

Marshbank Park

West Bloomfield Township, Michigan

2011 Michigan Recreation & Parks Landscape Design Award

2012 Oakland County Oak Land Award

2013 Great Lakes Park, Facility & Recreation Program Award for Green Infrastructure

2016 Honor Award, Landscape Architectural Sustainability - Michigan Chapter of ASLA



Marshbank Park, a 101-acre waterfront park located on Cass Lake in West Bloomfield Township, includes wetlands, wooded wetlands, wooded uplands and open fields of rolling topography. The existing park provided no access to the lake and was used primarily for walking trails, picnicking, informal play fields, and playground activities. The West Bloomfield Parks and Recreation Commission submitted and was the recipient of a Michigan Department of Natural Resources Trust Fund Grant. Beckett & Raeder, Inc. was retained to provide an overall master plan for the park, and subsequent to the approval of the master plan, design development through construction administration for all proposed site improvements. Public input was gathered through a number of public meetings, including a public meeting held by the MDEQ prior to approval of the permit. Park improvements include a waterfront boardwalk,

floating, accessible fishing pier, canoe/kayak launch with transfer device, multi-use trails, a universal designed playground with safety surfacing, a group picnic shelter, a shade shelter at the playground, a seasonal toilet building with screened-in-porch overlooking the waterfront, a group activity building, a maintenance facility, renovated ball fields and sledding hill, and all associated parking, roads, and utilities. Access to all facilities has been provided. Green design practices were incorporated into the project including bioswales, pervious paving, roof water harvesting, geothermal heat, and native plantings. The project budget was \$5.4 mil, and bids received were within budget. Gary Cooper of Cooper Design, Inc. was the architect on the project.


instrumental

Hickory Woods Park

Pittsfield Township, Michigan

Hickory Woods Park located in Pittsfield Township was a former golf course surrounded by residential neighborhoods. The park is predominantly open rolling terrain with a hickory woodlot on the northern portion of the site. Beckett & Raeder, Inc. along with team member, Cooper Design, Inc., was retained by the Township to develop a park master plan, submit for a Michigan Department of Natural Resources Trust Fund Grant, and prepare design and engineering drawings for the implementation of the Phase I and Phase II improvements.

Public workshops were held during the master plan phase of the project to identify desired park elements and priorities. Improvements include multi-use trails, picnic facilities, a restroom/storage facility, playgrounds, parking lot, informal play fields, bio retention areas, improvements to an existing irrigation pond for storm water management and native plantings for attraction of wildlife.

The park is open to the public for use year-round. It has over 2 miles of trails, both paved and unpaved, winding their way from the park entrance, through woodlots and prairie and around a pond. Trail entrances connect the park to nearby neighborhood, providing a more convenient access point for neighbors to enter and use park facilities. The project was completed in 2012.



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Experience

B R 
Beckett & Raeder

Landscape Architecture
Planning, Engineering &
Environmental Services

Downtown Greenway

Petoskey, Michigan

Petoskey's Downtown Greenway serves as a vital non-motorized corridor linking the Little Traverse Wheelway, Bay View Community, northeast side neighborhoods, and a senior residential facility with the retail, commercial, recreational, and cultural assets of downtown Petoskey. On a larger, regional scale, the Downtown Greenway connects to the 26-mile long Little Traverse Wheelway, and ultimately, to the 35-mile long Petoskey-to-Mackinaw Trail and the National Park Service's North Country Trail. Beckett & Raeder, Inc. (BRI) served as the City's consultant for master planning the greenway, negotiating purchase of the former rail corridor right-of-way from MDOT, applying for Michigan Natural Resources Trust Fund Grants, and implementing sections of trail following successful grant awards. When fully complete, Petoskey's Downtown Greenway will include pedestrian sidewalks, non-motorized trails, a downtown trolley, trailheads with public parking, a visitors center with restrooms, festival and memorial plazas, a seasonal ice rink, and lighting and landscape treatments.

The MNRTF funded North Segment is the first to be implemented and includes a non-motorized trail, trailhead parking, roadway crossings, pedestrian lighting, benches, trash receptacles, interpretive and wayfinding signage, and right-of-way restoration with native plant materials. The trail is 10-foot wide concrete with sawcut joints to provide a smooth non-motorized surface. Sidewalks connecting trailhead parking along Arlington Drive to the trail are 8-foot wide. City street crossings are concrete crosswalks with signage to signal trail users of vehicular traffic. All crossings are universally accessible and include design features such as visual and textural warnings. All trail surfaces, and other project elements, conform to the the United States Architectural and Transportation Barriers Compliance Board's Accessibility Guidelines for Outdoor Developed Areas.

Benches, trash receptacles and interpretive signage are located where topography, sun/shade patterns, or interesting views of Little Traverse Bay make them appropriate. Furnishings were designed in accordance with the Northern Michigan Disability Network's suggestions and United States Access Board's Outdoor Accessibility Guidelines. Benches are configured with arms and backs and include adjacent space for a wheelchair or other mobility aid. Interpretive and wayfinding signage is at an appropriate height/



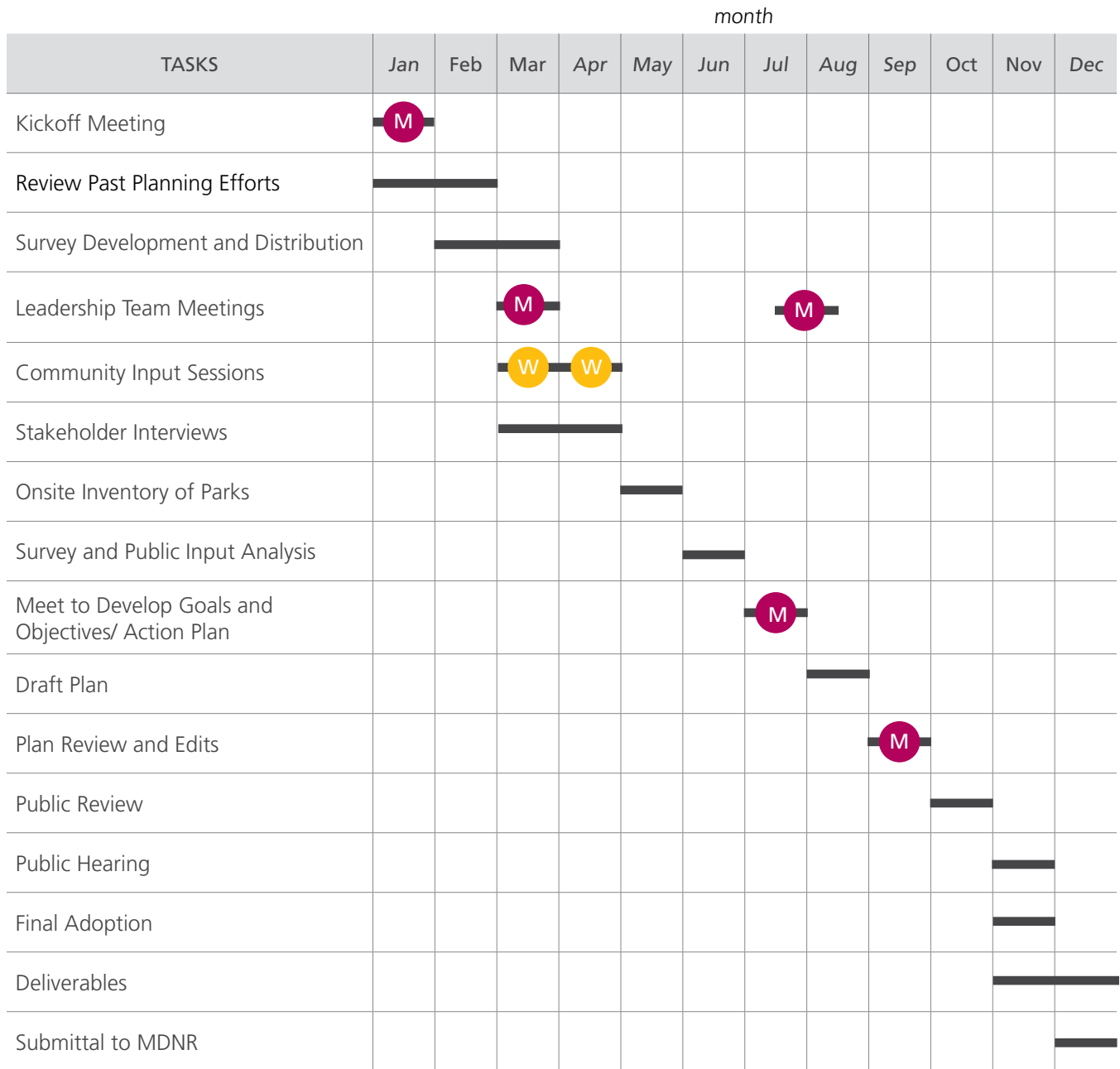
intelligent



imagine

Schedule & Fee

Proposed Work Schedule



M = Meeting
W = Workshop

Professional Fee (Lump Sum)

The professional fee (lump sum) includes project staff and project-related expenses. The fee to perform the services outlined in the Scope of Work is **Thirty-Three Thousand Dollars (\$33,000)**. The project invoices will be based on a percentage of completion.



illuminate

References

References



M-115 and M-55 Corridor Redevelopment | Cadillac, Michigan

Community	Reference Contact	Year	Link to Project
White Lake Township	Sean O'Neil Community Development Director 248.698.3300 soneil@whitelaketwp.com	2012-2013	https://www.bria2.com/bloomer-park
Farmington Hills	Ellen Schnackel Director of Special Services 248.473.1807 eschnackel@fhgov.com	2019-2023	https://bria2.net/wp-content/uploads/2021/01/Farmington-Hills-Parks-Recreation-Plan_2019.pdf
Eaton County	Troy Stowell Parks & Recreation Director 517.627.7351 parksdept@eatoncounty.org	2021-2025	https://acrobat.adobe.com/link/track?uri=urn%3Aaaid%3Ausc%3AUS%3Af-4b9a39c-24f4-4f40-9fa9-5aeed-648f209#pageNum=1
Petoskey	Kendall Klingelsmith Parks & Recreation Director 231.347.2500 kklingelsmith@petoskey.us	Ongoing	https://www.bria2.com/petoskey-greenway
Dearborn	Dan Plamondon Parks & Recreation Director 313.943.2410 dplamondon@ci.dearborn.mi.us	2021-2025	https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:9f9fa509-643f-477d-9d44-6a3d23f95f58#pageNum=1
Charlevoix	Kent Knorr Recreation Director 231.547.7183 kentk@charlevoixmi.gov	2020-2024	https://bria2.net/wp-content/uploads/2021/02/Charlevoix-County_Parks-Rec_Report_2020.pdf



Thank You.

John Iacoangeli, PCP, FAICP, LEED AP, CNU-A
734.239.6602 | jri@bria2.com

AGREEMENT FOR PROFESSIONAL SERVICES
Charter Township of Ypsilanti Parks & Recreation Master Plan
Project Number: 2023001

An Agreement entered by and between:

Beckett & Raeder Inc.
535 West William, Suite 101
Ann Arbor, MI 48103
734.663.2622

Charter Township of Ypsilanti
7200 South Huron River Road
Ypsilanti, MI 48197
734.544.3515

For project known as: Charter Township of Ypsilanti Parks & Recreation Master Plan

Description of Work: Preparation of a 5-Year Parks & Recreation Master Plan that conforms to MDNR plan guidelines based on the attached Scope of Work.

Compensation: Client agrees to compensate Consultant as follows:

Agreement Amount: Thirty-Three Thousand Dollars (\$33,000.00) which includes project-related expenses.

Invoice Basis:

- Fixed Fee: Invoiced monthly on a Percentage of Completion.**
- Time & Material: Invoiced monthly based Actual Time and Materials**
- Time & Material: Not to exceed Agreement Amount - Invoiced Monthly**
- Percentage of Construction: Invoiced monthly based on**
X.X.X% of an estimated Construction Value of \$XX,XXX,XXX


Acknowledgements:

Beckett & Raeder Inc.

Charter Township of Ypsilanti

John Iacoangeli, FAICP
Partner

Brenda Stumbo
Supervisor



Signature

Signature

Date: January 04, 2023

Date: _____

TERMS AND CONDITIONS

Warranties and Disclaimer.

Firm warrants that (a) all Deliverables provided to Client shall be Firm's original work, or that Firm will have acquired all rights necessary to fulfill its obligations under this Agreement and each Scope; (b) all Deliverables shall be provided in a diligent, prompt, and professional manner by individuals with the necessary knowledge and training to provide such Deliverables; and (c) all Deliverables will be provided in accordance with the milestones agreed to in the applicable Scope; provided that Client timely, accurately and completely performs all of its obligations under this Agreement and the Scope. The warranties described in this Section are the only warranties Firm makes under this Agreement. FIRM DISCLAIMS, AND CLIENT HEREBY WAIVES, ALL OTHER WARRANTIES, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR USE.

Client Responsibilities - Generally.

Client shall provide Firm with all access to Client's personnel, facilities, computers, materials and all other equipment reasonably necessary for Firm to provide the Deliverables as specified in the applicable Scope. Client will obtain any consent required from a third party to permit Firm to access and use that third party's hardware, software or other proprietary material under Client's possession and control in order for Firm to provide the Deliverables under the applicable Scope. Client warrants that it shall timely, accurately and completely perform those obligations and assume those responsibilities specified in this Agreement and in each applicable Scope, including, but not limited to, the timely rendering of all required decisions and approvals. Should Client fail to comply with this warranty, Firm shall receive an appropriate extension of time to provide the Deliverables under the applicable Scope, and Client shall reimburse Firm for all additional direct costs or expenses incurred by Firm as a result of Client's noncompliance.

Ownership and Use of Deliverables.

Unless otherwise expressly provided in a Scope, Firm will own all rights, title and interests, including intellectual property rights, in and to all Deliverables and other materials created in connection with or pursuant to this Agreement. No Deliverables will be considered "works made for hire" as that term is used in association with the U.S. Copyright Act. Nothing herein shall be construed to restrict, or constitute an assignment of, any of Firm's rights or proprietary interests in its methodologies, techniques, technology or products. Upon the payment of all amounts owed to Firm under the applicable Scope, Client will own its copies of all Deliverables provided to Client by Firm, and may copy, use, modify, adapt, translate and distribute all such Deliverables within its organization without restriction. The Deliverables may be used only for Client's business purposes as described in the applicable Scope. Any reuse or other use of any Deliverables after they have left the custody of Firm shall be at Client's sole risk without liability to, or cause of action against, Firm.

Limitation of Liability.

In recognition of the relative risks, rewards and benefits of the Projects to both the Client and the Firm, the risks have been allocated such that the Client agrees that, regardless of the form of action or theory of recovery, in no event shall Firm be liable to Client in connection with this Agreement and/or Deliverables for any (a) indirect, special, exemplary, consequential, incidental or punitive damages, even if Firm has been advised of the possibility of such damages; (b) lost profits, lost revenue, lost business expectancy, business interruption losses or benefit of the bargain damages; (c) act or omission of any third party, except for Firm's authorized subcontractors; and/or (d) direct damages in an amount in excess of all amounts received by Firm under the Scope under which the claim arose or \$100,000, whichever is less. These limitations apply to, without limitation, Firm's negligence, errors, omissions, strict liability, and breach of contract.

Weather Conditions

As required by the scope of work Firm may be required to attend Client meetings. Weather conditions, especially during the winter months, may impair attendance at these meetings. If the National Weather Service issues a "weather advisory" on the evening before or day of the scheduled meeting the Firm has the option to notify the Client that they will not be attending the meeting in person. If the National Weather Service issues a "weather warning" on the evening before or day of the scheduled meeting the Firm will not be attending the meeting in person. However, in either instance, if the Firm's personnel are not in person at the meeting, they will be accessible by phone and/or GoToMeeting, or other telecommuting venue. These arrangements will be coordinated in advance with the Client.

Dispute Resolution.

Any dispute between the parties arising out of or related to this Agreement and/or the Deliverables shall be initially submitted to non-binding mediation and in such event each party shall be equally responsible for the expense of the neutral mediator. If mediation is unsuccessful or is not commenced within thirty (30) days of written notice to the other party of a dispute, the dispute shall be resolved by arbitration. These dispute resolution procedures shall be conducted in accordance with the Construction Industry Rules of the American Arbitration Association and the arbitrator(s) shall have the power to award legal and equitable remedies. Judgment upon the award may be entered in any court having jurisdiction thereof. Nothing herein shall prevent either party from seeking injunctive or other equitable relief from a court of competent jurisdiction pending the conduct and outcome of arbitration.

Entire Agreement - Amendment / Modification.

This Agreement, which includes these Terms and Conditions and all Scopes, is the sole understanding of the parties with respect to the stated subject matter and may be amended only by a written agreement signed by both parties. No terms or conditions of either party's invoice, purchase order or other administrative document shall modify the terms and conditions of this Agreement, regardless of the other party's failure to object to such form.

Project Understanding



Hickcote Woods Park Master Plan, Charter Township of Pittsfield

Beckett & Raeder, Inc. (BRI) is pleased to submit for consideration a Work Plan for the Ypsilanti Township Parks and Recreation 5-Year Master Plan. We have formed a Consultant Team with park and recreation specialists, planners, landscape architects, and community engagement specialists to assist the Township in this important effort.

Through careful reading of your solicitation for services, we understand that the Ypsilanti Township desires to formulate a comprehensive plan for its park and recreation assets which is compliant with the Michigan Department of Natural Resources guidelines, and which will provide a decision-making framework for the elected and appointed officials with regard to the orderly and effective development of the Township's recreation and open space assets. We further understand that this plan is to be firmly rooted in, and reflective of, resident's preferences and priorities.

Recreation is a service that should be integrated with other community services, such as transportation, planning, zoning, and public safety, and community initiatives like corridor revitalization and neighborhood preservation. We believe that the community should be part of every planning process, that every interaction between citizen and government is a chance to build a stronger relationship, and that this relationship is the key to building resilient, cohesive, prosperous communities.

Layered on the community input are the technical aspects of the recreation planning process, where data and field work are compiled to form an assessment of what has been achieved, what needs to be transformed, and what needs to be developed. This is accomplished by using proprietary data sources, interactive GIS mapping, field assessment, and collaboration with the Township's recreation and development professionals. The result of this process renders a Parks and Recreation Plan that is aligned with other Township plans, goals, and objectives.

The Work Plan on the following pages presents an efficient and thorough process for achieving the goals above. The Initiation and Organization provides an opportunity for the Township and Consultant Team to refine the Scope of Work, address key areas of concern, and exchange responsibilities. This first phase of the project also includes the document review and inventory.

BRI will take a deep look into available public and private data sources to develop a snapshot of the community, uncover trends, and determine the interaction and connection between natural and man-made environments. A thorough site investigation will be done of the parks to provide the Ypsilanti Township with a detailed inventory of the park system and an accessibility assessment.

People and Priorities involves community engagement. This task includes creating, hosting, and implementing a park and recreation survey, stakeholder interviews, youth engagement, and holding community open houses. Materials will be developed to educate the public about the Park and Recreation Planning process. The Ypsilanti Township will be able to use the materials in their social media efforts, on the website, and through direct mail and email notifications. BRI will compile all of the input gathered through the community engagement process and provide a final summary of results.

The Parks and Recreation Plan will be drafted and made available to the Township for review. After the plan is reviewed by the Leadership team and edits are made, the plan will be made available for public review and comment. The Consultant Team will work with the Township to move the plan through the formal adoption process. The end result is a diverse and inclusive Parks and Recreation Plan that also meets the MDNR Guidelines.

WORK PLAN

PHASE 1.0 Initiation & Organization

This initial phase of the process includes the kickoff meeting which establishes client expectations and finalizes any revisions to the work plan, meeting schedules, and contacts.

1.1 Kickoff Meeting

BRI and the Ypsilanti Township to meet and discuss project expectations, a final work plan, and special considerations. The Township will provide all relevant previous planning reports, background information, and GIS data.

1.2 Document Review

BRI will review the Township's suite of previous planning documents and identify elements which should be adopted into the Parks and Recreation Plan to ensure alignment with other Township goals and objectives. All data which will influence the five-year plan will be taken into consideration.

Elements from the 2019 plan that are still relevant will be carried over to the new plan. BRI has been encouraging sustainability and resiliency practices into park and recreation plans to help the municipality prepare for and adapt to the changing times. The COVID pandemic has increased awareness of the importance of community park facilities. BRI designs and develops plans to assist in a sustainable future.

1.3 Leadership Team

We recommend that the Township convene a Leadership team comprised of delegates from the Parks and Recreation Department staff and other Township representatives. The Leadership Team will meet as needed with BRI team members to guide project development,



Blackman Park, Jackson, MI

PHASE 2.0 People and Place

2.1 Demographic Review

Characteristics of the Township's population will be reviewed, with emphasis on trends and projections, particularly with regard to age, race, and household types. Information will be presented in an engaging, graphic format.

Developing a plan that is diverse and inclusive for all people is critical. BRI will be diligent in embracing these aspects to write a first-class plan.

Health and wellness are a vital part of park and recreation planning. Parks and recreation services and amenities help to create a system for people to get outside in nature to exercise, relax, and socialize. The National Recreation and Park Association highlights the benefits of parks and recreation services, indicating that parks and critical for the health and wellness of a community. Planning for an active community is important for the physical, mental and emotional well being for all people.

2.2 Socio Economic Review

Conduct trends research as it affects community demographic, economic, culture, and leisure issues to impact the Parks and Recreation Services. BRI utilizes proprietary data sources to review target market segments which indicate preferences for various recreation and cultural venues.

2.3 Built Systems

Compile and review information on existing built systems including transportation networks, rail, and location of significant cultural and historic properties, existing land use patterns, and forecasted development patterns.

This phase of the work plan involves a review of existing conditions which includes an understanding of the characteristics of the Township's residents and the place where they live. This information helps form the foundation and later the framework for the strategic plan.

2.4 Natural Systems

Compile and review information on natural systems such as tributaries, wetlands, woodlands, and other natural components.

Maintaining natural systems can assist in reduced maintenance and therefore save cost for the Township in the long run.

2.5 Recreation Inventory

A thorough onsite recreation inventory and accessibility

assessment will be conducted for all of the parks that are owned and operated by Ypsilanti Township.

BRI will take a look at ways to conserve and protect the Township's natural resources, provide guidance for sustainable practices, and discuss potential design methods that address the environmental, social and financial future of the Township.

The inventory will be benchmarked with the National Recreation and Park Association standards and suggested requirements.

Each park will be categorized into mini parks, neighborhood parks, community parks and regional parks. A pedestrian shed will be created to show walk ability to the Township's parks and recreation assets.

Connectivity to the Township's parks and trails will be reviewed and suggestions will be made for future improvements and/or expansions.

BRI will review the Township's recreational programming and compare it with the public input to see where improvements can be made. Providing programs to include people of all ages and abilities is crucial for a healthy community.

Existing and proposed trails will be reviewed and assessed to see if there is potential for additional connectivity to surrounding park and recreation amenities.

A regional park and recreation inventory will be reviewed

PHASE 3.0 People and Priorities

Recreation is about people, and this phase of the work plan is focused on hearing from the community. BRI will work closely with the Township's Leadership Team to develop an input strategy. Specific tasks include development and analysis of a parks and recreation survey, conducting stakeholder interviews and coordinating and hosting community input sessions. All of this information is compiled to determine general reoccurring themes, community expectations, and potential projects and programs. At the conclusion of this phase, a meeting is held with the Leadership Team to review the findings.

3.1 Survey Development and Analysis

An electronic survey will be developed, hosted, and conducted by BRI. We will provide the Township with a printable version of the survey to distribute hard copies in various locations and Township sponsored events. BRI will analyze the data collected from the survey and provide a summary of the results highlighting the statistics.

3.2 Stakeholder Interviews

BRI will convene with the Township to identify key stakeholders. Interviews will be held to gather feedback from the various community members that have a vested interest in the future of the Parks and Recreation Department.

3.3 Public Input Sessions/Workshops

BRI will facilitate public input sessions to gather feedback from the Community. BRI will facilitate sessions in locations identified by the Township. Sessions may be held virtually depending on the pandemic. BRI will capture as much feedback as possible. A variety of interactive activities will be created to gather candid feedback.

3.4 Youth Engagement

BRI will develop a youth engagement component. Kids and young adults are the future of the Township of Ypsilanti and their feedback is important to complete a vision for the next five years.

3.5 Summary of Findings

BRI will compile the results of the survey and community engagement activities into a final report.

3.6 Goals, Issues, and Opportunities

Subject to the outcome of the community input, the direction of the plan will be defined. The information will be compiled to conform with the MDNR guidelines and requirements. In addition to the meetings specified by the Township, BRI recommends that the Township convene to review the results of the community engagement program, develop the plan's Goals and Objectives, and ensure that issues and opportunities are appropriately identified. The draft Plan is then used to facilitate further review and input from the Leadership Team and the community prior to final preparation and adoption.



Wallenberg Park, Macomb Township, MI

PHASE 4.0

People, Place, and Plan

4.1 Plan Mechanics

The Michigan Department of Natural Resources (MDNR) requirements and standards will be used in developing the Recreation Plan. The National Recreation and Park Association will be used to reference standards and suggested requirements for parks and recreation facilities. At a minimum, the following will be included:

- Community Description
- Administrative Structure
- Description of the Planning and Public Input Process
- Recreation and Resource Inventory including a Barrier-Free Evaluation of each park.
- Goals and Objectives
- Action Plan, Capital Improvement Schedule, and Rationale

4.2 Guiding Principles

The following guiding principles will be used in the development of the five-year plan:

- Overall recreational commitments must remain within the financial capacity of the Township.
- Existing and proposed facilities, whenever possible, should support multiple uses and/or joint uses, including recommendations on enhancing existing parks and recreation facilities and programs.
- Sustainability and longevity practices will be encouraged.
- The plan and its outcomes should be equitably distributed throughout the entire Township.

4.3 Plan Preparation

BRI will provide a comprehensive strategic master park plan using all of the information provided by the Township and through the public engagement sessions. We will identify the community's needs for active and passive recreation facilities and program development and incorporate them into the plan, based upon the existing recreation facilities and programs and through the public input process. BRI will provide a draft plan in digital format for the required 30-day public review period.

4.4 Mapping

Preparation of supporting maps using GIS. These typically include existing facilities, pedestrian walksheds, nonmotorized network, natural features, service zones, and strategic plan initiatives. Neighborhood service areas, walk ability, mobility patterns, and identifying barriers to access recreation facilities will be assessed during the mapping process.

4.5 Finalization and Adoption

BRI will prepare the plan for final adoption and submit letters of transmittal to the regional planning agencies. Our team will convey the final plan based upon the input from the 30-day public review period. BRI will present the final plan to the Township Board for the final approval. BRI will attend the public hearing at the appropriate Township Board meeting and assist with the final adoption procedures.

4.6 Deliverables

BRI will provide the Township with all the requested deliverables. BRI will assist with final submittal of the plan



Bear River Valley Recreation Area
Petoskey, Michigan

OTHER BUSINESS

BOARD MEMBER UPDATES
