

CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

DEBBIE SWANSON

Treasurer

STAN ELDRIDGE

Trustees

KAREN LOVEJOY ROE

JOHN P. NEWMAN II

GLORIA PETERSON

LARESHA THORNTON

September 15, 2026

Regular Meeting – 6:00 p.m.

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

DEPARTMENTAL REPORTS



WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 9/7/26

August 2026

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

During August 2026, there were 3,198 calls for service in Ypsilanti Twp. This is a 0.9 % increase compared to the previous year.

Please refer to the *Monthly Data Report* for the complete overview of Police Services data for the month.

SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFEENSE
26-61975	8/18/2026	Robbery
26-62178	8/19/2026	AWIM
26-62676	8/20/2026	Felonious Assault
26-63557	8/24/2026	AWIM
26-64783	8/28/2026	Felonious Assault



WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 9/7/26

August 2026

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
8/6	Ellis Rd	Speeding	Assigned to Patrol
8/9	Appleridge	Parking Complaints	Assigned to Patrol
8/9	Clark Rd	Speeding	Assigned to Patrol
8/19	Michigan Ave and Burbank	Speeding/Racing	Assigned to Patrol
8/24	Gault Village and Grove Rd	Speeding	Assigned to Patrol
8/28	S. Harris Baseball Fields	Vandalism/Fights	Assigned to Patrol

STAFFING

32 / 35 Deputies (Billable for 28.5)



WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 9/7/26

August 2026

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: “Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all”.

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>

PUBLIC DASHBOARD

Check out our Data & Information Dashboard!
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

COMMONLY USED ABBREVIATIONS

AWIM: Assault with Intent to Murder

CCW: Carrying Concealed Weapon

CSC: Criminal Sexual Conduct

DV: Domestic Violence

OID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile



Police Service Data Report

Reporting Period: August

Incidents	Month 2026	2026 YTD	2025 YTD	% Change
Animal Complaints	64	511	525	-2.7%
Assaultive Crimes	53	334	345	-3.2%
Burglaries	8	33	51	-35.3%
Larcenies	29	180	177	1.7%
Medical Assists	52	404	407	-0.7%
OWI	8	42	36	16.7%
Robberies	1	1	3	-66.7%
Traffic Stops	371	4,000	3,410	17.3%
Vehicle Theft	11	60	92	-34.8%
Traffic Crashes	150	1,494	1,453	2.8%
Calls For Service Total	3,207	24,845	24,617	0.9%
Citations	75	1,355	678	99.85%
In/Out of Area Time		Minutes		
Into Area Time		802		
Out of Area Time		4,013		

Into Area Time: The time that other areas contracted deputies spent in YPT. ACO, SRP, Command, Countywide, and DB are excluded.

Out of Area Time: Time that YPT contracted deputies spent anywhere other than YPT, including non-contract areas.



CFS Summary

Reporting Period: August

Classification	Month 2026	2026 YTD	2025 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT	21	155	171	-9.4%
ANIMAL CRUELTY	1	4	4	0%
ARSON			2	-100.0%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	1	7	12	-41.7%
BURGLARY -FORCED ENTRY	7	40	63	-36.5%
COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION			1	-100.0%
DAMAGE TO PROPERTY	16	122	182	-33.0%
EMBEZZLEMENT		4	2	100.0%
EXTORTION		3	7	-57.1%
FORGERY/COUNTERFEITING		4	6	-33.3%
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	3	20	28	-28.6%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	6	47	57	-17.5%
FRAUD - IDENTITY THEFT	3	20	26	-23.1%
FRAUD -WIRE FRAUD	1	9	13	-30.8%
INTIMIDATION/STALKING	4	29	68	-57.4%
JUSTIFIABLE HOMICIDE			1	-100.0%
KIDNAPPING/ABDUCTION	1	3	5	-40.0%
LARCENY -OTHER	7	50	62	-19.4%
LARCENY -POCKETPICKING			1	-100.0%
LARCENY -PURSESNAATCHING		1	1	0%
LARCENY -THEFT FROM BUILDING	2	33	55	-40.0%
LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE		2		-
LARCENY -THEFT FROM MOTOR VEHICLE	23	109	82	32.9%
LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES		14	14	0%
MOTOR VEHICLE, AS STOLEN PROPERTY		4	14	-71.4%
MOTOR VEHICLE FRAUD			1	-100.0%
MOTOR VEHICLE THEFT	11	67	100	-33.0%
MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)		1		-
NARCOTIC EQUIPMENT VIOLATIONS	2	13	9	44.4%
NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)			2	-100.0%
NONAGGRAVATED ASSAULT	36	209	212	-1.4%
NON-FATAL SHOOTING		1		-



CFS Summary

Reporting Period: August

OBSCENITY	1	1	3	-66.7%
ORGANIZED RETAIL FRAUD		1		-
PARENTAL KIDNAPPING			1	-100.0%
RETAIL FRAUD -MISREPRESENTATION	1	2	1	100.0%
RETAIL FRAUD -THEFT	4	47	37	27.0%
ROBBERY	1	10	19	-47.4%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE		5	9	-44.4%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	3	10	6	66.7%
SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE		1		-
SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE		3		-
SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE		1	1	0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE		3	9	-66.7%
SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	2	9	13	-30.8%
STOLEN PROPERTY	1	6	25	-76.0%
VIOLATION OF CONTROLLED SUBSTANCE ACT	5	36	43	-16.3%
WEAPONS OFFENSE- CONCEALED	5	26	43	-39.5%
WEAPONS OFFENSE -EXPLOSIVES		1		-
WEAPONS OFFENSE -OTHER		6	14	-57.1%
Sum:	168	1,139	1,425	-17.35%

Classification	Month 2026	2026 YTD	2025 YTD	% Change
BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	4	5	-20.0%
DISORDERLY CONDUCT	1	12	8	50.0%
ESCAPE/FLIGHT		1	1	0%
FAMILY -ABUSE/NEGLECT NONVIOLENT	2	7	34	-79.4%
FAMILY -OTHER		1		-
FRAUD -BAD CHECKS		1	5	-80.0%
HEALTH AND SAFETY	3	17	13	30.8%
HIT and RUN MOTOR VEHICLE ACCIDENT	1	3		-
INVASION OF PRIVACY -OTHER		2		-
JUVENILE RUNAWAY	5	39	33	18.2%
LIQUOR VIOLATIONS -OTHER		3	4	-25.0%
MISCELLANEOUS CRIMINAL OFFENSE		12	20	-40.0%
OBSTRUCTING JUSTICE	7	71	123	-42.3%



CFS Summary

Reporting Period: August

OBSTRUCTING POLICE	10	63	100	-37.0%
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	8	50	55	-9.1%
POSSESSION OF BURGLARY TOOLS		1		-
PUBLIC PEACE -OTHER		1	10	-90.0%
SEX OFFENSE -OTHER		2	3	-33.3%
SMUGGLING		2		-
TRESPASS		4	11	-63.6%
VAGRANCY			1	-100.0%
Sum:	38	296	426	-25.20%

Classification	Month 2026	2026 YTD	2025 YTD	% Change
ALARMS	123	795	825	-3.6%
ANIMAL COMPLAINTS	76	588	596	-1.3%
JUVENILE OFFENSES AND COMPLAINTS	40	217	225	-3.6%
MISCELLANEOUS COMPLAINTS	763	5,595	6,044	-7.4%
MISCELLANEOUS TRAFFIC COMPLAINTS	488	4,744	4,040	17.4%
NON - CRIMINAL COMPLAINTS	904	7,135	6,924	3.0%
SICK / INJURY COMPLAINT	205	1,409	1,370	2.8%
TRAFFIC CRASHES	89	772	715	8.0%
TRAFFIC OFFENSES	14	121	129	-6.2%
WARRANTS	16	142	200	-29.0%
WATERCRAFT COMPLAINTS / ACCIDENTS		6	4	50.0%
Sum:	2,718	21,524	21,072	2.36%

Classification	Month 2026	2026 YTD	2025 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS		6	4	50.0%
LICENSE / TITLE / REGISTRATION CITATIONS		7	1	600.0%
MISCELLANEOUS A THROUGH UUUU	10	120	207	-42.0%
NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS		2	1	100.0%
PARKING CITATIONS		3	4	-25.0%
TRAFFIC WARNINGS		2		-
Sum:	10	140	217	-35.94%

Classification	Month 2026	2026 YTD	2025 YTD	% Change
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CFS Summary

Reporting Period: August

18A STATE CODE FIRE CLASSIFICATIONS		1	1	0%
FIRE CLASSIFICATIONS		1		-
Sum:		2	1	100.00%

Classification	Month 2026	2026 YTD	2025 YTD	% Change
CANINE ACTIVITIES	4	19	61	-68.9%
COURT / WARRANT ACTIVITIES	2	7	47	-85.1%
CRIME PREVENTION ACTIVITIES	10	58	51	13.7%
INVESTIGATIVE ACTIVITIES	98	874	869	0.6%
MISCELLANEOUS ACTIVITIES (6000)	102	592	593	-0.2%
MISCELLANEOUS ACTIVITIES (6100)	121	727	750	-3.1%
Sum:	337	2,277	2,371	-3.96%



CCW Report

Reporting Period: August

Incident Number	Report Date	Offense	Case Status Disposition
260059317	08/08/26	CCW-Concealed Weapons - Carrying Concealed	Pending Prosecutors Review
260060351	08/12/26	CCW-Concealed Weapons - Carrying Concealed	Pending Labs
260061975	08/18/26	CCW-Concealed Weapons - Carrying Concealed	Warrant Issued
260061975	08/18/26	Weapons-Firearms-Ammunition-Possession by Prohibited Person	Warrant Issued
260063557	08/24/26	Concealed Weapons - Firearm in Auto (CCW)	Pending Prosecutors Review
260064783	08/28/26	Weapons-Firearms-Ammunition-Possession by Prohibited Person	Pending Prosecutors Review



Out of Area Report

Reporting Period: August

SUMMARY	
Reporting Area	Duration in Minutes
ANN ARBOR TWP	175
AUGUSTA TWP	20
MACARTHUR BLVD CONTRACT	1,134
OUT OF COUNTY	151
PITTSFIELD TOWNSHIP	181
SALINE CITY	80
SALINE TOWNSHIP	109
SCIO TOWNSHIP	121
ST JOSEPH HOSPITAL	23
SUPERIOR TWP	790
YORK TWP	9
YPSILANTI CITY	1,220
Sum:	4,013

ANN ARBOR TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260061895	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	4400 BLOCK E HURON RIVER DR	08/18/2026 03:58:00	32
260061904	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Follow Up - WD	4400 BLOCK E HURON RIVER DR	08/18/2026 06:41:00	74
260062714	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Mental Health Call	200 BLOCK VILLAGE GREEN BLVD	08/20/2026 23:50:00	30
260062735	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Noise Complaint - WD	200 BLOCK VILLAGE GREEN BLVD	08/21/2026 04:46:00	39
					Sum:	175



Out of Area Report

Reporting Period: August

AUGUSTA TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057820	YPSILANTI TWP	DISPATCHED CALLS	Family Trouble	8500 BLOCK BUNTON RD	08/03/2026 00:40:00	20
					Sum:	20

MACARTHUR BLVD CONTRACT

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057389	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	8900 BLOCK MACARTHUR BLVD	08/01/2026 03:21:00	35
260057389	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	8900 BLOCK MACARTHUR BLVD	08/01/2026 03:21:00	36
260057395	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Noise Complaint - WD	9400 BLOCK MACARTHUR BLVD	08/01/2026 04:25:00	7
260057395	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Noise Complaint - WD	9400 BLOCK MACARTHUR BLVD	08/01/2026 04:25:00	9
260057396	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Noise Complaint - WD	9400 BLOCK MACARTHUR BLVD	08/01/2026 04:34:00	4
260057400	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	1200 BLOCK STAMFORD CT	08/01/2026 04:53:00	5
260057710	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	1200 BLOCK STAMFORD CT	08/02/2026 14:05:00	8
260058063	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	9100 BLOCK MACARTHUR BLVD	08/03/2026 20:55:00	20
260058063	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	9100 BLOCK MACARTHUR BLVD	08/03/2026 20:55:00	30
260058063	YPSILANTI TWP	DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	9100 BLOCK MACARTHUR BLVD	08/03/2026 20:57:00	22
260058063	YPSILANTI TWP	DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	9100 BLOCK MACARTHUR BLVD	08/03/2026 21:02:00	34



Out of Area Report

Reporting Period: August

260058121	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Family Trouble	9200 BLOCK MACARTHUR BLVD	08/04/2026 01:40:00	10
260060580	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	8800 BLOCK MACARTHUR BLVD	08/13/2026 05:30:00	100
260060580	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	8800 BLOCK MACARTHUR BLVD	08/13/2026 05:30:00	151
260060580	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	8800 BLOCK MACARTHUR BLVD	08/13/2026 05:33:00	192
260060580	YPSILANTI TWP	DISPATCHED CALLS	Assault w/Intent to Murder	8800 BLOCK MACARTHUR BLVD	08/13/2026 05:30:00	255
260060580	YPSILANTI TWP	DISPATCHED CALLS	Assault w/Intent to Murder	8800 BLOCK MACARTHUR BLVD	08/13/2026 05:33:00	96
260061153	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Damage to Property - MDOP (other)	9000 BLOCK MACARTHUR BLVD	08/15/2026 04:50:00	10
260061877	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Shots Fired - Careless Use of Firearm - WD	ASHLEY DR/ ABBEY LN	08/18/2026 01:00:00	16
260062188	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	8700 BLOCK MACARTHUR BLVD	08/19/2026 04:47:00	79
260065541	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	MACARTHUR BLVD/ STAMFORD RD	08/31/2026 23:10:00	15
					Sum:	1,134

OUT OF COUNTY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260058923	YPSILANTI TWP	BACKUP DISPATCHED CALLS	K-9 Non Deployment Assist - WD	MICHIGAN/ I275	08/07/2026 01:09:00	21
260062730	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	1500 BLOCK S HURON ST	08/21/2026 02:55:00	130
					Sum:	151



Out of Area Report

Reporting Period: August

PITTSFIELD TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057530	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	4800 BLOCK CLARK RD	08/01/2026 16:12:00	83
260061448	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	4800 BLOCK CLARK RD	08/16/2026 11:31:00	98
					Sum:	181

SALINE CITY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260061402	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK N ANN ARBOR ST	08/16/2026 02:30:00	80
					Sum:	80

SALINE TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260061402	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK N ANN ARBOR ST	08/16/2026 02:33:00	81
260061402	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK N ANN ARBOR ST	08/16/2026 03:04:00	28
					Sum:	109

SCIO TOWNSHIP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057845	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Citizen	5600 BLOCK JACKSON RD	08/03/2026 00:53:00	121
					Sum:	121



Out of Area Report

Reporting Period: August

ST JOSEPH HOSPITAL

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260059951	YPSILANTI TWP	DISPATCHED CALLS	Follow Up - WD	5300 BLOCK MCAULEY DR	08/10/2026 20:50:00	23
					Sum:	23

SUPERIOR TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057862	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	9700 BLOCK EDGEWOOD CT	08/03/2026 05:34:00	23
260058123	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	BRIDGEWATER DR/ BARRINGTON DR	08/04/2026 01:45:00	8
260058771	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	1800 BLOCK MANCHESTER DR	08/06/2026 12:32:00	75
260059572	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	9200 BLOCK PANAMA AVE	08/09/2026 12:37:00	3
260059580	YPSILANTI TWP	DISPATCHED CALLS	Suspicious Circumstances	3500 BLOCK FRAINS LAKE RD	08/09/2026 13:08:00	28
260059651	YPSILANTI TWP	DISPATCHED CALLS	Mental Health Call	8600 BLOCK HEMLOCK CT	08/09/2026 18:20:00	35
260060016	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Recovered Stolen Vehicle - Other Jurisdiction	1700 BLOCK CRAB APPLE DR	08/11/2026 04:16:00	19
260061877	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Shots Fired - Careless Use of Firearm - WD	ASHLEY DR/ ABBEY LN	08/18/2026 00:40:00	35
260061877	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Shots Fired - Careless Use of Firearm - WD	ASHLEY DR/ ABBEY LN	08/18/2026 00:55:00	25
260061877	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Shots Fired - Careless Use of Firearm - WD	ASHLEY DR/ ABBEY LN	08/18/2026 00:59:00	17
260061877	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Shots Fired - Careless Use of Firearm - WD	ASHLEY DR/ ABBEY LN	08/18/2026 01:00:00	15



Out of Area Report

Reporting Period: August

260063063	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	1500 BLOCK DEVON ST	08/22/2026 11:50:00	40
260063063	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	1500 BLOCK DEVON ST	08/22/2026 11:53:00	19
260063179	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	STAMFORD RD/ MACARTHUR BLVD	08/22/2026 21:35:00	1
260064200	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1800 BLOCK STEPHENS DR	08/26/2026 18:13:00	64
260064200	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1800 BLOCK STEPHENS DR	08/26/2026 18:15:00	75
260064200	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1800 BLOCK STEPHENS DR	08/26/2026 18:18:00	62
260064200	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1800 BLOCK STEPHENS DR	08/26/2026 18:20:00	60
260064200	YPSILANTI TWP	DISPATCHED CALLS	Extreme Risk Protection Order - ERPO	1800 BLOCK STEPHENS DR	08/26/2026 18:10:00	80
	YPSILANTI TWP	BACK-UP TRAFFIC STOP		CLARK/ CLARK RD	08/08/2026 02:11:00	44
					Sum:	728

YORK TWP

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260063859	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	4700 BLOCK SCHMITT CT	08/25/2026 14:52:00	9
					Sum:	9

YPSILANTI CITY

Incident #	Patrol Area Desc	Activity Category	Offense	Location	Start Date	Minutes
260057455	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S HURON ST/ CATHERINE ST	08/01/2026 11:40:00	10



Out of Area Report

Reporting Period: August

260058668	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S HAMILTON ST/WB I94 OFRP	08/05/2026 23:58:00	51
260059226	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	SPRING ST/S HURON ST	08/07/2026 23:39:00	9
260059254	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/08/2026 04:15:00	20
260059254	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/08/2026 04:15:00	35
260059254	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/08/2026 04:18:00	16
260059254	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/08/2026 04:20:00	10
260059270	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	SPRING ST/ CATHERINE ST	08/08/2026 08:15:00	25
260059505	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S HURON ST/ EB I94 OFRP	08/09/2026 03:30:00	7
260060574	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	W MICHIGAN AVE/N HURON ST	08/13/2026 03:52:00	4
260060574	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	W MICHIGAN AVE/N HURON ST	08/13/2026 03:55:00	5
260060719	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N HAMILTON ST/W MICHIGAN AVE	08/13/2026 16:55:00	5
260060810	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	SPRING ST/S HURON ST	08/13/2026 23:35:00	10
260061140	YPSILANTI TWP	DISPATCHED CALLS	Assist Other Law Enforcement Agency	1200 BLOCK LEFORGE RD	08/15/2026 02:41:00	35



Out of Area Report

Reporting Period: August

260061210	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	600 BLOCK WASHTENAW AVE	08/15/2026 11:35:00	20
260061621	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	S HAMILTON ST/WB I94 OFRP	08/17/2026 03:36:00	4
260061622	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	CATHERINE ST/ CHIDESTER ST	08/17/2026 03:40:00	75
260061622	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	CATHERINE ST/ CHIDESTER ST	08/17/2026 03:41:00	71
260061622	YPSILANTI TWP	TRAFFIC STOP	Concealed Weapons - Firearm in Auto (CCW)	CATHERINE ST/ CHIDESTER ST	08/17/2026 03:40:00	70
260061700	YPSILANTI TWP	CE EVENTS/ MEETINGS	Public Relations - WD	300 BLOCK E MICHIGAN AVE	08/17/2026 12:40:00	80
260061849	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HARRIET ST	08/17/2026 21:40:00	45
260061849	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HARRIET ST	08/17/2026 21:40:00	50
260063442	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N PROSPECT ST/LOCUST ST	08/23/2026 22:44:00	8
260063587	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CRU Response - WD	2400 BLOCK EAGLES CIR	08/24/2026 14:26:00	57
260063921	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Property Damage Traffic Crash PDA	CENTER ST/ ECORSE RD	08/25/2026 19:08:00	51
260064106	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	OAK ST/ CHARLES ST	08/26/2026 12:16:00	13
260064224	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S HURON ST/ CATHERINE ST	08/26/2026 20:26:00	5
260064224	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S HURON ST/ CATHERINE ST	08/26/2026 20:23:00	7



Out of Area Report

Reporting Period: August

260064238	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	600 BLOCK E MICHIGAN AVE	08/26/2026 21:24:00	21
260064270	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	MONROE ST/ FIRST AVE	08/26/2026 23:15:00	30
260064270	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	MONROE ST/ FIRST AVE	08/26/2026 23:15:00	35
260064270	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Assist Other Law Enforcement Agency	MONROE ST/ FIRST AVE	08/26/2026 23:20:00	29
260064332	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	W MICHIGAN AVE/N HURON ST	08/27/2026 05:00:00	25
260064332	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	W MICHIGAN AVE/N HURON ST	08/27/2026 05:08:00	42
260064332	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	W MICHIGAN AVE/N HURON ST	08/27/2026 05:10:00	5
260064554	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Misdemeanor Arrest Warrant - Other Jurisdiction	W CROSS ST/ OAKWOOD ST	08/27/2026 21:55:00	25
260064554	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Misdemeanor Arrest Warrant - Other Jurisdiction	W CROSS ST/ OAKWOOD ST	08/27/2026 21:55:00	29
260064946	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N HURON ST/ PEARL ST	08/29/2026 13:50:00	5
260065070	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/29/2026 22:30:00	5
260065070	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/29/2026 22:31:00	4
260065070	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK HILYARD ROBINSON WAY	08/29/2026 22:31:00	14
260065213	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N HURON ST/ N WASHINGTON ST	08/30/2026 16:49:00	6



Out of Area Report

Reporting Period: August

260065301	YPSILANTI TWP	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	WASHTENAW AVE/N MANSFIELD ST	08/31/2026 02:11:00	7
260065518	YPSILANTI TWP	DISPATCHED CALLS	CRU Response - WD	800 BLOCK HEMPHILL ST	08/31/2026 20:50:00	65
	YPSILANTI TWP	BACKUP DISPATCHED CALLS		MICHIGAN AVE	08/13/2026 03:15:00	45
					Sum:	1,190



Into Area Report

Reporting Period: August

SUMMARY	
Patrol Area Desc	Duration in Minutes
ANN ARBOR-SUPERIOR TWP COLLABORATION	505
DEXTER-DEXTER TWP-WEBSTER TWP	20
MANCHESTER-LODI COLLABORATION	185
SCIO TWP	5
YORK TWP	87
Sum:	802

ANN ARBOR-SUPERIOR TWP COLLABORATION

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
260057584	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Fleeing or Eluding Police (Penal Code)	N FORD BLVD/E MICHIGAN AVE	08/01/2026 21:22:00	13
260057584	YPSILANTI TWP	DISPATCHED CALLS	Fleeing or Eluding Police (Penal Code)	N FORD BLVD/E MICHIGAN AVE	08/01/2026 21:25:00	19
260058392	YPSILANTI TWP	DISPATCHED CALLS	Resisting Officer	S HARRIS RD/ ECORSE RD	08/04/2026 23:45:00	105
260058474	YPSILANTI TWP	DISPATCHED CALLS	Disorderly Person/ Condition - WD	2600 BLOCK E CLARK RD	08/05/2026 10:42:00	19
260059632	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Suspicious Circumstances	E CLARK RD/N RIVER ST	08/09/2026 16:45:00	10
260060065	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	400 BLOCK VILLA DR	08/11/2026 09:59:00	16
260060940	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Neighborhood Trouble	400 BLOCK VILLA DR	08/14/2026 13:25:00	25
260060940	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Neighborhood Trouble	400 BLOCK VILLA DR	08/14/2026 13:28:00	17
260061150	YPSILANTI TWP	DISPATCHED CALLS	Agg/Fel Assault - Family - Strong Arm- Domestic	2700 BLOCK APPLERIDGE ST	08/15/2026 04:20:00	30
260062098	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	APPLERIDGE ST/WOODRUFF LN	08/18/2026 19:52:00	16



Into Area Report

Reporting Period: August

260062178	YPSILANTI TWP	DISPATCHED CALLS	Assault w/Intent to Murder	1300 BLOCK CANDLEWOOD LN	08/19/2026 02:25:00	35
260062577	YPSILANTI TWP	BACKUP DISPATCHED CALLS	B&E - Burglary - Forced Entry - Residence - Home Invasion	600 BLOCK BELMONT DR	08/20/2026 13:00:00	30
260062577	YPSILANTI TWP	BACKUP DISPATCHED CALLS	B&E - Burglary - Forced Entry - Residence - Home Invasion	600 BLOCK BELMONT DR	08/20/2026 13:05:00	14
260062997	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	1200 BLOCK MEDFORD DR	08/22/2026 00:45:00	25
260063474	YPSILANTI TWP	IMPOUND	Felony Arrest Warrant - Other Jurisdiction	E MICHIGAN AVE/ECORSE RD	08/24/2026 03:10:00	5
260063474	YPSILANTI TWP	TRAFFIC STOP	Felony Arrest Warrant - Other Jurisdiction	E MICHIGAN AVE/ECORSE RD	08/24/2026 02:20:00	50
260063557	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault w/Intent to Murder	300 BLOCK S FORD BLVD	08/24/2026 12:56:00	15
260064465	YPSILANTI TWP	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	HOLMES RD/N FORD BLVD	08/27/2026 15:32:00	34
260064550	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Juvenile - All Other	1300 BLOCK E MICHIGAN AVE	08/27/2026 21:40:00	20
260065382	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	N FORD BLVD/ HOLMES RD	08/31/2026 11:52:00	7
					Sum:	505

DEXTER-DEXTER TWP-WEBSTER TWP

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
260060453	YPSILANTI TWP	DISPATCHED CALLS	Private Property Traffic Crash	7000 BLOCK DEXTER-ANN ARBOR RD	08/12/2026 17:05:00	20
					Sum:	20



Into Area Report

Reporting Period: August

MANCHESTER-LODI COLLABORATION

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
260064783	YPSILANTI TWP	DISPATCHED CALLS	Agg/Fel Assault - Family - Gun - Domestic	1100 BLOCK S HARRIS RD	08/28/2026 22:55:00	185
					Sum:	185

SCIO TWP

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
260060317	YPSILANTI TWP	DISPATCHED CALLS	BOL - Be on the Lookout - WD	WB I94/S HURON ST	08/12/2026 08:15:00	5
					Sum:	5

YORK TWP

Incident #	Reporting Area	Activity Category	Offense	Location	Start Date	Minutes
260057831	YPSILANTI TWP	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	2400 BLOCK E ELLSWORTH RD	08/02/2026 23:40:00	21
260060351	YPSILANTI TWP	BACKUP DISPATCHED CALLS	CCW-Concealed Weapons - Carrying Concealed	E BEMIS RD/ WHITTAKER RD	08/12/2026 11:00:00	19
	YPSILANTI TWP	BRIEFING/ SHIFT BRIEFING		STA 2	08/16/2026 19:30:00	31
	YPSILANTI TWP	VEHICLE TASK		sta	08/16/2026 23:45:00	16
					Sum:	87



Violations

Reporting Period: August

Violation Description	Violation Count
CARELESS DRIVING	1
CURFEW - PARENTAL RESPONSIBILITY	1
DISOBEYED TRAFFIC CONTROL DEVICE/REGULATOR	2
DISPLAY SUSPENDED/REVOKED/ALTERED LICENSE	1
DRIVING WHILE LICENSE EXPIRED/CANCELLED	1
DROVE WITH NO LICENSE / NEVER ACQUIRED	2
DWLS - DROVE WHILE LICENSE SUSP/REV/DENIED	6
EXPIRED PLATE	5
FAILED TO REPORT ACCIDENT	1
FAILED TO STOP WITHIN ASSURED CLEAR DISTANCE	3
FAILED TO YIELD	2
IMPROPER PASSING	1
NO HEADLIGHTS	3
NO OPS ON PERSON	1
NO PROOF OF INSURANCE	1
OPEN INTOX - MOTOR VEHICLE	1
OPERATE WITHOUT SECURITY (NO INSURANCE)	2
PARKING IN A FIRE LANE	1
PARKING VIOLATIONS	4
SPEEDING 01-05 OVER	14
SPEEDING 06-10 OVER	2
SPEEDING 11-15 OVER	3
VIOLATION OF BASIC SPEED LAW	1
VIOLATION OF SAFETY BELT LAW-DRIVER	1
Sum:	60



Traffic Stops

Reporting Period: August

TS Reason For Contact	Activities Count
Assist	2
Crime BOL	5
Equipment Vio	74
Other	31
Speed	144
Traffic Vio.	130
	386



Explanation of Data

CCW REPORT:

This report lists all incidents verified as carrying a concealed weapon violation that occurred within the area during the reporting period.

OUT OF AREA REPORT:

This report details the amount of time (in minutes) that deputies assigned to the contract area (patrol area) spend outside of that area, along with the reasons for being out of area. If the contract area is part of a collaboration, it is not possible to separate the data for each individual area within the collaboration in this report.

INTO AREA REPORT:

This report details the amount of time (in minutes) that deputies not assigned to the contract area spend in that area, along with the reasons for their presence. If the contract area is part of a collaboration, this report separates the data by each area within the collaboration.

VIOLATIONS:

This report lists all violations that occurred during the reporting period. A single citation may include multiple violations. The "sum" value represents the number of citations, not the total number of violations.

TRAFFIC STOPS:

This report is generated from deputies' activity logs, which document each traffic stop and the associated reason. The numbers in this report may differ from those on the "Police Service Data Report" page, as that report reflects only verified offenses.

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard, Ypsilanti, MI 48198
Phone 734-544-4225 Fax 734-544-4195



MONTHLY REPORT FOR AUGUST 2026

Fire Department staffing levels are as follows:

1 Fire Chief	1 Fire Marshall	3 Shift Captains
21 Fire Fighters	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 **454** requests for assistance. Of those requests, **273** were medical emergency service calls, with the remaining **181** incidents classified as non-medical and/or fire related.

Department activities for the month of August 2026:

1) Smoke Alarms

The YTFD have recently joined with the State of Michigan Bureau of Fire Services to give out and install smoke alarms and carbon monoxide detectors in our resident's home. If interested, please contact the station at 222 S Ford Blvd to fill out an application and set up the installation. 734-544-4225

2) Fire fighters received training in the following areas:

- a) TRT@Pittsfield
- b) Hazmat Training

3) Pub Education

- a) KOA Truck Demo
- b) Touch a Truck@Ypsi High
- c) Oakridge apartments Truck Demo
- d) YES event @1950 Holmes Road
- e) Hillcrest & Senate Block Party

Filter statement

Filters Incident onset 8/1/26 to 8/31/26 Incident status Locked

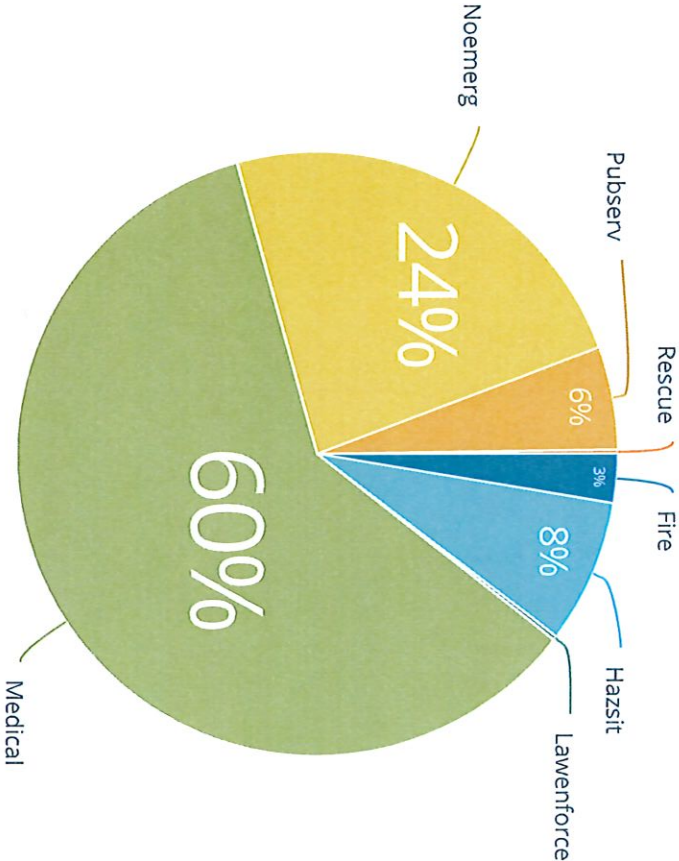
Incident Types (NERIS)

Count of Incidents	Count of Medical Incidents...	Count of Fire Incidents (Pri...	Count of Other Incidents (...)	Mutual Aid Given or Receiv...
Count of Incidents 454 Count of Exposures 0	Count of EMS Calls 273 Percent of EMS Calls 60.13%	Count of Fire Calls 12 Percent of Fire Calls 2.64%	Count of Other Calls 169 Percent of Other Calls 37.22%	Aid Given 2 Aid Received 4

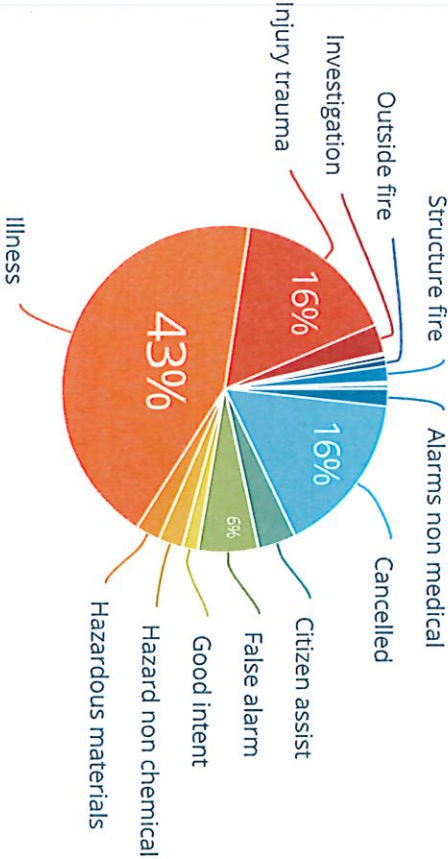
Filter statement

Filters Incident onset 8/1/26 to 8/31/26 Incident status Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory



Incident Types (NERIS)

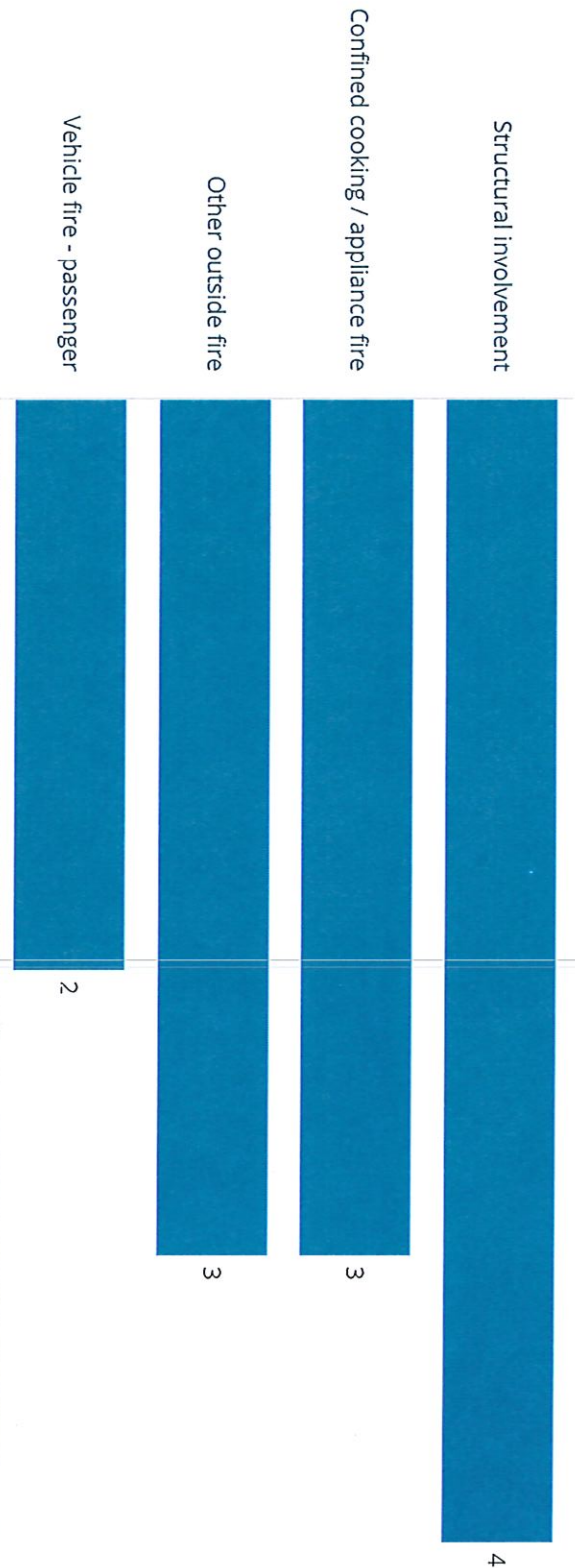
Sep 2, 2026 11:33:30 AM Fire Incidents (NERIS)

Filter statement

Filters

Incident onset 8/1/26 to 8/31/26 | Incident status Locked

Count of Fire Incidents



Incident Types (NERIS)

Sep 2, 2026 11:33:30 AM Fire Incidents (NERIS)

Filter statement

Filters Incident onset 8/1/26 to 8/31/26 Incident status Locked

Primary Incident Types (by month)

Primary Incident Type	Incidents	
	08/2026	Grand Total
Abdominal pain / problems	13	
Accidental alarm	7	
Allergic reaction / stings	2	
Animal bites	1	
Assault	4	
Back pain (non-trauma)	6	
Breathing problems	36	
CO alarm	2	
Cancelled	73	
Carbon monoxide release	3	
Cardiac arrest	9	
Chest pain (non-trauma)	39	
Choking	1	
Citizen assist / service call	8	
Confined cooking / appliance fire	3	
Convulsions / seizures	9	
Diabetic problems	6	
Drowning / diving / scuba accident	1	

Additional Incident Types (by month)

Additional Incident Type	Incidents	
	08/2026	Grand Total
Gas leak / gas odor	1	1
Malfunctioning alarm	1	1
Motor vehicle collision	1	1
Grand Total	3	3

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— HYDRO DAM OPERATIONS —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

Date: September 9, 2026
To: Clerk's Office
CC: Brenda Stumbo, Supervisor
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in August 2026)

Activities:

Ford Lake Dam (Hydro Station)

General Operation Summary:

The Hydro Station is operating safely and continues to get routine safety inspections and preventive maintenance. Operators had No call-in(s) for the month for water levels and equipment trouble.

Average precipitation for the month of is around 3.26", this year NOAA recorded it to be 1.75".

Staff worked on Generator #2 while the river flow was low. Made repairs to headgate electrical, had the turbine room cleaned and adjusted the lower bearing.

Regulatory Status:

For 2026-

- DSSMR- **Complete, Filed with FERC**
- Owners Dam Safety Program Review/Update – **Started**
- EAP annual update and test –
- EAP First Responder Training – **Complete**
- WQ Report – **Equipment has been deployed, recording data.**
- Nuisance Plant Plan Report –**Draft Report in Review**
- Wildlife Plan Report –
- Historical Activity Report – **Complete, Filed**
- Gate Certification –
- Security Review – **Plan update and training done, FERC filing in October**
- FERC Security Inspection – **TBD**
- FERC Annual Dam Safety Inspection – **Complete**
- Annual DEQ Lake Operation Monitoring Report- **Complete, filed with FERC**
- Spillway Assessment Action Plan - **Filed, addressing comments by FERC, Ongoing**
- Public Safety Plan - **No Actions needed at this time**
- Fish & Sediment Analysis - **Not required until 2033**
- Shoreline Erosion Survey – **Not required until 2030**
- Emergency generator 4-year testing/maintenance – **planned 2029**
- EAP Tabletop and Functional Exercise – **2029**
- EAP Rewrite – **2030**
- Owners Dam Safety Audit - **2030**
- 2025 Part 12D Comprehensive Analysis – **Started, next step Risk Analysis (final report due March 2027)**

Current Projects:

Concrete Repairs- Delayed, approved by the Board to go out to bid. Construction was planned for summer 2023, however the cost came in doubled and the project is on hold until funding is available. Our DOE grant is moving forward; negotiations have not started but hopefully this summer/fall. Staff are working on documentation updates in plans for a construction project in 2027.

River Level Sensor

Premature failure of this sensor has caused negative impact to the operation and emergency actions. Staff are working with engineers to fix the problem. In February, a radar style sensor was installed in parallel to the existing system. This new technology seems promising to help reduce the on-going cost and better system reliability. The testing period for the new sensor was planned for 60 days; this has been extended due to a defect in the sensor.

DTE/ITC Power Line Rebuild- ITC is planning a rebuild of the transmission line along Bridge Road. Project is planned in 2027 will likely take a couple of months to complete. We don't know how this will impact Hydro's operations.

DTE Gas Line relocation- DTE has submitted plans to relocate the gas line attached to the bridge and dam. The project has easements now through North and South Hydro Parks. Construction was started in June 2026 and be completed in the fall.

Future Maintenance Items:

- **Shoreline Restoration**, Ford Lake Park
- **PMF Study for watershed** – on hold until Part 12 is complete
- **Protective Relay testing** – Due again 2031
- **Concrete repairs – On Hold, additional funding needed**
- **Windows/additional concrete repairs** (powerhouse and dam) - TBD
- **Sluice gate Repairs/Replacement-** Sluice Gate Stress Analysis was done 2024, the FERC has requested a detailed study of the spillway gates. This is a common industry request from FERC as they continuously look at safety involving dams. The inspections were completed, and the engineer has identified some items for consideration. Making a plan of action.

Operation Summary

2026	August	YTD	5 Year Ave.
Precipitation total (inches) ¹	1.75"	19.16"	33.024
Days Online	31.0	210.2	363.18
Net Generation MWH (estimated)	139.974	4,561.271	9,410.307
Generation MWH lost (estimated)*	.792	1,403.250	377.3126

After Hour Call-in for Current Month

Water levels	0	12	24
Mechanical/Electrical	0	2	4
Other	0	1	2
Totals	0	15	30

Recent Operation History	2021	2022	2023	2024	2025
Precipitation total (inches) ¹	40.0	26.37	36.65	34.76	27.34
Days Online	360.0	363.5	363.4	366.0	363.0
Generation MWH (estimated)	10,524.5	9,185.151	9,336.397	10,189.347	7,816.138
Generation MWH lost (estimated)*	423.2	362.5	216.076	545.578	339.20

After Hour Call In	2021	2022	2023	2024	2025
Water levels	33	36	22	20	11
Mechanical/Electrical	9	0	3	6	4
Other	0	4	2	1	4

¹ Preliminary totals from NOAA for Detroit

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

Water Quality Summary:

MOU with City of Ann Arbor

The Parties share a common interest in eliminating and preventing nuisance blue green algae blooms in Ford and Belleville Lakes, and they acknowledge that information about water quality and conditions in the lakes is important to advancing their common interest. THEREFORE, the Parties enter into this Memorandum of Understanding to memorialize their understanding as to their efforts to cooperate and work together to monitor, collect, and share water quality information regarding Ford and Belleville Lakes.

Work Plan

- for 2026, continue collecting data, follow updated discharge plan.

Current Activities

- The MOU team continues to have open discussions.
- Equipment is now collecting data.

Sluice Gate Usage 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 mixed to maintain oxygen levels (effectiveness depends on several 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 outlined in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with the water quality in Ford Lake. The Federal License requires us to pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer to improve the lake is not always possible.

Spilling days

2026	Days Spilled	Lost KWH*	Lost KW \$*	2025 Lost KW \$*
January	.2	0	0	0
February	.1	0	0	0
March	24.75	0	0	0
April	28.2	0	0	0
May	3.7	29,311	1,805	0
June	15.4	125,469	7,358	\$6,856
July	16.3	89,637	4,796	\$9,214
August	.2	0	0	0
September				0
October				0
November				0
December				0
Totals	72.55	241,417	\$13,959	\$ 16,070

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

Sargent Charles Dam

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

In October 2023, the dam was inspected by the state. In their report the dam is in satisfactory condition, the report listed some maintenance recommendations to help maintain a safe dam. Staff are working on the follow-up actions.



MEMORANDUM

To: Township Board of Trustees

From: Belinda Kingsley, Community Compliance Director

Date: September 9, 2026

Subject: **OCS - Ordinance Summary Report – August 2026**

The Office of Community Standards (OCS) encompasses the Building, Ordinance and Planning Departments. When fully staffed, Ordinance consists of a Director, Executive Coordinator, Ordinance Administrator and five (5) full-time Ordinance Officers. We are currently staffed with three (3) Ordinance Officers. Additionally, to support both Building and Ordinance there are three (3) administrative Clerks.

The Ordinance Department performs rental inspections on approximately 8,200 multi-family apartments in 77 complexes and 1,700 single-family homes, on a two-year cycle. Additionally, Ordinance investigates ordinance violation complaints, inspects vacant structures, performs liquor inspections, junkyard inspections and monitors buildings that have sustained fire damage.

Here is a summary of Ordinance Department activity conducted in August 2026:

Ordinance Investigations – There were a total of **436** inspections conducted, including **28** parking violations (lawn/street), **137** vegetation violations and **53** Zoning Ordinance violations. In addition to our most frequent violations of seasonal tall grass/weeds, parking issues, Ordinance also investigated complaints regarding:

- Vacant, Dilapidated or Abandoned Buildings
- Zoning Issues – Fences, Signs, Accessory Structures, Etc.
- Sidewalk Obstructions
- Accumulated Trash/Rubbish
- Blight/Graffiti
- Non-Operating Motor Vehicles
- Illegal/Nuisance Business
- Construction Without Permits

Rental Inspections – A total of **378** rental inspections were conducted by Ordinance Officers. This includes **127** single-family rental homes, **251** multi-family apartments, initial and reinspections.

Vacant Structures – There are currently **223** vacant structures that have been inspected and certified by Ordinance. On an annual basis each vacant structure has an internal and external inspection prior to being certified. This month a total of **20** inspections were performed. This includes **18** residential and **2** commercial properties.

Liquor Inspections – In mid-April we started the annual inspections and reinspections of business that sell alcohol. There were **2** inspections conducted at businesses licensed to sell liquor to ensure they are complying with state and local liquor laws. On-premises businesses (bars and restaurants) accounted for **1** inspections, and off-premises businesses (liquor and convenience stores and gas stations) totaled **1** inspections. On-premise inspections include an inspector from the Building, Fire and Ordinance Departments. The majority of these inspections are performed in the second quarter of the year.

Fire Damaged Property – There were **18** inspections performed to monitor the status of structures that have sustained fire damage. Ordinance monitors the removal of any blight caused by the fire and continues to monitor the repair/demolition progress until the property is restored.

Administrative Search Warrants – There were **0** ASWs issued by 14B District Court to gain access to inspect vacant properties, in situations where we have been unable to perform a routine inspection, with the goal of identifying violations that could impact public safety, property values and neighboring properties.

District Court Hearings – There were **19** formal and informal hearings attended at 14B District Court for citations issued for failure to correct violations identified.

Circuit Court Litigation – We have **5** current active litigation cases in Washtenaw County Circuit Court and **20** inactive cases that are being monitored for compliance following the entry of an Order.

APPROVAL OF AGENDA



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

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE • YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK DEBBIE SWANSON • TREASURER STAN ELDRIDGE
TRUSTEES: • KAREN LOVEJOY ROE • JOHN P. NEWMAN II • GLORIA PETERSON • LARESHA THORNTON

REGULAR MEETING AGENDA

TUESDAY, SEPTEMBER 15, 2026 at 6:00 P.M.

Board Meetings are audio recorded and posted on the website.

DETERMINATION OF QUORUM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - A. MINUTES OF AUGUST 18, 2026, REGULAR MEETING
 - B. STATEMENTS AND CHECKS
 1. STATEMENTS AND CHECKS FOR SEPTEMBER 01, 2026, IN THE AMOUNT OF \$1,048,035.16
 2. STATEMENTS AND CHECKS FOR SEPTEMBER 15, 2026, IN THE AMOUNT OF \$900,980.15
 3. CLARITY HEALTH CARE DEDUCTIBLE ACH FOR AUGUST 2026, IN THE AMOUNT OF \$44,450.16
 4. CLARITY HEALTH CARE ADMIN FEE FOR AUGUST 2026, IN THE AMOUNT OF \$1,699.52
5. WELCOME AND INTRODUCTION PRESIDENT BRENDAN B. KELLY, Ph.D., EASTERN MICHIGAN UNIVERSITY
6. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

NEW BUSINESS

1. SET A PUBLIC HEARING FOR THE 2026 SPECIAL ASSESSMENT ROLL TO BE HELD SEPTEMBER 28, 2026 AT 6:00PM
2. APPROVE RESOLUTION 2026-22 BOARD OF REVIEW APPOINTMENTS
3. APPROVE JUNKYARD LICENSE RECOMMENDATIONS
4. 1ST READING RESOLUTION 2026-23 IN REFERENCE TO ORDINANCE 2026-518 AN ORDINANCE TO CONDITIONALLY REZONE THE FIVE (5) ACRE PARCEL AT 8061 MERRITT RD FROM R-3, ONE FAMILY RESIDENTIAL TO R-3, ONE FAMILY RESIDENTIAL WITH AGRICULTURAL OVERLAY
5. APPROVE RESOLUTION 2026-24 SUPPORT FOR THE 2026 WASHTENAW COUNTY CONNECTING COMMUNITIES GRANT APPLICATION
6. APPROVE BUDGET AMENDMENT #13

AUTHORIZATIONS AND BIDS

1. AWARD BID TO S&J ASPHALT PAVING CO. FOR \$44,320.00 FOR THE COMMUNITY NETWORK CENTER PARKING LOT RE-PAVEMENT PROJECT BUDGETED IN GL# 266-301-931.011, CONTINGENT ON BUDGET AMENDMENT
2. AWARD BID TO BRAUN CONSTRUCTION FOR \$497,702.00 FOR THE COMMUNITY CENTER LOCKER ROOM RENOVATIONS FUNDED THROUGH WASHTENAW COUNTY DEVELOPMENT BLOCK GRANT PROGRAM BUDGETED IN GL# 213-901-975.535, CONTINGENT ON A BUDGET AMENDMENT
3. AWARD BID FOR ONE (1) NEW 2026 POLARIS RANGER XP 1000 NORTHSTAR EDITION PREMIUM TO SUPPORT THE FIRE DEPARTMENT OPERATIONS AND EMERGENCY RESPONSE NEEDS BUDGETED IN LINE #206-901-979-000
4. SEEK PROPOSALS FOR BRANDING, MARKETING, & COMMUNICATIONS SERVICES; GL #266-303-801.000, CONTINGENT ON BUDGET AMENDMENT

OTHER BUSINESS

PUBLIC COMMENTS

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOMED AS THE BOARD ADDRESSES EACH AGENDA ITEM**

BOARD MEMBER COMMENTS

ADJOURNMENT

CONSENT AGENDA

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE AUGUST 18, 2026, REGULAR BOARD MEETING**

Board Meetings are audio & video recorded and posted on the website and YouTube

DETERMINATION OF QUORUM

Supervisor Stumbo determined a quorum was present.

Township Supervisor Brenda Stumbo called the meeting to order at 6:03 pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo, Clerk Debbie Swanson, and Treasurer Stan Eldridge
Trustees: Karen Lovejoy Roe, John Newman II, Gloria Peterson, and LaResha Thornton

Members Not Present:

Legal Counsel: Wm. Douglas Winters was present

The Pledge of Allegiance was recited followed by a moment of silent prayer.

APPROVAL OF AGENDA

DTE Lighting Agreement was added to Other Business. Public Comment was moved to after Attorney Report. A motion was made by Trustee Peterson and supported by Trustee Lovejoy Roe to approve the agenda.

The motion carried unanimously.

CONSENT AGENDA

A. MINUTES OF JULY 21, 2026, REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR AUGUST 04, 2026, IN THE AMOUNT OF \$143,752.63**
- 2. STATEMENTS AND CHECKS FOR AUGUST 18, 2026, IN THE AMOUNT OF \$1,693,526.66**
- 3. CLARITY HEALTH CARE DEDUCTIBLE ACH FOR JULY 2026**
- 4. CLARITY HEALTHCARE ADMIN FEE FOR JULY 2026, IN THE AMOUNT OF \$1,717.52**

A motion was made by Trustee Lovejoy Roe and supported by Treasurer Eldridge to approve the consent agenda.

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE:

A legal update was provided by Attorney Winters. (refer to audio)

PUBLIC COMMENTS

- THREE MINUTES PER PERSON**
- ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- PUBLIC COMMENTS ARE ALSO WELCOMED AS THE BOARD ADDRESSES EACH AGENDA ITEM**

There were 27 public comments. (refer to audio)

OLD BUSINESS

1. 2nd READING OF ORDINANCE 2026-515, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-76(a) OF THE CODE OF ORDINANCE, CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST WATER SERVICE RATES

Clerk Swanson read the ordinance into the record.

A motion was made by Clerk Swanson and supported by Trustee Lovejoy Roe to approve 2nd Reading of Ordinance 2026-515, an ordinance to amend Chapter 62, Article IV, Section 62-76(a) of the Code of Ordinance, Charter Township of Ypsilanti, to adjust water service rates. (see attached)

Roll Call Vote

Lovejoy Roe – Yes	Newman – Yes	Peterson – Yes	Swanson Yes
Stumbo – Yes	Eldridge – Yes	Thornton – Yes	

The motion carried unanimously.

2. 2nd READING OF ORDINANCE 2026-516, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-77 OF THE CODE OF ORDINANCE, CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST SEWER SERVICE RATES

Clerk Swanson read the ordinance into the record.

A motion was made by Clerk Swanson and supported by Trustee Peterson to approve 2nd Reading of Ordinance 2026-516, an ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinance, Charter Township of Ypsilanti, to adjust sewer service rates. (see attached)

Roll Call Vote

Lovejoy Roe – Yes	Newman – Yes	Peterson – Yes	Swanson Yes
Stumbo – Yes	Eldridge – Yes	Thornton – Yes	

The motion carried unanimously

NEW BUSINESS

1. APPROVE NEW PARTICIPATION AGREEMENT WITH 14-B COURT AND i3 VERTICALS, LLC AND PAY THE ONE-TIME LICENSING FEE OF FIFTEEN DOLLARS (\$15.00), BUDGETED IN LINE #236-286-819.006

A motion was made by Trustee Lovejoy Roe and supported by Treasurer Eldridge to approve new participation agreement with 14-B Court and i3 Verticals, LLC and pay the one-time licensing fee of fifteen dollars (\$15.00), budgeted in line #236-286-819.006. (see attached)

The motion carried unanimously.

2. APPROVE MICHIGAN INDIGENT DEFENSE COUNSEL CONTRACTS WITH THE WASHTENAW COUNTY PUBLIC DEFENDER'S OFFICE FOR THE 2025-2026 AND 2026-2027 FISCAL YEARS IN THE AMOUNT OF \$42,677.90 PER FISCAL YEAR, BUDGETED IN LINE #101-287-801.007

A motion was made by Trustee Lovejoy Roe and supported by Trustee Thornton to approve Michigan Indigent Defense Counsel contracts for the 2025-2026 and 2026-2027 fiscal years in the amount of \$42,677.90 per fiscal year, budgeted in line #101-446-982.010. (see attached)

The motion carried unanimously.

3. APPROVE PARTICIPATION AGREEMENT WITH THE COURTS AND LAW ENFORCEMENT MANAGEMENT SYSTEM (CLEMIS) AUTHORITY AND ACCEPT THE QUOTE FOR THE 2026-2027 FISCAL YEAR IN THE AMOUNT OF \$9,527.00, BUDGETED IN LINE #236-286-819.006

A motion was made by Trustee Peterson and supported by Treasurer Eldridge to approve participation agreement with the courts and law enforcement management system (CLEMIS) Authority and accept the quote for the 2026-2027 fiscal year in the amount of \$9,527.00, budgeted in line # 286-303-819.006. (see attached)

The motion carried unanimously

**4. APPROVE CHARTER TOWNSHIP OF YPSILANTI ROAD CLOSURES,
PARADES, EVENTS, CELEBRATIONS, FESTIVALS POLICY**

Motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve Charter Township of Ypsilanti Road Closures, Parades, Events, Celebrations, Festivals Policy (see attached)

The motion carried unanimously.

**5. APPROVE ENTERING INTO NEGOTIATIONS TO SELL TOWNSHIP
OWNED PROPERTY AT 1710 OUTER LANE DR
PARCEL #K-11-14-482-026**

A motion was made by Trustee Lovejoy Roe and supported by Trustee Swanson to approve entering into negotiations to sell township owned property at 1710 Outer Lane Dr. Parcel #K-11-14-482-026

The motion carried unanimously.

**6. 1ST READING RESOLUTION 2026-17 IN REFERENCE TO
ORDINANCE 2026-517 AN ORDINANCE TO AMEND ZONING
ORDINANCE TEXT: LAND USE TABLE, FORM BASED CODE
REGULATIONS, AND CHANGES AND AMENDMENTS**

A motion was made by Clerk Swanson and supported by Trustee Peterson to approve 1st Reading of Resolution 2026-17 in reference to Ordinance 2026-517 an Ordinance to amend Zoning Text: Land Use Table, Form Based Code Regulations, and Changes and Amendments. (see attached)

Roll Call Vote

Lovejoy Roe – Yes	Newman – Yes	Peterson – Yes	Swanson Yes
Stumbo – Yes	Eldridge – Yes	Thornton – Yes	

The motion carried unanimously.

7. RESOLUTION 2026-18 MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MDNR) TRUST FUND PROJECT DEVELOPMENT AGREEMENT FOR NORTH BAY PARK

Motion by Trustee Peterson and supported by Trustee Lovejoy Roe to approve Resolution 2026-18 Michigan Department of Natural Resources (MDNR) Trust Fund Project Development Agreement for North Bay Park. (see attached)

The motion carried unanimously.

8. APPROVE THE 2025 MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MNDNR) TRUST FUND DEVELOPMENT AGREEMENT FOR NORTH BAY PARK PAVILLION IMPROVEMENTS

Motion was made by Trustee Thornton and supported by Treasurer Eldridge to approve the 2025 Michigan Department of Natural Resources (MNDNR) Trust Fund Development Agreement for North Bay Park pavilion improvements. (see attached)

The motion carried unanimously.

9. AWARD MANNIK & SMITH GROUP AS THE PRIME PROFESSIONAL ENGINEER FOR THE NORTH BAY PARK PAVILLION AND RESTROOM PROJECT IN THE AMOUNT OF \$66,497.16, BUDGETED IN LINE # 213-901-975-751 TO BE REIMBURSED 50% BY THE 2025 MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MNDNR) TRUST FUND GRANT.

Motion was made by Trustee Thornton and supported by Trustee Lovejoy Roe to award Mannik & Smith Group as the prime professional engineer for the North Bay Park Pavillion and Restroom Project, budgeted in line #213-901-975-751 to be reimbursed 50% by the 2025 Michigan Department of Natural Resources (MNDNR) Trust Fund Grant.

The motion carried unanimously.

10. APPROVE OHM ADVISORS FOR DESIGN, ENGINEERING, AND BIDDING SERVICES FOR LOONFEATHER POINT PARK DOCK REPLACEMENT PROJECT IN THE “NOT TO EXCEED” AMOUNT OF \$24,000 TO BE PAID FROM LINE # 213-901-975-587 CONTINGENT ON BUDGET AMENDMENT

Motion made by Treasurer Eldridge and supported by Trustee Thornton to approve OHM Advisors for design, engineering, and bidding for services for Loonfeather Point Park Dock Replacement Project in the “not to exceed” amount of \$24,000 to be paid from line # 213-901-975-587 contingent on budget amendment.

The motion carried unanimously.

11. APPROVE FISHBECK FOR CONSTRUCTION ADMINISTRATION SERVICES FOR THE CLUBVIEW PARK PAVILLION PROJECT IN THE AMOUNT OF \$4,000, BUDGETED IN LINE #213-901-974-026

Motion was made by Trustee Peterson and supported by Trustee Newman to approve Fishbeck for construction administration services for the Clubview Park Pavillion Project in the amount of \$4,000, budgeted in line #213-901-974-026

The motion carried unanimously.

12. RESOLUTION 2026-19 SECOND AMENDED ARTICLES OF INCORPORATION WASHTENAW REGIONAL RESOURCE MANAGEMENT AUTHORITY (WRRMA)

Motion was made by Treasurer Eldridge and supported by Trustee Thornton to approve Resolution 2026-19 Second Amended Articles of Incorporation Washtenaw Regional Resource Management Authority (WRRMA). (see attached)

The motion carried unanimously.

**13. RESOLUTION 2026-20 PARTICIPATION IN WASHTENAW
COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**

Motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to approve Resolution 2026-20 Participation in Washtenaw County Purchase of Development Rights Program. (see attached)

The motion carried unanimously.

**14. ACCEPT RESIGNATION OF ERICKA VONYEA FROM ZONING
BOARD OF APPEALS EFFECTIVE SEPTEMBER 5, 2026**

Motion was made by Trustee Peterson and supported by Trustee Lovejoy Roe to accept the resignation of Ericka Vonyea from the Zoning Board of Appeals effective September 5, 2026.

The motion carried unanimously.

**15. RESOLUTION 2026-21 A RESOLUTION ESTABLISHING A
TEMPORARY MORATORIUM ON ESTABLISHMENT,
CONSTRUCTION, EXPANSION, OR APPROVAL OF MAJOR
ELECTRIC UTILITY INFRASTRUCTURE WITHIN THE CHARTER
TOWNSHIP OF YPSILANTI**

Trustee Lovejoy Roe read the resolution into the record.

Motion made by Treasurer Eldridge and supported by Trustee Thornton to approve Resolution 2026-20 A Resolution Establishing a Temporary Moratorium on Establishment, Construction, Expansion, or Approval of Major Electric Utility within the Charter Township of Ypsilanti. (see attached)

The motion carried unanimously.

16. APPROVE BUDGET AMENDMENT #12

Motion was made by Clerk Swanson and supported by Treasurer Eldridge to approve Budget Amendment #12. (see attached)

The motion carried unanimously.

AUTHORIZATIONS AND BIDS

1. AWARD CLUBVIEW PARK PAVILLION REPLACEMENT PROJECT BID TO KAB ENTERPRISES IN THE AMOUNT OF \$102,856.17, BUDGETED IN LINE #213-901-974.026

Motion was made by Trustee Lovejoy Roe and supported by Trustee Thornton to award Clubview Park Pavillion Replacement Project Bid to KAB Enterprises in the amount of \$102,856.17 budgeted in line #213-901-974.026.

The motion carried unanimously.

2. SEEK SEALED BIDS FOR ONE FOR (1) NEW 2026 FORD POLARIS RANGER XP 1000 NORTHSTAR EDITION PREMIUM TO SUPPORT THE FIRE DEPARTMENT OPERATIONS AND EMERGENCY RESPONSE NEEDS, BUDGETED IN LINE #206-901-979.000

Motion was made by Treasurer Eldridge and supported by Trustee Lovejoy Roe to seek sealed bids for one (1) new Ford Polaris XP 1000 Northstar Edition Premium to support the fire department operations and emergency response needs, budgeted in line #206-901-979.000.

The motion carried unanimously.

PUBLIC COMMENTS

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOMED AS THE BOARD ADDRESSES EACH AGENDA ITEM**

There were 2 public comments. (refer to audio)

OTHER BUSINESS

1. APPROVE DTE STREETLIGHT AGREEMENT FOR ONE (1) STREETLIGHT ON TEXTILE RD

Treasurer Eldridge read the resolution into the record.

A motion was made to approve DTE Street Light Agreement for one (1) Streetlight on Textile Rd was made by Trustee Lovejoy Roe and supported by Trustee Peterson to approve DTE Lighting Agreement. (see attached)

The motion carried unanimously.

BOARD MEMBER COMMENTS

There was 1 board member comment. (refer to audio)

ADJOURNMENT

A motion to adjourn was made by Trustee Peterson and supported by Treasurer Eldridge.

The motion carried unanimously.

The meeting was adjourned at approximately 9:03 pm.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

DRAFT

Supervisor
BRENDA L. STUMBO
Clerk
DEBRA A. SWANSON
Treasurer
STAN ELDRIDGE
Trustees
KAREN LOVEJOY ROE
JOHN P. NEWMAN II
GLORIA PETERSON
LARESHA THORNTON



YPSILANTI TOWNSHIP

— WHERE YOUR FUTURE GROWS —

**Accounting
Department**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544-4000 Ext 5
Fax: (734) 484-5154

STATEMENTS AND CHECKS

SEPTEMBER 1, 2026 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	922,502.11
ACCOUNTS PAYABLE ACH -	\$	53,925.68
HAND CHECKS -	\$	71,607.37
CREDIT CARDS PURCHASES -	\$	0.00
GRAND TOTAL -	\$	1,048,035.16

A/P checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
09/01/2026	203796	A.F. SMITH ELECTRIC	A.F. SMITH ELECTRIC A.F. SMITH ELECTRIC	TROUBLESHOOT PUMP STATION POWE OUTLETS NOT WORKING	318.00 320.00 <u>638.00</u>
09/01/2026	203797	ALRO METALS OUTLET	ALRO METALS OUTLET ALRO METALS OUTLET	METAL FOR SPACER PROJECT METAL FOR SPACER PROJECT	33.25 12.50 <u>45.75</u>
09/01/2026	203798	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES AMAZON CAPITAL SERVICES	SAFETY STORE HAND SANITIZER ENVIRONMENTAL MONITORING PROBE NETWORK CABLES CRCTYLER RD./ LEC - 36" NIFTY OCS OFFICE SUPPLIES OCS SUPPLIES OCS SUPPLIES OFFICE SUPPLIES / PARK SUPPLIE LAMP & HOUSING FOR EPSON PROJE FRAME PITCHER/FILTER/LIGHTING NETWORK ADAPTERS LOCKER LOCK OFFICE SUPPLIES / PARK SUPPLIE	61.84 72.99 83.95 37.23 32.78 161.98 186.66 283.94 176.84 115.07 94.71 88.99 90.00 235.18 <u>1,722.16</u>
09/01/2026	203799	ASSOCIATED FENCE	ASSOCIATED FENCE ASSOCIATED FENCE	NORTH BAY PARK GATE REPAIR GUALT VILLAGE FENCE REPAIR	485.00 875.00 <u>1,360.00</u>
09/01/2026	203800	AUTO VALUE YPSILANTI	AUTO VALUE YPSILANTI AUTO VALUE YPSILANTI AUTO VALUE YPSILANTI AUTO VALUE YPSILANTI AUTO VALUE YPSILANTI AUTO VALUE YPSILANTI	DEF/OIL DRY CONNECTOR - MOWER #317 CIVIC-14B - OIL FOR GENERATOR CIVIC-14B - OIL FILTER & DRAIN VEH CLEAING SUPPLIES ACCT. #30201120	513.59 74.58 83.58 16.92 28.36 (17.19) <u>699.84</u>
09/01/2026	203801	AYRES ASSOCIATES INC	AYRES ASSOCIATES INC	COMPREHENSIVE ASSESSMENT FOR T	20,095.00
09/01/2026	203802	B-BALL SKILLS LLC	B-BALL SKILLS LLC	PAY OUT FOR B-BALL SKILLS 8/5-	13.12
09/01/2026	203803	BELFOR USA GROUP INC	BELFOR USA GROUP INC	TEMP REPAIRS - 1005 EMERICK ST	397.20
09/01/2026	203804	BOUND TREE MEDICAL, LLC.	BOUND TREE MEDICAL, LLC. BOUND TREE MEDICAL, LLC.	MEDICAL SUPPLIES FOR TRUCKS MEDICAL SUPPLIES FOR TRUCKS	428.94 322.64 <u>751.58</u>
09/01/2026	203805	BRAUN CONSRTUCTION GROUP, INC	BRAUN CONSRTUCTION GROUP, INC BRAUN CONSRTUCTION GROUP, INC BRAUN CONSRTUCTION GROUP, INC BRAUN CONSRTUCTION GROUP, INC	IT ROOM RENOVATION PROJECT 14B D COURT RENOVATION PAY APPLICATION #16 & 17 PAY APPLICATION #16 & 17	1,913.45 22,445.35 9,794.65 469.64 <u>34,623.09</u>

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
 CHECK NUMBERS 203796 - 203871

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
09/01/2026	203806	CINTAS FIRST AID & SAFETY	CINTAS FIRST AID & SAFETY	EYE WASH STATION RENTAL	99.18
			CINTAS FIRST AID & SAFETY	MONTHLY SERVICE FOR AED AT HOL	134.42
					233.60
09/01/2026	203807	CLEAR RATE COMMUNICATIONS, IN	CLEAR RATE COMMUNICATIONS, IN	ACCT. #4850408	263.09
09/01/2026	203808	COLMAN-WOLF SANITARY SUPPLY C	COLMAN-WOLF SANITARY SUPPLY C	TRASH BAGS - CUSTODIAL SUPPLIE	321.61
09/01/2026	203809	CRYSTAL FLASH, INC.	CRYSTAL FLASH, INC.	REG FUEL	927.30
			CRYSTAL FLASH, INC.	COMM. CENTER: REFILL GAS FUEL	2,417.38
			CRYSTAL FLASH, INC.	FORD LAKE PARK - DIESEL FUEL F	622.89
			CRYSTAL FLASH, INC.	FORD LAKE PARK: REFILL GAS FUE	1,598.45
					5,566.02
09/01/2026	203810	DAVID LOMBARDI & VALERIE KERN	DAVID LOMBARDI & VALERIE KERN	REFUND PERMIT PB26-0392	37.50
09/01/2026	203811	DAVID SWARTZ	DAVID SWARTZ	VISITING JUDGE INVOICE	215.20
09/01/2026	203812	DAVID WILLIAMS	DAVID WILLIAMS	REFUND OF SECURITY DEPOSIT - A	100.00
09/01/2026	203813	ERANE WASHINGTON	ERANE WASHINGTON	REIMBURSEMENT FOR HOTEL	506.51
09/01/2026	203814	FROHM & WIDMER, INC	FROHM & WIDMER, INC	EXPERT WITNESS - APPRAISER	900.00
09/01/2026	203815	GLOBAL INDUSTRIAL EQUIPMENT C	GLOBAL INDUSTRIAL EQUIPMENT C	RUBBERMAID ENRICHED SOAP REFIL	152.83
09/01/2026	203816	GRAINGER	GRAINGER	PARKS AND GROUNDS - SHELTER #1	224.77
			GRAINGER	CIVIIC CENTER - PROTEAM UPRIGH	657.83
					882.60
09/01/2026	203817	GREG MCKINNEY	GREG MCKINNEY	SOFTBALL OFFICIATED 8/11-8/18	240.00
09/01/2026	203818	GRIFFIN PEST SOLUTIONS	GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #1	33.00
			GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #3	33.00
			GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #4	33.00
					99.00
09/01/2026	203819	GUARDIAN ALARM	GUARDIAN ALARM	LOCKDOWN SWIPE CIVIC	1,695.00
09/01/2026	203820	HERITAGE-CRYSTAL CLEAN, LLC	HERITAGE-CRYSTAL CLEAN, LLC	MACHINE SERVICE	248.15
09/01/2026	203821	HOME DEPOT	HOME DEPOT	CIVIC -MAINT. SUPPLY - E-TRACK	79.96
			HOME DEPOT	FLP HOUSE - LOCKING HANDLE	32.97
			HOME DEPOT	MAINTENANCE SUPPLIES - BUCKET	79.95
			HOME DEPOT	CIVIC -MAINT. SUPPLY - SCREWS,	78.84
					271.72
09/01/2026	203822	ICEBERG HEATING & COOLING LLC	ICEBERG HEATING & COOLING LLC	BD PAYMENT REFUND	118.00
09/01/2026	203823	INK MEMORIES	INK MEMORIES	TOTE BAG SET UP FEE	50.00
09/01/2026	203824	INSIGHT PUBLIC SECTOR INC	INSIGHT PUBLIC SECTOR INC	1PASSWORD BUSINESS	802.35
09/01/2026	203825	JTW PIPES LLC	JTW PIPES LLC	STATION #1 - SINKREPLACEMENT -	278.00
			JTW PIPES LLC	Civic Center - Custodian Room	912.00
					1,190.00
09/01/2026	203826	KILEAH MAE CREATE	KILEAH MAE CREATE	AUGUST WATERCOLOR INSTRUCTION	175.00
09/01/2026	203827	LANGUAGE LINE SERVICES	LANGUAGE LINE SERVICES	INTERPRETER SERVICES	299.44
09/01/2026	203828	LANSING SANITARY SUPPLY, INC	LANSING SANITARY SUPPLY, INC	FOAM SOAP - 14B COURT	326.58
09/01/2026	203829	LOWER HURON SUPPLY	LOWER HURON SUPPLY	URINAL MATS FOR LEC	223.38
09/01/2026	203830	MATTA BLAIR, PLC	MATTA BLAIR, PLC	LEGAL SERVICES	1,259.45
09/01/2026	203831	MCMASTER-CARR	MCMASTER-CARR	HARDWARE AND MEASUREMENT TOOL	115.39
09/01/2026	203832	MELODY WOODS	MELODY WOODS	PAINTING CLASS INSTRUCTION	122.50
09/01/2026	203833	MICHAEL EDWARD HALL	MICHAEL EDWARD HALL	SOFTBALL OFFICIATED 8/18	80.00

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
09/01/2026	203834	MICHIGAN DISTRICT JUDGES ASSO	MICHIGAN DISTRICT JUDGES ASSO	MEMBERSHIP RENEWAL AND CONFERE	350.00
			MICHIGAN DISTRICT JUDGES ASSO	MEMBERSHIP RENEWAL AND CONFERE	375.00
					725.00
09/01/2026	203835	MICHIGAN GENERATOR SERVICE	MICHIGAN GENERATOR SERVICE	INSPECTION GENERATOR	195.00
09/01/2026	203836	MICHIGAN STATE FIREMEN'S ASSO	MICHIGAN STATE FIREMEN'S ASSO	BOOKS FOR OFFICER TESTING	337.20
09/01/2026	203837	MLIVE MEDIA GROUP	MLIVE MEDIA GROUP	07-28-2026 LEGAL NOTICE PUBLIC	196.98
09/01/2026	203838	OFFICE EXPRESS	OFFICE EXPRESS	BUSINESS CARDS	30.00
09/01/2026	203839	OKINAWAN KARATE CLUB	OKINAWAN KARATE CLUB	PAYOUT FOR OKINAWAN KARATE	272.30
09/01/2026	203840	ORKIN LLC	ORKIN LLC	FORD LAKE PARK RANGER HOUSE -	762.00
09/01/2026	203841	PRINTING SYSTEMS, INC.	PRINTING SYSTEMS, INC.	ELECTION - KIT PRODUCTS/641 LO	39.66
09/01/2026	203842	R.J. THOMAS MANUFACTURING CO,	R.J. THOMAS MANUFACTURING CO,	REPLACEMENT PARK GRILLS	3,050.00
09/01/2026	203843	RICHARD & LAVEDIA ROE	RICHARD & LAVEDIA ROE	BOND REFUND 8733 MERRITT RD.	3,000.00
09/01/2026	203844	RICOH USA, INC	RICOH USA, INC	QUARTERLY COPIER CONTRACT	164.40
			RICOH USA, INC	PRINTER MAINTENANCE CHARGES	836.75
					1,001.15
09/01/2026	203845	RNA FACILITIES MANAGEMENT	RNA FACILITIES MANAGEMENT	2026 ANNUAL MOWING CONTRACT -	15,685.00
09/01/2026	203846	ROBERT ACTON	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPE	1,000.00
09/01/2026	203847	ROVER GEOSPATIAL	ROVER GEOSPATIAL	GIS CONSULTING SERVICES	10,462.50
09/01/2026	203848	SAM'S CLUB DIRECT	SAM'S CLUB DIRECT	CIVIC CENTER - TOILET PAPER -	24.76
			SAM'S CLUB DIRECT	OPERATING SUPPLIES AND FOOD AN	330.32
			SAM'S CLUB DIRECT	SUPPLIES FOR ALL STATIONS	249.88
					604.96
09/01/2026	203849	SITEONE LANDSCAPE SUPPLY, LLC	SITEONE LANDSCAPE SUPPLY, LLC	DECODERS AND SURGE ARRESTORS #	2,987.01
			SITEONE LANDSCAPE SUPPLY, LLC	GSP ANNUAL PAYMENT FOR RAINBIR	3,550.01
					6,537.02
09/01/2026	203850	SPARTAN DISTRIBUTORS	SPARTAN DISTRIBUTORS	LINK ASSEMBLY KITS - TORO MOWE	364.68
			SPARTAN DISTRIBUTORS	PARTS FOR REPAIR 5410 ROLLER	68.90
			SPARTAN DISTRIBUTORS	PROXY SWITCH MOUNT FOR 4100	27.82
					461.40
09/01/2026	203851	SPECTRUM PRINTERS INC	SPECTRUM PRINTERS INC	VOTE TEST DECKS	1,169.86
09/01/2026	203852	STADIUM TROPHY	STADIUM TROPHY	SOFTBALL CHAMPIONSHIP TROPHY E	50.00
09/01/2026	203853	STANTEC	STANTEC	JULY GENERAL ENGINEERING SERVI	989.25
09/01/2026	203854	STATE OF MI-DEPT. OF HEALTH H	STATE OF MI-DEPT. OF HEALTH H	EMS LICENSE RENEWAL FEE - DENS	25.00
09/01/2026	203855	STEPHEN BROWN	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP A	850.00
09/01/2026	203856	TERRANCE BROWN	TERRANCE BROWN	FINAL FIRE WITHHOLDING RELEASE	24,096.00
09/01/2026	203857	THE ESTATE OF LINDA L. MEALIN	THE ESTATE OF LINDA L. MEALIN	FINAL FIRE WITHHOLDING RELEASE	16,025.00
09/01/2026	203858	THE SWEATSHOP CUSTOM EMBROIDE	THE SWEATSHOP CUSTOM EMBROIDE	SHIRTS/JOB SHIRTS	454.00
09/01/2026	203859	TWO DOGS ROOFING LLC	TWO DOGS ROOFING LLC	FLP MAINTENANCE GARAGE SOFFIT	3,850.00
09/01/2026	203860	UTILITIES INSTRUMENTATION SER	UTILITIES INSTRUMENTATION SER	ANNUAL LICENSE RENEWAL FOR HYD	5,118.00
09/01/2026	203861	VICTORY LANE	VICTORY LANE	#704 FULL SERVICE OIL CHANGE	63.62
09/01/2026	203862	VIRGIL MINGAS	VIRGIL MINGAS	DJ FOR SENIOR DANCE	150.00
09/01/2026	203863	VIRGINIA SWOPE	VIRGINIA SWOPE	REFUND OF LAKESIDE PARK SHELTE	100.00
09/01/2026	203864	WASHTENAW 100	WASHTENAW 100	REGISTRATION FOR 2026 ANNUAL D	125.00
09/01/2026	203865	WASHTENAW COUNTY EQUALIZATION	WASHTENAW COUNTY EQUALIZATION	EAGLEVIEW OBLIQUE IMAGERY	1,345.20
09/01/2026	203866	WASHTENAW COUNTY SHERIFF'S OF	WASHTENAW COUNTY SHERIFF'S OF	RECOVERY COURT DRUG TESTING	54.00
09/01/2026	203867	WASHTENAW COUNTY TREASURER#	WASHTENAW COUNTY TREASURER#	PSU AND OT CHARGES JULY 2026	488,418.43
09/01/2026	203868	WASHTENAW GOLF CLUB	WASHTENAW GOLF CLUB	RENTAL FOR POLLING LOCATION AU	1,100.00
09/01/2026	203869	WASTE MANAGEMENT	WASTE MANAGEMENT	ACCT. #32-81987-93001	8,558.01
09/01/2026	203870	WASTE MANAGEMENT	WASTE MANAGEMENT	ACCT. #6-96630-02003	248,749.92
09/01/2026	203871	YPSILANTI ACE HARDWARE	YPSILANTI ACE HARDWARE	LEVER FLUSH	9.99

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
AP TOTALS:					
Total of 76 Checks:					922,502.11
Less 0 Void Checks:					0.00
Total of 76 Disbursements:					922,502.11

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
09/04/2026	96(A)	ANN ARBOR CLEANING SUPPLY	ANN ARBOR CLEANING SUPPLY	CLEANING SUPPLIES - COMMUNITY	228.92
			ANN ARBOR CLEANING SUPPLY	CUSTODIAL SUPPLIES - CRC BUIIL	17.90
			ANN ARBOR CLEANING SUPPLY	CUSTODIAL SUPPLIES - LEC	276.78
			ANN ARBOR CLEANING SUPPLY	Cleaning supplies - FLP Ranger	142.53
			ANN ARBOR CLEANING SUPPLY	CUSTODIAL SUPPLIES - HOLMES RO	76.40
			ANN ARBOR CLEANING SUPPLY	CLEANING SUPPLIES - COMMUNITY	245.50
					988.03
09/04/2026	97(A)	CARLISLE/WORTMAN ASSOCIATES	CARLISLE/WORTMAN ASSOCIATES	979 ECORSE	1,247.50
			CARLISLE/WORTMAN ASSOCIATES	1400 S. HURON	1,727.50
			CARLISLE/WORTMAN ASSOCIATES	2830 TYLER RD	1,007.50
			CARLISLE/WORTMAN ASSOCIATES	6601 TUTTLE HILL	1,000.00
			CARLISLE/WORTMAN ASSOCIATES	6601 TUTTLEHILL	1,240.00
			CARLISLE/WORTMAN ASSOCIATES	8061 MERRITT	847.50
			CARLISLE/WORTMAN ASSOCIATES	MASTER PLAN UPDATE	1,700.00
			CARLISLE/WORTMAN ASSOCIATES	PLANNING DEPARTMENT SUPPORT	13,100.00
					21,870.00
09/04/2026	98(A)	CTI	CTI	AUDIO FOR COURTROOMS	12,508.58
09/04/2026	99(A)	DANCE WITH ELEGANCE	DANCE WITH ELEGANCE	DANCE & FITNESS CLASS INSTRUCT	140.00
09/04/2026	100(A)	FIBER LINK	FIBER LINK	MISSDIG RESPONSE AND LOCATE SE	221.50
09/04/2026	101(A)	GENE BUTMAN FORD	GENE BUTMAN FORD	2021 FORD EXPEDITION - THE WOR	92.50
			GENE BUTMAN FORD	2025 FORD F150 - THE WORKS	92.50
					185.00
09/04/2026	102(A)	JEFFREY C. PASK	JEFFREY C. PASK	VIDEO PRODUCTION SERVICES	300.00
09/04/2026	103(A)	JIBRIL NAEEM	JIBRIL NAEEM	MODERN DAY MARTIAL ARTS 8/5-8/	1,309.00
09/04/2026	104(A)	MICHIGAN LINEN SERVICE, INC.	MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE F	95.10
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI	54.50
			MICHIGAN LINEN SERVICE, INC.	HOLMES RD LAUNDRY SERVICE FOR	18.50
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES	36.50
			MICHIGAN LINEN SERVICE, INC.	GOLF PRO SHOP - SEASONAL LAUND	66.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	190.40
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4	85.03
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE	24.00
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE	24.00
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE	24.00
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE	24.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	190.40
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3	86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4	85.03
			MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE F	95.10
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI	54.50
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES	36.50
			MICHIGAN LINEN SERVICE, INC.	LEC LAUNDRY SERVICE FOR 2026	73.25
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE	24.00
					1,373.33
09/04/2026	105(A)	OOMA, INC.	OOMA, INC.	OOMA SERVICES	249.44
			OOMA, INC.	OOMA SERVICES	249.44

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
					498.88
09/04/2026	106(A)	ORCHARD, HILTZ & MCCLIMENT IN	ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU	350.00
			ORCHARD, HILTZ & MCCLIMENT IN	CE SERVCIES URBAN AIR	967.00
			ORCHARD, HILTZ & MCCLIMENT IN	PSP REVIEW PHOENIX HOUSE	422.50
			ORCHARD, HILTZ & MCCLIMENT IN	PSP REVIEW PHOENIX HOUSE	281.00
			ORCHARD, HILTZ & MCCLIMENT IN	PSP REVIEW PHOENIX HOUSE	224.00
			ORCHARD, HILTZ & MCCLIMENT IN	REVIEWS 1800 S HURON	1,439.75
					<u>5,084.25</u>
09/04/2026	107(A)	PARKWAY SERVICES, INC.	PARKWAY SERVICES, INC.	PORT A JOHN SERVICE - HYDRO	140.00
09/04/2026	108(A)	PRIORITY ONE EMERGENCY	PRIORITY ONE EMERGENCY	PANT FOR NEW HIRE	100.99
09/04/2026	109(A)	RHETT REYES	RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	1,056.00
			RHETT REYES	RECOVERY COURT PAYROLL WEEK EN	891.00
					<u>1,947.00</u>
09/04/2026	110(A)	RICK PLISKO	RICK PLISKO	RICK PLISCO CONTRACTUAL INSPEC	400.00
09/04/2026	111(A)	SOUTHERN COMPUTER WAREHOUSE	SOUTHERN COMPUTER WAREHOUSE	EATON GIGABIT NETWORK CARD	316.55
09/04/2026	112(A)	W.J. O'NEIL COMPANY	W.J. O'NEIL COMPANY	COMMUNITY CENTER - AC UNIT RT	3,894.10
			W.J. O'NEIL COMPANY	LEC - TROUBLESHOOT WATER LEAK	909.24
			W.J. O'NEIL COMPANY	COMMUNITY CENTER - AC UNIT RT	1,739.23
					<u>6,542.57</u>
AP TOTALS:					
Total of 17 Checks:					53,925.68
Less 0 Void Checks:					0.00
Total of 17 Disbursements:					<u>53,925.68</u>

Hand Checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP AP					
08/14/2026	203787	COMCAST	COMCAST	ACCT. #8529 10 234 0586337	108.58
			COMCAST	ACCT. #8529 10 234 0186229	212.50
					321.08
08/14/2026	203788	DTE ENERGY	DTE ENERGY	ACCT. #9200 711 5421 4	27.20
			DTE ENERGY	ACCT. #9200 468 7449 0	24.58
			DTE ENERGY	ACCT. #9100 145 5674 0	1,734.30
			DTE ENERGY	ACCT. #9100 129 5996 1	861.81
			DTE ENERGY	ACCT. #9100 145 4280 7	90.30
			DTE ENERGY	ACCT. #9100 145 4306 0	117.88
			DTE ENERGY	ACCT. #9100 145 4262 5	125.44
			DTE ENERGY	ACCT. #9100 127 9280 0	1,433.24
			DTE ENERGY	ACCT. #9100 067 46606	1,799.24
			DTE ENERGY	ACCT. #9100 127 9303 0	162.76
			DTE ENERGY	ACCT. #9100 127 9293 3	158.55
			DTE ENERGY	ACCT. #9100 145 4320 1	199.25
					6,734.55
08/14/2026	203789	JOHN E. LAWRENCE	JOHN E. LAWRENCE	GATE FEES SPLIT FOR FIRST 2 JA	23,925.00
08/14/2026	203790	VERIZON WIRELESS	VERIZON WIRELESS	ACCT. #542198411-00001	2,520.22
08/14/2026	203791	Y.C.U.A	Y.C.U.A	ACCT. #4-037-360100-01	304.67
			Y.C.U.A	ACCT. #4-037-360100-01	3,339.67
			Y.C.U.A	ACCT. #4-037-360200-01	297.68
			Y.C.U.A	ACCT. #4-037-360200-01	341.88
			Y.C.U.A	ACCT. #4-074-535400-01	105.28
			Y.C.U.A	ACCT. #4-074-535400-01	105.28
			Y.C.U.A	ACCT. #4-083-487600-01	178.64
			Y.C.U.A	ACCT. #4-083-487600-01	178.86
			Y.C.U.A	ACCT. #4-085-789900-01	146.78
			Y.C.U.A	ACCT. #4-085-789900-01	139.73
			Y.C.U.A	ACCT. #4-085-803450-01	207.96
			Y.C.U.A	ACCT. #4-085-803450-01	215.95
			Y.C.U.A	ACCT. #4-087-560100-01	201.29
			Y.C.U.A	ACCT. #4-087-560100-01	208.51
			Y.C.U.A	ACCT. #4-087-560150-01	186.30
			Y.C.U.A	ACCT. #4-087-560150-01	186.30
			Y.C.U.A	ACCT. #4-087-560200-01	49.22
			Y.C.U.A	ACCT. #4-087-560200-01	42.00
			Y.C.U.A	FUEL CHARGES FOR COMPOST SITE	2,475.50
					8,911.50
08/19/2026	203792	ANTHONY MURPHY	ANTHONY MURPHY	JUROR COMPENSATION	129.00
08/20/2026	203793	DTE ENERGY	DTE ENERGY	ACCT. #9100 127 9333 7	9,193.46
			DTE ENERGY	ACCT. #9100 351 6305 4	2,655.35
			DTE ENERGY	ACCT. #9100 129 7209 7	828.12
			DTE ENERGY	ACCT. #9200 570 4723 4	30.28
			DTE ENERGY	ACCT. #9100 127 9357 6	5,184.55
			DTE ENERGY	ACCT. #9100 145 4294 8	640.42
			DTE ENERGY	ACCT. #9100 094 4205 4	485.50
			DTE ENERGY	ACCT. #9100 094 4205 4	685.96
					19,703.64

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 203787 - 203795

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Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
08/20/2026	203794	Y.C.U.A	Y.C.U.A	ACCT. #4-037-360100-01	2,943.27
			Y.C.U.A	ACCT. #4-037-360200-01	313.23
			Y.C.U.A	ACCT. #4-074-535400-01	97.95
			Y.C.U.A	ACCT. #4-083-487600-01	186.20
			Y.C.U.A	ACCT. #4-085-789900-01	139.63
			Y.C.U.A	ACCT. #4-085-803450-01	194.08
			Y.C.U.A	ACCT. #4-087-560100-01	215.96
			Y.C.U.A	ACCT. #4-087-560150-01	186.31
			Y.C.U.A	ACCT. #4-087-560200-01	56.55
			Y.C.U.A	ACCT. #4-085-803600-02	154.28
			Y.C.U.A	ACCT. #4-070-428255-01	223.70
			Y.C.U.A	LIFT - STATION MAINT. FORD BLV	92.50
			Y.C.U.A	LIFT - STATION MAINT. FORD LK	94.72
			Y.C.U.A	LIFT - STATION MAINT. NORTH HY	139.71
			Y.C.U.A	LIFT STATION MAINT. TUTTLE HIL	189.41
					<u>5,227.50</u>
08/25/2026	203795	DTE ENERGY COMPANY -	DTE ENERGY COMPANY -	LIGHTING FOR LAKESIDE PARK CRO	<u>4,134.88</u>
AP TOTALS:					
Total of 9 Checks:					71,607.37
Less 0 Void Checks:					<u>0.00</u>
Total of 9 Disbursements:					<u>71,607.37</u>

Supervisor
BRENDA L. STUMBO
Clerk
DEBRA A. SWANSON
Treasurer
STAN ELDRIDGE
Trustees
KAREN LOVEJOY ROE
JOHN P. NEWMAN II
GLORIA PETERSON
LARESHA THORNTON



YPSILANTI TOWNSHIP

— WHERE YOUR FUTURE GROWS —

**Accounting
Department**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544-4000 Ext 5
Fax: (734) 484-5154

STATEMENTS AND CHECKS

September 15, 2026 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	\$	375,003.51
ACCOUNTS PAYABLE ACH -	\$	73,232.67
HAND CHECKS -	\$	444,287.87
CREDIT CARD PURCHASES-	\$	8,456.10
GRAND TOTAL -	\$	900,980.15

Clarity Health Care Deductible –

ACH EFT –	\$44,450.16 (AUGUST)
ADMIN FEE -	\$ 1,699.52 (AUGUST)

Hand Checks

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP 101 ACCOUNTS PAYABLE					
09/01/2026	203872	BLUE CROSS BLUE SHIELD OF MI	BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - SEPTEMBER 2	204,477.33
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - SEPTEMBER 2	40,858.84
			BLUE CROSS BLUE SHIELD OF MI	HEALTH INSURANCE - SEPTEMBER 2	914.30
					246,250.47
09/01/2026	203873	BLUE CROSS BLUE SHIELD OF MIC	BLUE CROSS BLUE SHIELD OF MIC	HEALTH INSURANCE - SEPTEMBER 2	48,198.72
09/01/2026	203874	COMCAST	COMCAST	ACCT. #8529 10 234 0279396	184.99
			COMCAST	ACCT. #8529 10 234 0884997	260.90
					445.89
09/01/2026	203875	DELTA DENTAL PLAN OF MICHIGAN	DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - SEPTEMBER 2	13,985.27
			DELTA DENTAL PLAN OF MICHIGAN	DENTAL INSURANCE - SEPTEMBER 2	(67.04)
					13,918.23
09/01/2026	203876	DTE ENERGY	DTE ENERGY	ACCT. #9100 123 5216 7	42.14
			DTE ENERGY	ACCT. #9100 094 4215 3	47.43
			DTE ENERGY	ACCT. #9100 127 9344 4	96.04
			DTE ENERGY	ACCT. #9200 621 2917 5	30.30
			DTE ENERGY	ACCT. #9100 152 0871 3	3,789.86
			DTE ENERGY	ACCT. #910000056663	85,154.26
					89,160.03
09/01/2026	203877	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	LIFE & DISABILITY - SEPTEMBER	5,776.13
09/01/2026	203878	STANDARD INSURANCE COMPANY	STANDARD INSURANCE COMPANY	VSP - SEPTEMBER 2026	3,098.40
09/02/2026	203879	JOHN E. LAWRENCE	JOHN E. LAWRENCE	2026 SUMMER JAZZ 75% GATE FEE	37,440.00
AP TOTALS:					
Total of 8 Checks:					444,287.87
Less 0 Void Checks:					0.00
Total of 8 Disbursements:					444,287.87

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CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 203880 - 203947

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A/P

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank AP 101 ACCOUNTS PAYABLE					
09/15/2026	203880	A DESIGN LINE	A DESIGN LINE	2026 ORDINANCE CLOTHING ORDER	689.41
09/15/2026	203881	ACCUSHRED LLC	ACCUSHRED LLC	SHRED SERVICES	220.00
			ACCUSHRED LLC	SHRED SERVICES	220.00
					440.00
09/15/2026	203882	AJAX MATERIALS CORPORATION	AJAX MATERIALS CORPORATION	PARKS AND GROUNDS - COLD PATCH	319.20
09/15/2026	203883	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	CHAINSAB CHAINS	175.32
			AMAZON CAPITAL SERVICES	SHEET PROTECTORS/DUST OFF	64.78
			AMAZON CAPITAL SERVICES	ELECTION EPB DRIVES	171.45
			AMAZON CAPITAL SERVICES	OCS OFFICE SUPPLES - LEGAL BIN	105.65
			AMAZON CAPITAL SERVICES	HOLE REINFORCEMENT STICKERS	6.99
			AMAZON CAPITAL SERVICES	ACCOUNTING OFFICE SUPPLIES	81.87
			AMAZON CAPITAL SERVICES	MAINTENANCE SUPPLIES AND PARTS	100.65
			AMAZON CAPITAL SERVICES	SAFETY GLASSES FOR WORKER	113.63
			AMAZON CAPITAL SERVICES	CORD PROTECTOR WIRE LOOM TUBIN	53.98
			AMAZON CAPITAL SERVICES	RSD - OFFICE SUPPLIES - P&G -	130.56
			AMAZON CAPITAL SERVICES	RASPBERRY PI	355.86
			AMAZON CAPITAL SERVICES	POISON IVY WIPES AND REPLACEME	112.83
			AMAZON CAPITAL SERVICES	MAGNET FILE HANGER	48.67
			AMAZON CAPITAL SERVICES	RSD - OFFICE SUPPLIES - P&G -	7.54
			AMAZON CAPITAL SERVICES	2 DRAWER FILE CABINETS	49.99
			AMAZON CAPITAL SERVICES	2 DRAWER FILE CABINETS	58.49
			AMAZON CAPITAL SERVICES	OFFICE SUPPLIES, COFFEE CUPS F	510.36
			AMAZON CAPITAL SERVICES	TONER AND HIGHLIGHTERS	211.86
			AMAZON CAPITAL SERVICES	CREDIT MEMO - PO#51441 - SANDI	(26.99)
			AMAZON CAPITAL SERVICES	CREDIT MEMO - PO#51441 - VILRO	(273.98)
					2,059.51
09/15/2026	203884	APPLIED INNOVATION	APPLIED INNOVATION	QUARTERLY PRINTER MAINTENANCE	3,770.04
09/15/2026	203885	ATCHINSON FORD	ATCHINSON FORD	BUS REPAIRS - CATALYTIC CONVER	5,582.38
			ATCHINSON FORD	#71 - WHEEL ALIGNMENT	159.95
					5,742.33
09/15/2026	203886	AUTO VALUE YPSILANTI	AUTO VALUE YPSILANTI	SHOP SUPPLIES	200.35
			AUTO VALUE YPSILANTI	BEAM WIPER BLADE	47.16
			AUTO VALUE YPSILANTI	CIVIC-- GENERATOR OIL	24.58
			AUTO VALUE YPSILANTI	FUEL TUBING FOR POST HOLE DIGG	5.89
			AUTO VALUE YPSILANTI	OIL FILTER/BATTERY	252.36
			AUTO VALUE YPSILANTI	MAINT TOOLS - FUEL LINE HOSES,	73.43
			AUTO VALUE YPSILANTI	BATTERY FOR #82	113.42
			AUTO VALUE YPSILANTI	P&G - MOWER REPAIR SUPPLIES	11.69
			AUTO VALUE YPSILANTI	#44 - SUPPLIES/PARTS FOR OIL C	108.43
			AUTO VALUE YPSILANTI	#87 - BLOWER MOTOR RESISTOR	30.48
					867.79
09/15/2026	203887	B-BALL SKILLS LLC	B-BALL SKILLS LLC	PAY OUT FOR B-BALL SKILLS 8/19	660.00
09/15/2026	203888	BACK TO NATURE LAWN CARE	BACK TO NATURE LAWN CARE	ESSENTIAL LAWN ROUND 6	211.25
			BACK TO NATURE LAWN CARE	ESSENTIAL LAWN ROUND 6	136.25
					347.50

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
 CHECK NUMBERS 203880 - 203947

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
09/15/2026	203889	BUDGET TOWING	BUDGET TOWING	#61 - CATALYTIC CONVERTER SITU	370.00
			BUDGET TOWING	#61 - CATALYTIC CONVERTER SITU	900.00
					<u>1,270.00</u>
09/15/2026	203890	CARTER LUMBER COMPANY	CARTER LUMBER COMPANY	PARK AND GROUNDS - MAINT. SUPP	312.84
09/15/2026	203891	CERTASITE, LLC	CERTASITE, LLC	SEMI ANNUAL KITCHEN HOOD INSPE	515.94
09/15/2026	203892	CINTAS FIRST AID & SAFETY	CINTAS FIRST AID & SAFETY	AED RENTALS FOR CIVIC, 14B, RE	135.00
			CINTAS FIRST AID & SAFETY	AED RENTALS FOR CIVIC, 14B, RE	270.00
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 8/	8.03
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 8/	8.03
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 8/	8.03
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 8/	23.20
			CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 8/	8.03
			CINTAS FIRST AID & SAFETY	MONTHLY SERVICE FOR AED AT HOL	134.42
			CINTAS FIRST AID & SAFETY	EYE WASH STATION RENTAL	99.18
					<u>693.92</u>
09/15/2026	203893	CRYSTAL FLASH, INC.	CRYSTAL FLASH, INC.	DIESEL FUEL	3,273.66
			CRYSTAL FLASH, INC.	FORD LAKE PARK: REFILL GAS FUE	1,865.00
			CRYSTAL FLASH, INC.	COMM. CENTER: REFILL GAS FUEL	1,430.56
			CRYSTAL FLASH, INC.	UNLEADED FUEL FOR GOLF MAINTEN	862.25
			CRYSTAL FLASH, INC.	DIESEL FOR GOLF MAINTENANCE EQ	1,743.26
					<u>9,174.73</u>
09/15/2026	203894	CSI EMERGENCY APPARATUS, LLC	CSI EMERGENCY APPARATUS, LLC	2011 UTILITY TRUCK	474.35
			CSI EMERGENCY APPARATUS, LLC	TRUCK E ANNUAL A-SERVICE/PUMP	3,295.87
			CSI EMERGENCY APPARATUS, LLC	TRUCK C ANNUAL A-SERVICE/PUMP	3,459.97
			CSI EMERGENCY APPARATUS, LLC	TRUCK D ANNUAL A-SERVICE/PUMP	3,295.87
			CSI EMERGENCY APPARATUS, LLC	TRUCK F ANNUAL A-SERVICE/PUMP	3,220.67
			CSI EMERGENCY APPARATUS, LLC	TRUCK G ANNUAL A-SERVICE/PUMP	3,220.67
			CSI EMERGENCY APPARATUS, LLC	TRUCK D - STEERING ISSUES	385.00
			CSI EMERGENCY APPARATUS, LLC	TRUCK F	104.70
					<u>17,457.10</u>
09/15/2026	203895	DETECTION SYSTEMS AND ENGINEE	DETECTION SYSTEMS AND ENGINEE	PUBLIC CAMERA WORK	362.50
09/15/2026	203896	EMERGENT HEALTH PARTNERS	EMERGENT HEALTH PARTNERS	FIRE DISPATCHING SERVICES- SE	11,047.14
09/15/2026	203897	ERANE WASHINGTON	ERANE WASHINGTON	MILEAGE REIMBURSEMENT FOR JUDG	252.08
09/15/2026	203898	FONDRIEST ENVIRONMENTAL, INC	FONDRIEST ENVIRONMENTAL, INC	RENTAL OF WATER QUALITY TABLET	355.00
			FONDRIEST ENVIRONMENTAL, INC	REPLACEMENT SENSOR WIPER	93.00
					<u>448.00</u>
09/15/2026	203899	GARY STAFFORD	GARY STAFFORD	SOFTBALL GAMES OFFICIATED 8/24	320.00
09/15/2026	203900	GRAINGER	GRAINGER	CIVIIC CENTER - ROOF LEAK DIVE	153.40
09/15/2026	203901	GREG MCKINNEY	GREG MCKINNEY	SOFTBALL OFFICIATED 8/11-8/18	320.00
09/15/2026	203902	GRIFFIN PEST SOLUTIONS	GRIFFIN PEST SOLUTIONS	LEC PEST SOLUTIONS FOR 2026	72.00
09/15/2026	203903	HAMMER TRUCKING	HAMMER TRUCKING	SEASONAL SPOILS HAULE TO LANDF	996.00
			HAMMER TRUCKING	HAULING CONCRETE BLOCKS FOR P&	520.00
					<u>1,516.00</u>
09/15/2026	203904	HOME DEPOT	HOME DEPOT	NORTH HYDRDRO - STAIRS - ZIP TA	543.24
			HOME DEPOT	NORTH HYDRDRO - STAIRS - MAINT.	40.06
			HOME DEPOT	N. HYDRO PARK - STAIRS - MAINT	232.92
			HOME DEPOT	MAINT. SUPPLY - FILL VALVE SEA	31.94

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			HOME DEPOT	FLP RANGER HOUSE - ANT TRAPS &	20.43
			HOME DEPOT	FLP - STORAGE CONTAINERS - ELE	256.08
			HOME DEPOT	14B COURT - FRONT GROUNDS - T	12.43
			HOME DEPOT	P&G - TOOLS TO PLANT MEMORIAL	128.27
			HOME DEPOT	MAINT. SUPPLY - THREADLOCKER,	73.92
					<u>1,339.29</u>
09/15/2026	203905	JON HALL	JON HALL	FINAL FIRE WITHHOLDING RELEASE	35,907.49
09/15/2026	203906	JTW PIPES LLC	JTW PIPES LLC	LEC - STATION #4 - CHANGE OUT	387.10
09/15/2026	203907	JUNGA'S ACE HARDWARE	JUNGA'S ACE HARDWARE	P&G - NEW HEDGE TRIMMER AND OI	408.97
			JUNGA'S ACE HARDWARE	P&G - PARTS TO REPAIR POLE SAW	456.46
					<u>865.43</u>
09/15/2026	203908	KONE INC	KONE INC	ELEVATOR MAINTENANCE 08/01/202	423.21
09/15/2026	203909	KYLE MCKENNEY	KYLE MCKENNEY	PAYMENT FOR FALL PICKLEBALL LA	1,323.00
09/15/2026	203910	LANSING SANITARY SUPPLY, INC	LANSING SANITARY SUPPLY, INC	CUSTODIAL SUPPLIES - LEC - HOL	461.44
09/15/2026	203911	LINDE GAS & EQUIPMENT INC	LINDE GAS & EQUIPMENT INC	OXYGEN RENTAL	577.34
09/15/2026	203912	LOOKING GOOD LAWNS	LOOKING GOOD LAWNS	LOOKING GOOD LAWNS INVOICE YTO	1,530.00
09/15/2026	203913	LOWE'S	LOWE'S	HAND PUNCH	7.58
09/15/2026	203914	MARJORIE WILLIAMS	MARJORIE WILLIAMS	REFUND FOR SHIPSEWANA TRADING	70.00
09/15/2026	203915	MCAA	MCAA	MCAA MEMBERSHIP AND CONFERENCE	350.00
			MCAA	MCAA MEMBERSHIP AND CONFERENCE	75.00
					<u>425.00</u>
09/15/2026	203916	MCLAIN AND WINTERS	MCLAIN AND WINTERS	LEGAL SERVICES - AUGUST 2026	194,721.68
09/15/2026	203917	MENARDS, INC.	MENARDS, INC.	CIVIC CENTER - HR DEPT. - SCRE	1.58
09/15/2026	203918	MICHAEL EDWARD HALL	MICHAEL EDWARD HALL	SOFTBALL OFFICIATED 8/24	80.00
09/15/2026	203919	OFFICE EXPRESS	OFFICE EXPRESS	BUSINESS CARDS FOR LD	30.00
			OFFICE EXPRESS	BIZ CARDS	45.00
			OFFICE EXPRESS	BUSINESS CARDS - BRAD BARRETT	22.00
					<u>97.00</u>
09/15/2026	203920	ONSITE SUBSTANCE ABUSE TESTIN	ONSITE SUBSTANCE ABUSE TESTIN	RECOVERY COURT DRUG TESTING	28.00
09/15/2026	203921	PEPSI BEVERAGES COMPANY	PEPSI BEVERAGES COMPANY	Bottled beverages for resale i	402.50
09/15/2026	203922	PEYTON FLEMING	PEYTON FLEMING	ADULT SOFTBALL UMPIRED 8/31	80.00
09/15/2026	203923	QUADIENT LEASING USA, INC	QUADIENT LEASING USA, INC	POSTAGE MACHINE LEASE - 2026	1,405.80
09/15/2026	203924	RCX SPORTS LLC	RCX SPORTS LLC	FALL 2026 SOCCER KITS	11,119.87
09/15/2026	203925	RELIABLE LANDSCAPING, LLC	RELIABLE LANDSCAPING, LLC	LANDSCAPE - SECURITY BOULDERS	4,069.00
09/15/2026	203926	REVIZE	REVIZE	REVIZE HOSTING	6,700.00
09/15/2026	203927	ROBERT ACTON	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPE	1,150.00
09/15/2026	203928	SAFEGUARD BUSINESS SYSTEMS	SAFEGUARD BUSINESS SYSTEMS	AP CHECK ORDER GREEN LASER CHE	688.69
09/15/2026	203929	SAM'S CLUB DIRECT	SAM'S CLUB DIRECT	OPERATING SUPPLIES AND FOOD AN	367.93
			SAM'S CLUB DIRECT	OPERATING SUPPLIES AND FOOD AN	269.65
			SAM'S CLUB DIRECT	SUPPLIES FOR ALL STATIONS	270.75
					<u>908.33</u>
09/15/2026	203930	SHIPPING/RECEIVING LLC	SHIPPING/RECEIVING LLC	REFUND 2025 PROPERTY TAXES ON	303.09
09/15/2026	203931	SHRADER TIRE & OIL	SHRADER TIRE & OIL	FLAT REPAIR ON VEHICLE #94	45.94
			SHRADER TIRE & OIL	NEW TIRES FOR 14-1	4,236.19
					<u>4,282.13</u>
09/15/2026	203932	SPARTAN DISTRIBUTORS	SPARTAN DISTRIBUTORS	MOUNT FOR PROXY SWITCH 4100	29.56
09/15/2026	203933	SPICER GROUP	SPICER GROUP	2026 GENERAL GRANT ASSISTANCE	3,050.00
09/15/2026	203934	STAPLES* - ACCOUNT #1026071	STAPLES* - ACCOUNT #1026071	PPE TO RESTOCK SAFETY STORE	87.45

09/04/2026 11:30 AM
User: lstanfield
DB: Ypsilanti-Twp

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 203880 - 203947

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Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
09/15/2026	203935	STEPHEN BROWN	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP A	1,750.00
09/15/2026	203936	STERICYCLE INC	STERICYCLE INC	STERI-SAFE BUDGET SUBSCRIPTION	296.69
09/15/2026	203937	TARGET SPECIALTY PRODUCTS	TARGET SPECIALTY PRODUCTS	FERTILIZER APPS FALL GREEN AND	869.30
			TARGET SPECIALTY PRODUCTS	FERTILIZER APPS FALL GREEN AND	696.10
			TARGET SPECIALTY PRODUCTS	GROWTH REGULATOR, HERBICIDE, M	902.00
			TARGET SPECIALTY PRODUCTS	PLANT PROTECTANTS FALL/WINTER	930.00
			TARGET SPECIALTY PRODUCTS	HERBICIDE FOR FAIRWAYS/TEES	2,545.92
			TARGET SPECIALTY PRODUCTS	LATE FALL/WINTER GREENS AND TE	988.00
					<u>6,931.32</u>
09/15/2026	203938	TERMINIX	TERMINIX	PEST CONTROL SERVICES FOR GREE	108.65
09/15/2026	203939	TRENDSET COMMUNICATIONS GROUP	TRENDSET COMMUNICATIONS GROUP	CABLE RUNS	696.15
			TRENDSET COMMUNICATIONS GROUP	CABLE RUNS	3,616.22
					<u>4,312.37</u>
09/15/2026	203940	UNIVERSITY TRANSLATORS	UNIVERSITY TRANSLATORS	COURT INTERPRETER INVOICES	220.00
			UNIVERSITY TRANSLATORS	COURT INTERPRETER INVOICES	220.00
			UNIVERSITY TRANSLATORS	COURT INTERPRETER INVOICES	220.00
					<u>660.00</u>
09/15/2026	203941	VICTORY LANE	VICTORY LANE	#86 FULL SERVICE OIL CHANGE	65.33
			VICTORY LANE	#710 HIGH MILEAGE OIL CHANGE	70.16
			VICTORY LANE	#90 FULL SERVICE OIL CHANGE	91.13
			VICTORY LANE	#708 HIGH MILEAGE OIL CHANGE	70.85
					<u>297.47</u>
09/15/2026	203942	WASHTENAW COUNTY ROAD COMMISS	WASHTENAW COUNTY ROAD COMMISS	FORD HERITAGE REPLACEMENT SIGN	672.31
09/15/2026	203943	WASHTENAW COUNTY WATER RESOUR	WASHTENAW COUNTY WATER RESOUR	VERMIN MANAGEMENT SERVICES - 2	4,320.73
09/15/2026	203944	WEX BANK	WEX BANK	WEX CREDIT CARD CHARGES ENDING	2,096.33
09/15/2026	203945	YAMAHA MOTOR FINANCE CORPORAT	YAMAHA MOTOR FINANCE CORPORAT	2026 GOLF CART LEASE	11,473.20
			YAMAHA MOTOR FINANCE CORPORAT	2026 GOLF UTILITY CART LEASE	661.06
					<u>12,134.26</u>
09/15/2026	203946	YPSILANTI ACE HARDWARE	YPSILANTI ACE HARDWARE	PARKS AND GROUNDS - FASTENERS	54.05
			YPSILANTI ACE HARDWARE	PUTTY KNIFE	7.18
			YPSILANTI ACE HARDWARE	CIVIC CENTER MAINT. SUPPLIES -	29.16
					<u>90.39</u>
09/15/2026	203947	YPSILANTI MEALS ON WHEELS	YPSILANTI MEALS ON WHEELS	2026 ANNUAL CONTRIBUTION TO ME	10,000.00

AP TOTALS:

Total of 68 Checks:
Less 0 Void Checks:
Total of 68 Disbursements:

375,003.51
0.00
375,003.51

Check Date	Check	Vendor Name	Invoice Vendor	Description	A/P ACH	Amount
Bank AP 101 ACCOUNTS PAYABLE						
09/18/2026	113(A)	ANN ARBOR CLEANING SUPPLY	ANN ARBOR CLEANING SUPPLY	OPERATING SUPPLIES FOR USE IN		260.02
09/18/2026	114(A)	BARR ENGINEERING MICHIGAN LLC	BARR ENGINEERING MICHIGAN LLC	PROFESSIONAL SERVICES FROM 7/1		5,277.50
09/18/2026	115(A)	CARLISLE/WORTMAN ASSOCIATES	CARLISLE/WORTMAN ASSOCIATES	JULY PLANNING CONSULTATION		680.00
			CARLISLE/WORTMAN ASSOCIATES	5550 MORGAN RD.		320.00
						1,000.00
09/18/2026	116(A)	GENE BUTMAN FORD	GENE BUTMAN FORD	#703 - TRANSMISSION WIRE REPAI		1,014.80
09/18/2026	117(A)	JIBRIL NAEEM	JIBRIL NAEEM	MODERN DAY MARTIAL ARTS 8/19-9		1,123.50
09/18/2026	118(A)	MICHIGAN LINEN SERVICE, INC.	MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE		24.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3		190.40
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3		86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4		85.03
			MICHIGAN LINEN SERVICE, INC.	LAUNDRY SERVICES		39.50
			MICHIGAN LINEN SERVICE, INC.	HOLMES RD LAUNDRY SERVICE FOR		18.50
			MICHIGAN LINEN SERVICE, INC.	COMMUNITY CENTER LAUNDRY SERVI		54.50
			MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE F		95.10
			MICHIGAN LINEN SERVICE, INC.	ANNUAL LAUNDERING OF SHOP TOWE		24.00
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 4		85.03
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3		86.26
			MICHIGAN LINEN SERVICE, INC.	LINEN SERVICE FOR STATION 3		190.40
						978.98
09/18/2026	119(A)	ORCHARD, HILTZ & MCCLIMENT IN	ORCHARD, HILTZ & MCCLIMENT IN	TORTILLAS TITA		194.00
			ORCHARD, HILTZ & MCCLIMENT IN	ZIPPY		3,378.50
			ORCHARD, HILTZ & MCCLIMENT IN	KALITTA TURBINES		654.00
			ORCHARD, HILTZ & MCCLIMENT IN	KALITTA TURBINES		1,096.75
			ORCHARD, HILTZ & MCCLIMENT IN	1800 S HURON ST.		701.00
			ORCHARD, HILTZ & MCCLIMENT IN	1800 S HURON ST.		869.00
			ORCHARD, HILTZ & MCCLIMENT IN	BAHA'I CENTER		393.00
			ORCHARD, HILTZ & MCCLIMENT IN	ENGINEERING REVIEW AND CONSTRU		350.00
						7,636.25
09/18/2026	120(A)	PARKWAY SERVICES, INC.	PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - FORD		1,500.00
			PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - WOODL		140.00
			PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - FORD		330.00
						1,970.00
09/18/2026	121(A)	PRIORITY ONE EMERGENCY	PRIORITY ONE EMERGENCY	PANT FOR NEW HIRE		100.99
			PRIORITY ONE EMERGENCY	PANT FOR NEW HIRE		100.99
						201.98
09/18/2026	122(A)	RHETT REYES	RHETT REYES	RECOVERY COURT PAYROLL WEEK EN		1,056.00
			RHETT REYES	RECOVERY COURT PAYROLL WEEK EN		924.00
						1,980.00
09/18/2026	123(A)	SALADINO CONSTRUCTION COMPANY	SALADINO CONSTRUCTION COMPANY	CONCRETE SIDEWALK REPLACEMENT		925.00
09/18/2026	124(A)	SOUTHERN COMPUTER WAREHOUSE	SOUTHERN COMPUTER WAREHOUSE	FLP NETWORK RACK		90.64
09/18/2026	125(A)	W.J. O'NEIL COMPANY	W.J. O'NEIL COMPANY	IT ROOM HVAC REPLACEMENT AND A		38,174.00
09/18/2026	126(A)	LIFE AFTER INCARCERATION	LIFE AFTER INCARCERATION	LAITR COMMUNITY BEAUTIFICATION		12,600.00

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
AP TOTALS:					
Total of 14 Checks:					73,232.67
Less 0 Void Checks:					0.00
Total of 14 Disbursements:					<u>73,232.67</u>

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CHECK DATE FROM 09/15/2026 - 09/15/2026

Bank CCHB HUNTINGTON BANK COMMERCIAL CARDS

Total of 1 Checks:	8,456.10
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	<u>8,456.10</u>

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

NEW BUSINESS

PUBLIC ACT 188 OF 1954 PROCEEDINGS
CHARTER TOWNSHIP OF YPSILANTI
WASHTENAW COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING
ON SPECIAL ASSESSMENT ROLL

PLEASE TAKE NOTICE that the Supervisor and Assessing Officer of the Township has reported to the Township Board and filed in the Office of the Township Clerk for public examination a special assessment roll prepared by the Assessor covering all properties within the Special Assessment Districts benefited by the districts listed below.

PLEASE TAKE FURTHER NOTICE that the Assessing Officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

PLEASE TAKE FURTHER NOTICE that the Township Board will hold a public hearing at the Ypsilanti Township Civic Center, 7200 S. Huron River Drive, Ypsilanti, MI on **September 28, 2026**, at 6:00pm for the purpose of reviewing said special assessment roll and hearing any objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours of regular business days until the time of said hearing and may further be examined at said hearing. Appearance and protest at the hearing held to confirm the special assessment roll is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal.

An owner, or partner in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance should not be required. (The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll.

THE FOLLOWING ARE THE PROPOSED SPECIAL ASSESSMENT ROLLS TO BE LEVIED ON THE 2026 WINTER TAX ROLL

SECURITY CAMERA SPECIAL ASSESSMENTS

DISTRICT	CODE	DISTRICT	CODE
Sugarbrook	060	West Willow	061
Thurston Area	062	Apple Ridge Area	063
Bud- Blossom Area	064	Holmes Rd Area	066
Huron Heights/ Huron Ridge	068	Creekside Village South	069
Manors at Creekside Village	070	Lakewood- Majestic Lks	071
Ponds at Lkwd- Maj Pond	072	Redwood/ Nautica Pt Apts.	073
Cliffs Condos	074	Crystal Ponds	075
Village Grove Apartments	076		

STREET LIGHT SPECIAL ASSESSMENTS

DISTRICT	CODE	DISTRICT	CODE	DISTRICT	CODE
Shady Knoll 1-6	101	Nancy Park 1-3	102	Nancy Park 5-6	103
West Willow #1	104	Ypsi Twp Area	105	West Willow #2	106
Hickory Hill	107	Washtenaw Orchard	108	Washtenaw Ridge	109
Nancy Park #7	111	Rambling Road	112	Hickory Hill #1	113
Onandaga Street	114	West Willow Dist 3	115	S. Devonshire	116
Washtenaw Concourse	117	Delaware Street	118	Washtenaw CC #4	119
Ivanhoe Area	120	Oswego/Cayuga	121	Hawthorne Street	122
Hunt/Hollis	123	Turtle Creek	124	Turtle Creek 2	125
Debby Court	126	Lynne Street	127	West Willow 10&11	129
Johnson Place	130	Huron Hearthside	131	Oakland Estates	132
Washtenaw Clubview	133	Oakland Estates #3	134	Brookside Street	135
Huron Commercial	136	Crestwood Sub	137	Kansas St	138
Hayes Street	139	Ford Lake Village	140	Ford Lake Village #2	141
Streamwood 1-7	142	Deauville Parrish	146	Spruce Falls	147
Bagley Street	148	Partridge Creek #1	149	Georgetown Condos	150
Streamwood #8	151	Smokler Textile	152	Greene Farms #1 & #2	153
Golf Estates	154	Ohio St 2000	155	N. Kansas	156
Russell St	157	Dakota	158	Paint Creek Farms	159
Whispering Meadows #1	160	Amberly Grove	162	Greenfields #1	163
Partridge Creek 2&3	164	Partridge Creek North	165	Campbell St	166
Preserves	167	S Ivanhoe St	168	Clubview Sub	169
Wash Clubview	170	Taft Ave	171	Devonshire & Oregon	172
Greene Farms #3	173	Greene Farms #4	174	Raymond Meadows	175
Tyler Rd	176	Washtenaw Bus Park	177	Whittaker Village	178
Tremont Park #1	179	Tremont Park #2	180	Kirk St	181
Greene Farm 5	182	Greene Farm 6	183	Woodlawn St	184
Greenfields 2 & 3	185	Greene Farms #7	186	Whispering Meadows	187
Huron Meadows	188	Rivergrove	189	Aspen Ridge	191
Gates Ave	193	Fairway Hills	194	Washtenaw Clubview	196
Bradley Ave	197	Creekside West	198	Creekside South	199
Creekside East	201	Lakeview Area	202	Majestic Lake	203
Firwood Area	204	Bradley St	205	136- 177 Conversion	206
Lakeview #2	207	Tremont Park Sub	208	Turtle Creek #2	209
Creekside Village West #2	211	Manors of Creekside Village	212	Creekside Village South #2	213
Lakewood- Majestic Lakes	214	Ponds at Lkwd-Maj Ponds	215	Redwood/ Nautica Pt Apts	216
Ponds at Lkwd/ Maj Pds-2	217	Majestic Lks & Estates	218	Crystal Ponds	219
Village Grove Apartments	221	Woodlawn St	222		

DEBRA A. SWANSON, CLERK
Charter Township of Ypsilanti

The Ypsilanti Township Board will provide necessary reasonable auxiliary aids and services to individuals with disabilities requiring auxiliary aids or services. Individuals should contact the Ypsilanti Township Board by writing or calling the following: DEBRA A. SWANSON, CLERK, 7200 S. Huron River Drive, Ypsilanti, MI 48197, PHONE: (734) 484-5156 or E-MAIL: dswanson@ypsitownship.org

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE SUPERVISOR —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: September 4, 2026

RE: Resolution 2026-22 – Board of Review Appointments

At the July 21, 2026 Board of Trustees Meeting, Marsha Lathion's resignation from the Board of Review was accepted. This vacancy was then posted until August 24th. We received six applications and appreciate everyone who applied. Attached is a resolution recommending to appoint one full-time member and two alternates.

Thank you for your consideration.

**CHARTER TOWNSHIP OF YPSILANTI
Boards and Commissions Appointments**

Resolution No. 2026-22

APPOINTMENTS

Board of Review

Costa, Candee
Hamilton, Felicia (Alternate)
Manning, Shaun (Alternate)

Exp. Date

12/31/2026
12/31/2026
12/31/2026



To: Charter Township of Ypsilanti Board of Trustees
McLain & Winters, Township Legal Counsel

From: Belinda Kingsley, Community Compliance Director

Re: **Junkyard Licenses - 2026**

Date: September 8, 2026

There are currently eight junkyard locations, utilizing eleven parcels in Ypsilanti Township. One business, G&D Auto Salvage at 2355 Wiard Ct, is not currently operating due to ongoing litigation between the owners, but desires to re-establish the business when the legal action is concluded.

A second business, Holbrook Auto Parts at 2574/2600 State St, is currently in litigation with the Township regarding violations of the Building Code. A pole barn structure was discovered in 2022 that had been constructed without approval, in violation of the Zoning Ordinance and the Building Code. They have continued to operate the junkyard business while in litigation. The site was inspected in 2025, but this year we did not inspect because the site was inspected in June 2026 by the State of Michigan EGLE, Washtenaw County Road Commission and Washtenaw County Water Resources, along with a team from the Township in response to an environmental complaint filed with EGLE.

Between July 13 and July 23, 2026, the seven junkyard businesses currently operating and eligible for a license, and the parcels of property they occupy, were inspected by Fire Marshall Steve Wallgren and Ordinance Administrator Bob Kelch to determine compliance with Township Ordinances. All business successfully passed their inspections.

As part of the inspection process, active State of Michigan licenses were confirmed to be posted inside the businesses. The State of Michigan issues several classes of licenses to junkyards, with the approval of the Township, to perform a variety of operations such as Used Vehicle Parts Dealer (Class C), Automotive Recycler (Class R), Vehicle Scrap Metal Processor (Class F), Distressed Vehicle Transporter (Class E) and Vehicle Dealer (Class B). The inspection process also includes verifying that the business maintains a logbook of vehicle purchases and dispositions, a fence sufficiently screens the storage area from the view of adjacent property owners, the hours of operation are consistent with the ordinance and the premises are safe to occupy from a Fire and Building Code perspective.

The Junkyard Ordinance requires that the property taxes be current, or in a payment plan with the Washtenaw County Treasurer's Office. The Ypsilanti Township Treasurer's office has confirmed that all property and personal taxes are either paid or have been transferred to the County. B&G Auto Salvage has been notified of an outstanding personal property tax from 2019 that should be resolved promptly.

Recommendations:

The Office of Community Standards recommends Township Junkyard License approval for the following six businesses, located on eight parcels:

- | | |
|---------------------------------|--------------------------|
| 1. B&G Auto Salvage | 1711 Cadillac Ave |
| 2. B&G Auto Salvage | 1724 Woodale Ave |
| 3. AAA Parts | 2260/2280 E Michigan Ave |
| 4. East Michigan Ave Auto Parts | 2490/2494 E Michigan Ave |
| 5. A&M Auto Parts | 2600 Coolidge Ave |
| 6. Sky Holdings Group | 2835 Coolidge Ave |

The Office of Community Standards recommends **not** issuing Township Junkyard Licenses to the following two businesses until the issues resulting in litigation, with the Township and the parties, have been resolved and an inspection completed:

- | | |
|------------------------|----------------|
| 1. Holbrook Auto Parts | 2575 State St |
| 2. G&D Auto Salvage | 2355 Wiard Ct. |

Thank you for your consideration of this request.

Address	Parcel Number	Name Responsible Party	Business Name
1711 CADILLAC AVE	K-11-13-350-001	RUSSELL GEORGE BUFORD SINGLETON	B & G AUTO SALVAGE LLC
1724 WOODALE AVE	K-11-13-309-007	GEORGE & SHARON SINGLETON	B & G AUTO SALVAGE LLC
2260 E MICHIGAN AVE	K-11-02-480-003	NABIL SALAMEY	AAA PARTS LLC
2280 E MICHIGAN AVE	K-11-02-480-002	NABIL SALAMEY	AAA PARTS LLC
2490 E MICHIGAN AVE	K-11-01-300-020	NABIL SALAMEY	EAST MICHIGAN AVE AUTO PARTS LLC
2494 E MICHIGAN AVE	K-11-01-300-021	NABIL SALAMEY	EAST MICHIGAN AVE AUTO PARTS LLC
2600 STATE ST	K-11-13-382-004	THOMAS S POUILLATH	HOLBROOK AUTO PARTS
2574 STATE ST	K-11-13-330-006	THOMAS S POUILLATH	HOLBROOK AUTO PARTS
2355 WIARD CT	K-11-02-481-001	MELVIN LEWIS	G&D AUTO SALVAGE
2600 COOLIDGE AVE	K-11-13-309-001	AMAL (MIKE) TAHHAN	A & M AUTO PARTS LLC
2835 COOLIDGE AVE	K-11-13-305-004	AJ FURRHA	SKY HOLDINGS GROUP LLC

**STATE OF MICHIGAN
COUNTY OF
WASHTENAW
CHARTER TOWNSHIP
OF YPSILANTI**

ORDINANCE NO. _____

ZONING ORDINANCE MAP AMENDMENT

AN ORDINANCE TO AMEND APPENDIX A OF THE MUNICIPAL CODE OF THE CHARTER TOWNSHIP OF YPSILANTI, AMENDING ARTICLE 4, SECTION 401, ZONING MAP, TO CHANGE THE ZONING CLASSIFICATIONS FOR THE PARCEL K-11-27-300-006 LOCATED AT 8061 MERRITT ROAD BETWEEN WHITTAKER RD AND TUTTLE HILL RD.

THE CHARTER TOWNSHIP OF YPSILANTI ORDAINS:

Amendments.

That the Zoning Map of the Charter Township of Ypsilanti said map being incorporated by reference in the Zoning Ordinance for the Charter Township of Ypsilanti pursuant to Article 4 therefore, be and the same is hereby amended, changed, and altered so that hereafter the zoning classifications for the following one parcel shall be amended as follows:

1. The property commonly known as 8061 Merritt, Parcel ID: K-11-27-300-006 legally described below, from R-3 One Family Residential to R-3 One Family Residential with Agricultural Overlay District.

Provided Legal Description:

The land referenced to herein below is situated in the Charter Township of Ypsilanti, Washtenaw County, State of Michigan, and is described as follows:

YP#27-10E E 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 SEC 27 T3S R7E 5.00 AC.

Commonly known as: 8061 Merritt Rd, Ypsilanti Township, MI, Parcel ID: K -11-27-300-006

Conditions of Zoning Map Amendment

The following are conditions with this zoning map amendment volunteered by the applicant

1. All uses in the underlying zoning district will still be available.
2. If approval for the rezoning is granted, the use of the property shall exclude any use that requires approval by the Planning Commission or Township Board. Any future use that requires Planning Commission or Township Board approval must reapply to remove this condition.
3. The use sought shall exclude public riding and/or boarding stables, recreations centers and swimming pools.
4. Sold products shall be picked up by appointment only between dawn and dusk.

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.

ORDINANCE DECLARED ADOPTED.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2026-514 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on April 7, 2026. The second reading is scheduled to be heard on April 21, 2026.

Debra A. Swanson
Clerk Charter Township of Ypsilanti

**CHARTER TOWNSHIP
OF YPSILANTI**

RESOLUTION NO. 2026-23

In Reference to Ordinance NO. 2026-18

**1st READING RESOLUTION 2026-23,
PROPOSED ORDINANCE 2026-18,
AN ORDINANCE TO CONDITIONALLY REZONE
THE FIVE (5) ACRE PARCEL FROM R-3, ONE
FAMILY RESIDENTIAL TO R-3, ONE FAMILY
RESIDENTIAL WITH AGRICULTURAL
OVERLAY DISTRICT.**

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

Whereas, the Township passed the new Zoning Ordinance in 2022
that was a document aligned with the Ypsilanti Charter Township 2040
Master Plan and

Whereas, the Township received a conditional rezoning application
from the property owner at 8061 Merritt on April 15, 2026 and

Whereas, the Zoning Ordinance allows property owners to apply for
zoning text amendments but must meet the standards and process of Article
18 of that Ordinance, including alignment with the Master Plan.

Whereas, at is regularly scheduled meeting held July 28, 2026 the
Charter Township of Ypsilanti Planning Commission held a public hearing,
discussed the proposed text amendments, and recommended that the
Township Board deny the conditional zoning map amendment as
presented.

Now Therefore, Be It Resolved that the Charter Township of
Ypsilanti Board hereby adopts and incorporates by reference Ordinance No.
2026-18 attached hereto, by reference, in its entirety.

I, Debra A. Swanson, 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. 2026-23 approved
by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on
September 15, 2026.

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

Conditional Rezoning to Add Agricultural Overlay (PRZ26-0001)

8061 Merritt Rd.

September 15, 2026

Township Board Meeting



YPSILANTI
TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Conditional Rezoning to AG, Agricultural Overlay District?

- Start with brief description of a “Conditional Rezoning;” and
- Brief description of the AG, Agricultural Overlay District

What is the AG, Agricultural Overlay District?

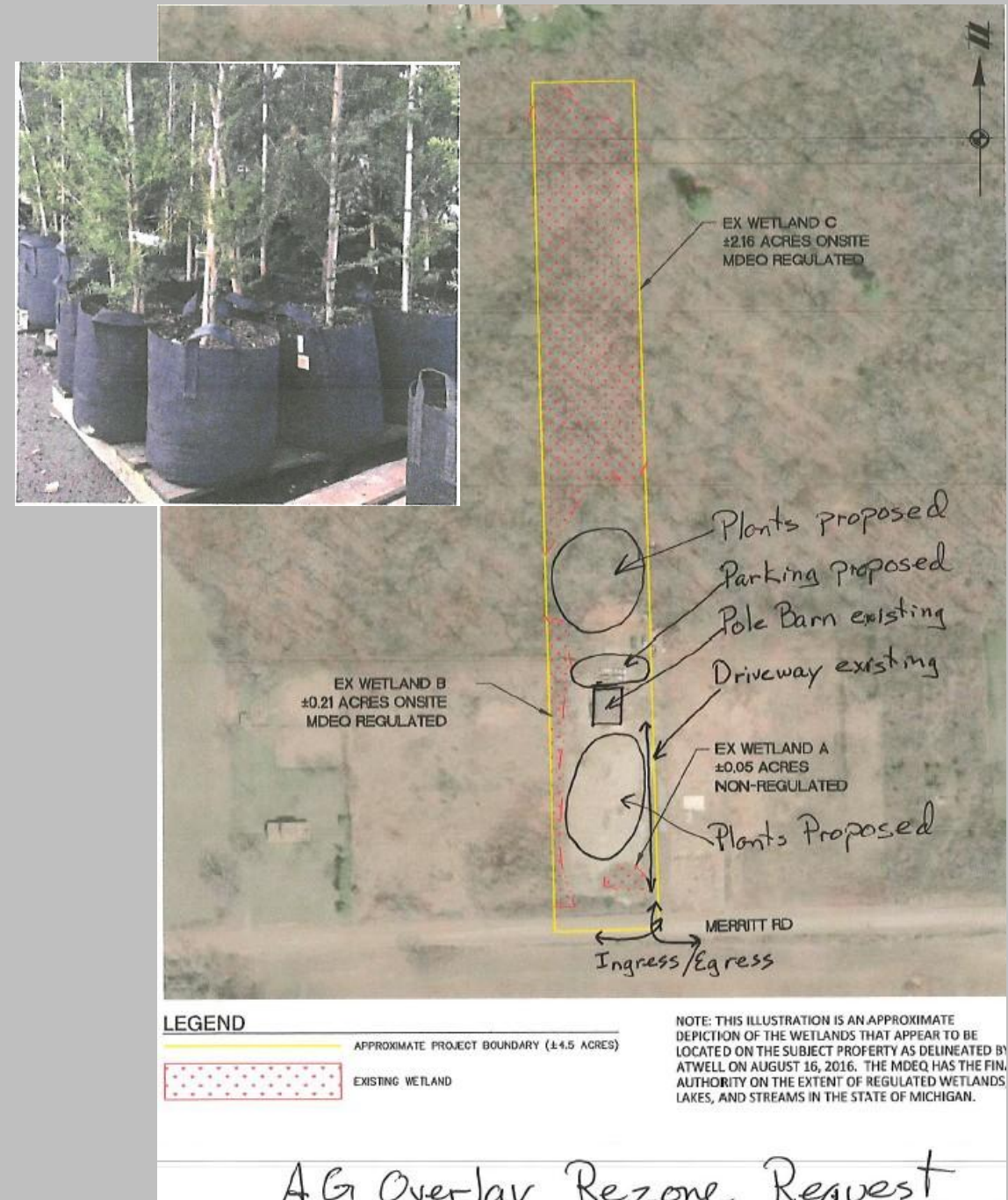
- It's a zoning district that “overlays” the existing (or “underlying”) zoning district.
- As an “overlay,” it adds to the land uses allowed on the property.
- An overlay district does not circumvent the underlying zoning district, nor does it make the underlying district go away. Both districts apply to the subject site.
- AG Overlay is described in Sec. 411 of Zoning Ordinance.
- Intent of AG Overlay is to preserve agricultural lands and prime agricultural soils for farming and provide stability for farming economy.
- AG Overlay doesn't have “bulk” regulations (setbacks, max. building height, etc.). The underlying district provides these regulations.
- For this project, if the AG Overlay District is approved for the site, uses listed in R-3, One-Family Residential District (underlying zoning) and AG, Agricultural Overlay District could be allowed/considered on this site.
 - However, the applicant is offering conditions to limit allowed uses in the future.

What is a Conditional Rezoning?

- Conditional Rezoning is:
 - Typical rezoning, but...
 - Applicant offers conditions that the PC/TB can consider.
 - Conditions often limit the rezoning, either to specific use/uses, or other limitation on the effect of the rezoning for proposed/future development of the site.
 - Ordinance only allows applicant to offer conditions; PC/TB cannot impose other conditions on the applicant.
 - Applicant can consider suggestions, but if not accepted, PC/TB must only use offered conditions to make a decision.

Proposal

- Applicant: Andrew Burmeister
- Request: Conditional Rezoning to Add AG-Agricultural Overlay to R-3, One-Family Residential Property
- Purpose: Establish a plant nursery on this site



Proposal

- Applicant's Voluntary Conditions:
 - All uses in underlying zoning district will still be available.
 - If rezoning is granted:
 - Exclude future uses that require PC/TB approval, unless a future conditional rezoning removes this exclusion.
 - Exclude public riding and/or boarding stables, recreation centers and swimming pools.
 - Sold products shall be picked up by appointment only between dawn and dusk.

PC Questions

- How does the Township define a “Permanent Greenhouse”?
 - Sec. 201. – Definitions: “**Greenhouse, Commercial:** *A building that is used for wholesale commercial purposes, constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material, and is used to grow plants.*”
 - If conditional rezoning is approved, applicant will need to return with a site plan. If a greenhouse is erected in the future, the applicant will need to revise their site plan, per Article IX. – *Site Plan Review.*

PC Questions – For Applicant

- Does the applicant hold requisite Michigan Pesticide Applicator Certification?
 - The Township has ordinances regarding storage of potentially hazardous materials.
- Does the applicant have knowledge or experience working with MDARD, Michigan Wetlands Association, MDNR, EGLE or related federal agencies implementing wetland restoration or mitigation practices beyond adhering to setback regulations?
- Does the applicant have knowledge or plans to protect the existing wetland area from water runoff or pesticide drift from the proposed nursery operation?

PC Questions – For Applicant

- Does the applicant have a plan for compost and/or disposal of dead or diseased plant materials at the site? Large scale wood chipping, shredding, or composting of non-woody plant materials can raise concerns over noise and odors.

Process: Conditional Rezoning

Tonight: Public Hearing

 If appropriate, Recommendation to Township Board

Future: Township Board considers Conditional Rezoning
Request and Planning Commission Recommendation
If Approved by Board: Return to Planning Commission
for Site Plan Review for Plant Nursery use

Location Map



Source: MapWashtenaw

Location Map with Wetlands



Source: MapWashtenaw

Agricultural Overlay District

Intent: Preserve agricultural land and prime soils
 Provide stability for farming community
 Intended for existing farms and areas designated for
 farmland/open space preservation in Master Plan

Uses in AG Overlay & R-3 District

- With the proposed conditions, the rezoning would allow the following uses on site (See table).
- PC to determine if selling potted material delivered to the site (as described by applicant) is consistent with a permitted use:
“Greenhouse and plant material nursery (materials grown and sold on site).”

Sec. 420. – Table of Uses

Residential Districts Use Table	R-3	AG	Notes
<u>Residential Uses</u>			
Detached single-family residential	P	--	Subject to regulations in Section 1101
Open Space Communities	P	--	Subject to regulations in Section 702
<u>Accessory Uses</u>			
Accessory home occupations	A	A	Subject to conditions in Section 1102
Keeping of up to four (4) hens	A	--	Subject to conditions in Section 1103
Garage and Yard Sales	A	--	Subject to conditions in Section 1158
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	
<u>State-Licensed residential child and adult care facilities</u>			
Adult/Child family day care homes	P	--	Subject to the conditions in Section 1155
Adult and child foster care family home	P	--	Subject to the conditions in Section 1155
<u>Agricultural</u>			
Farm operation	--	P	
Community supported agriculture	--	P	Subject to conditions in Section 1112
Seasonal sale of produce on farms	--	P	Subject to Michigan Generally Accepted Agricultural Management Practices
Greenhouse and plant material nursery (materials grown and sold on-site)	--	P	Subject to conditions in Section 1110
<u>Recreation</u>			
Parks, common greens, plazas, public gathering places, and open space	P	P	
<u>Other</u>			
Keeping of more than four (4) dogs in one-family residential districts	P	P	Subject to conditions in Section 1113

Rezoning Criteria

1. ***Consistency with the goals, policies, and future land use map of the Charter township of Ypsilanti Master Plan, including any sub-area 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.***
 - Future Land Use Map in Master Plan = “Agricultural Preservation.”
 - Master Plan vision for Agricultural Preservation areas includes nurseries and greenhouses.
 - Master Plan calls for min. lot size of 10-30+ acres. Site is 5 acres.
 - Design Criteria = Uses served by infrastructure. Site will have no water or sanitary infrastructure.

Rezoning Criteria

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.

- Existing wetlands, required setbacks from property lines and natural features, and very narrow shape limit the available land for a viable nursery with visiting customers.
- Also significantly limits available land for any use in the AG Agricultural Overlay District.
- Runoff from agricultural uses could negatively impact the wetland water quality.

Rezoning Criteria

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.***
 - Proposed plant nursery open to customers by appointment could be considered a commercial use in a residential district.
 - Uses allowed under current R-3 zoning would be consistent with other uses in the vicinity.

Rezoning Criteria

4. *The compatibility 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.*

- The site is not served by water or sanitary sewer.
- The applicant does not propose to install water or sanitary sewer.

5. *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

- Based on the applicant's narrative, the street system appears to be adequate to serve the proposed plant nursery.

Rezoning Criteria

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.***
- Information about the demand for a plant nursery has not been provided.
 - The Township currently has a number of properties of this approximate size zoned AG Agricultural Overlay.

Rezoning Criteria

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.

- The minimum lot size in the R-3, One-Family Residential District, is met by the site.
- It is not clear if the other requirements will be met by the plant nursery proposal (such as setbacks). For example:
 - Parcel width = 165 ft.
 - Min. side setback from residential parcels for plant nursery = 50 ft.
 - East and west property lines abut residential parcels; therefore...
 - Remaining usable parcel width = 65 ft.

Rezoning Criteria

8. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*

- Planning Commission to determine if AG Agricultural Overlay is more appropriate than R-3, One-Family Residential District.

9. *The requested rezoning will not create an isolated and unplanned spot zone.*

- Planning Commission to consider if the plant nursery is a commercial use in a residential area.

Rezoning Criteria

10. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

- A request to rezone this site to AG Agricultural Overlay has not been submitted within the past one (1) year.

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.

- Planning Commission to discuss applicant's response memo (next slide) with applicant.

Other Criteria – Applicant's Response Memo

- The applicant provided a response memo (received 6-16-26) stating the following to questions in a previous review:
 - The applicant is the sole owner of Foundations Property Management and in control of all operations.
 - The applicant will not use the subject site for any business operations for Foundations Property Management.
 - The applicant has no current plans to build a permanent greenhouse at the subject site.
 - The scope of the retail use will be extremely minor.
 - No bulk materials of any type will be sold to the public visiting the site.

Planning Commission

Planning Commission held a public hearing at it's July 28th meeting and recommended DENIAL of the conditional rezoning 6-0 for the following reasons (from the motion):

The size of the site is out of the boundary for the Master Plan and does not seem to be fully compatible with the Master Plan Agricultural Overlay.

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 544-4000 ext. #1
Website: <https://ypsitownship.org>

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: 8061 Merritt Rd, Ypsilanti, MI, 48197

Parcel ID #: K-11- 27-300-006

Current Zoning: R 3 Proposed Zoning (if rezoning): AG Overlay

Lot Number: _____ Subdivision: _____

☒

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

III. APPLICANT INFORMATION

Applicant Name: Andrew Burmeister Phone: 734 681 0571

Applicant address: 5988 Stony Creek City: Ypsi State: MI Zip: 48197

Fax: _____ Email: fpmcanhelp@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

Andrew Burmeister

Applicant Signature

Andrew Burmeister 4/8/26

Print Name

Date

*For rezoning applications only:

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

Andrew Burmeister

Applicant Signature

Andrew Burmeister 4/8/26

Print Name

Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 544-4000 ext. #1

Website: <https://ypsitownship.org>

OFFICE USE ONLY

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

- ☒ The application is filled out in its entirety and includes the signature of the applicant
- ☒ A legal description of the property, including the street address and tax code numbers of the subject property
- ☒ A written description of how the requested rezoning satisfies the requirements identified in Section 2703
- ☒ Fees *1507*
- ☒ If applicant is not the property owner:
 - ☐ Attached statement of the applicant's interest in the subject property
 - ☐ Name and address of the record owners
 - ☐ Record owners' and other interested parties' signed consent to the petition

- ☒ A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
 - ☒ A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
 - ☒ A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
 - ☐ A boundary survey of the subject property
 - ☒ 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
 - ☒ The location, width and names of existing streets and public or private easements adjacent to the site
 - Y/a* ☐ The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
 - ☒ 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
 - ☒ 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 1803 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 Planning Department at 734-544-4000 ext. 1"
 - ☐ Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.





Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 1, 2026

Rev.: July 6, 2026

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

Applicant:	Andrew Burmeister
Project Name:	8061 Merritt Conditional Rezoning
Plan Date:	August 16, 2016
Latest Revision:	June 16, 2026 (Additional Information)
Location:	8061 Merritt Rd., Ypsilanti, MI 48197
Zoning:	R-3, One Family Residential District
Action Requested:	Conditional rezoning from R-3, One Family Residential to add the AG, Agricultural Overlay

PROJECT AND SITE DESCRIPTION

The applicant is requesting a conditional rezoning from R-3, One Family Residential to add AG, Agricultural Overlay to establish a plant nursery on the subject site. The site is 5.0-acres in size, and its shape is very narrow and long (165' x 1,320'). Almost half of the acreage is occupied by regulated wetlands (as shown on the submitted survey).

Per the submitted materials, the proposed rezoning is conditioned upon:

- All uses in the underlying zoning district will still be available.
- If approval for the rezoning is granted, the use of the property shall exclude any use that requires approval by the Planning Commission or Township Board. Any future use that requires Planning Commission or Township Board approval must reapply to remove this condition.
- The use sought shall exclude public riding and/or boarding stables, recreations centers and swimming pools.
- Sold products shall be picked up by appointment only between dawn and dusk.

The applicant has supplied an additional narrative (dated June 16, 2026), which we reference throughout this review.

An aerial photograph of the subject site is provided below.

Figure 1: Location of Subject Site



Source: MapWashtenaw (Image Capture March 2024)

Figure 2: Closer Aerial View of Subject Site



The intent of the Agricultural Overlay District is to preserve agricultural lands and prime soils for farming and provide stability for the farming economy. The overlay zone is intended only for existing farm operations at the time this ordinance was adopted, or areas designated for farmland or open space preservation by the Master Plan.

Surrounding Property Details:

Zoning and existing use of properties surrounding the subject site include:

Direction	Zoning	Use
North	R-3, One Family Residential (Min. Lot Size 14,000 s.f.)	Single-Family Residential / Open Space
South	R-2, One-Family Residential (Min. Lot Size 21,780 s.f.)	Agricultural (Across Merritt)
East	R-3, One Family Residential (Min. Lot Size 14,000 s.f.)	Vacant
West	R-3, One Family Residential (Min. Lot Size 14,000 s.f.)	Notice of Violation

Size of Site:

The total area of the subject site is 5 acres.

Current Use of Site:

In 2024, the Township became aware that the property owner had been clearing trees from the site, cutting them up for firewood, storing vehicles and other materials on the property, and using an accessory building for commercial storage even though the property had no principal residence. (The Zoning Ordinance prohibits construction/use of an accessory building ahead of construction/use of the principal building.) The matter was brought to court for the illegal logging operation, and for illegal outdoor storage/commercial operations, as none of these activities were permitted in the R-3 zoning district. The applicant was also informed that no disturbance (i.e., clearing, filling, etc.) can occur in the regulated wetland on this property.

As of 2026, per the Township's Code Enforcement Department, the applicant has marked the edge of the wetland in the field. Code Enforcement also reports that all equipment, vehicles, logs and other material have been removed (except for wood chips), and there is currently no activity occurring on the property while the owner awaits the outcome of this AG Overlay application. If it is denied, the applicant understands that the wood chip piles will need to be removed. Other than that, there is nothing stored on the property outside of the accessory structure and no blight at this time.

Proposed Future Use of Site:

The applicant would like to establish a plant nursery on this property. The photographs provided with the application show trees in "root pouches," or fabric pots. These pots are stored above ground. The submission does not indicate that anything will be planted in the ground. It appears that the plants will be delivered to the site and are left or planted in these containers above ground for sale to customers.

The proposed layout of the operation also does not show a "greenhouse." A greenhouse was mentioned in the original application, but the additional narrative explains that there is no current plan to construct a greenhouse of a permanent nature.

We also understand that this applicant owns a company called Foundations Property Management. Per their [website](#), this company engages in tree removal and trimming, lawn care and maintenance, fertilizer

and weed control, concrete paver installation, and snow/ice removal. The website also advertises the following services as “Coming Soon:”

- Irrigation installation and maintenance
- Bulk materials & retail (soil, mulch, gravel, and more); greenhouse and nursery retail
- Outdoor lighting
- Power washing.

In our previous review, we asked the applicant to address the following questions about the Foundations business. Their responses are shown in *italics* after each:

- 1) **Does the applicant own or have control over Foundations Property Management, or if they are an employee of the business.** *Response: The applicant is the sole owner of this business and has full control of all operations.*
- 2) **Will the applicant engage in any activities related to Foundations Property Management at the subject site? In other words, will this site be used as the company’s yard where equipment and materials are stored? Using this site as a contractor/landscape yard is not a permitted use in either R-3 or the Agricultural Overlay district. The applicant should explain if they have another site where they keep their equipment and materials for Foundations Property Management.** *Response: The applicant states that the subject site will not be used for any business operations for Foundations Property Management. This business has a separate lease agreement for a property in Milan that is being used for all of the daily business functions and the current lease will not expire for 13 months and has been in force for over 2 years.*
- 3) **Will the applicant construct a greenhouse? If yes, the location and size of the greenhouse needs to be shown on a survey of the property, and building elevations/floor plans provided.** *Response: No, there are no current plans to construct a greenhouse of a permanent nature. CWA Comment: See our comments on Pg. 7 below under “Additional Zoning Requirements.”*
- 4) **Will the applicant open a “retail” or sales operation at this site? One condition offered lists selling products to customers on an “appointment” basis. The area used for the retail sales should be shown on the survey.** *Response: Per the applicant, the scope of the retail use will be extremely minor. No building will be needed for the pick up of plant materials. All of the space that might be considered retail would only be the same area that the plans are being grown in.*
- 5) **Will bulk materials (such as soil, mulch, compost) be stored/sold from this site? If yes, the applicant should explain how bulk material storage relates to a nursery/greenhouse.** *Response: The applicant’s narrative states that no bulk materials of any type will be sold to the public coming to the site, only plant materials. There will be a need for material that will be used in the growing process to be stored at the site, such as compost, mulch, etc. These materials are used as potting mixtures, weed prevention and as general growing supplies for the health of the plants. CWA Comment: See our comments on Pg. 7 below under “Additional Zoning Requirements.”*

We also recommend responses provided by the applicant be conditions of any approval of the rezoning.

The AG, Agricultural Overlay District restricts uses allowed in this district to uses listed in the underlying zoning district, as well as the uses listed in the AG District. The applicant’s conditions are also limiting the future uses to only those listed as “Permitted.” Therefore, the conditional rezoning, if approved, would not allow someone to ask for a “Special Land Use” without also modifying the conditions of the rezoning.

The uses that could be allowed in the future that are consistent with the proposed conditions of the rezoning include the following (see table on next page):

Sec. 420. – Table of Uses

Residential Districts Use Table	R-3	AG	Notes
<u>Residential Uses</u>			
Detached single-family residential	P	--	Subject to regulations in Section 1101
Open Space Communities	P	--	Subject to regulations in Section 702
<u>Accessory Uses</u>			
Accessory home occupations	A	A	Subject to conditions in Section 1102
Keeping of up to four (4) hens	A	--	Subject to conditions in Section 1103
Garage and Yard Sales	A	--	Subject to conditions in Section 1158
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	
<u>State-Licensed residential child and adult care facilities</u>			
Adult/Child family day care homes	P	--	Subject to the conditions in Section 1155
Adult and child foster care family home	P	--	Subject to the conditions in Section 1155
<u>Agricultural</u>			
Farm operation	--	P	
Community supported agriculture	--	P	Subject to conditions in Section 1112
Seasonal sale of produce on farms	--	P	Subject to Michigan Generally Accepted Agricultural Management Practices
Greenhouse and plant material nursery (materials grown and sold on-site)	--	P	Subject to conditions in Section 1110
<u>Recreation</u>			
Parks, common greens, plazas, public gathering places, and open space	P	P	
<u>Other</u>			
Keeping of more than four (4)(dogs in one-family residential districts	P	P	Subject to conditions in Section 1113

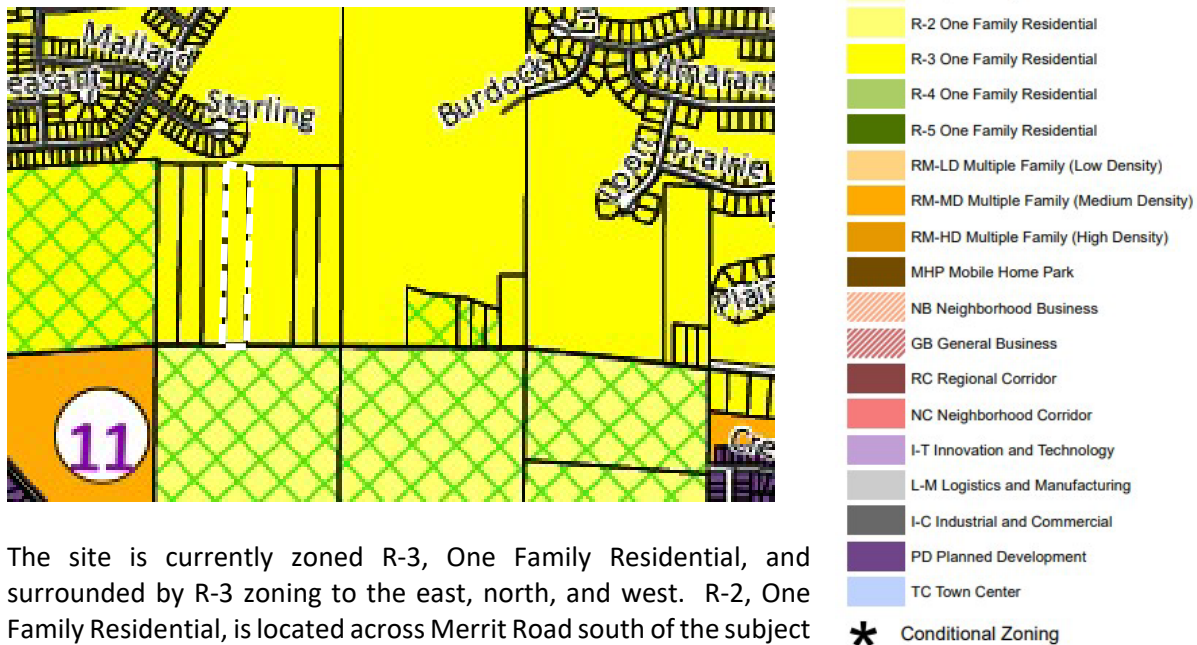
We interpret the proposed conditions to only allow “permitted” uses listed in the R-3 and AG districts on this property. While permitted uses may require review and approval of a site plan by the Planning Commission, they would not be required to obtain Special Land Use approval by either board.

The uses that meet the proposed conditions listed above include “Greenhouse and plant material nursery (materials grown and sold on-site). The Planning Commission should discuss if the proposal is consistent with the listed use since the plants will be in pots and not planted/grown in the ground.

Items to be Addressed: 1) Recommend responses provided by the applicant and other operational details described be conditions of any recommendation for rezoning, including: a) The site will not be used as a contractor yard for Foundations Property Management business operations or other business than that of a plant material nursery. b) Applicant will contact the Township if contemplating construction of a future greenhouse/building. c) No bulk materials of any kind will be sold from this site. Materials stored on site will only be used for plant material production on site. 3) Planning Commission to discuss proposed use and determine whether it is consistent with the allowed use described as “Greenhouse and Plant Material Nursery (materials grown and sold on-site.”

ZONING

Figure 3. Zoning Map



The site is currently zoned R-3, One Family Residential, and surrounded by R-3 zoning to the east, north, and west. R-2, One Family Residential, is located across Merritt Road south of the subject site. The green hatch pattern indicates other parcels that are zoned Agricultural Overlay. However, the aerial on the next page shows that many sites surrounding the subject site are owned by development companies or are part of existing residential developments.

Figure 4. Ownership Map



The three parcels that are part of a residential development (Whittaker Village Condos, Partridge Creek Subdivision, and Creekside Village West) will not be further developed, nor used for agricultural purposes. The two parcels that are in developer ownership (Merritt Investment Co. and S.E. Michigan Land Holdings) could be developed at some time in the future. Designation as “Agricultural Preservation” in the Master Plan does not prohibit a property owner from developing a site in conformance with the R-3 zoning designation.

Additional Zoning Requirements:

If the site is rezoned to add the Agricultural Overlay, the applicant will need to submit a Site Plan for approval by the Planning Commission. The proposal must meet the standards in Sec. 1110, *Commercial Greenhouses and Plant Material Nurseries in One-Family Residential Districts*, and Sec. 1157, *Outdoor Storage of Goods and Contractors/Landscapers Yards*, in addition to any other relevant zoning requirements (such as parking for example).

Sec. 1110:

- Requires a minimum of five-acres, which this site meets. However, 2.1-acres of this property is occupied by regulated wetlands, which substantially reduces the land available for a viable nursery production business. Sec. 1404, *Natural Features Setback*, also requires a 25-foot “non-disturbance” setback and 100-foot building setback from the edge of any regulated wetland. The non-disturbance setback prohibits clearing of native vegetation and depositing any material in the setback.

- Requires a minimum 50-foot setback from any residentially-zoned properties. The adjacent properties to the east and west are residentially zoned. Also, the site is very narrow at 165-feet wide. If the operation complies with the setbacks, they will have 65-feet in which they can operate, unless they are granted a variance by the Zoning Board of Appeals.

Sec. 1157 would regulate any outside storage that is associated with the nursery. (Note: As mentioned above, rezoning to add the Agricultural Overlay district would not allow a “contractors/landscape yard” in this district. Therefore, any outdoor storage must only be associated with the nursery operation.) Outdoor storage is a Special Land Use and will also need to be approved by the Planning Commission, after a public hearing, if the rezoning is approved.

The point of mentioning the Zoning requirements is to indicate that the proposal will need additional approvals from the Planning Commission, and possibly the Zoning Board of Appeals, if the rezoning is approved by the Township Board.

MASTER PLAN

Future Land Use

The site is located in an area designated for “Agricultural Preservation” (light green shading) in the Master Plan, as shown on the map below.

Figure 5: Future Land Use Map in Master Plan



Land designated 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.

Regarding land uses, it envisions production farms and nurseries. Accessory retail uses in conjunction with agricultural operations include farmer's markets, roadside stands, nurseries and greenhouses, and wineries with sales and tasting rooms. This designation also envisions preservation of natural areas that help mitigate the effects of agriculture, including soil erosion and stormwater management.

Regarding the proposal, the applicant's response memo states that on-site sales will be minimal. If sales will be minimal, how will the operation be viable? How will the plants be sold/distributed if not from on-site sales? Is the Planning Commission comfortable with the possibility that the sales component of this proposal will grow over time into a commercial land use within a residential area? In addition, the applicant is not proposing to install a well or have a source of water. How will plants be maintained without a reliable source of water?

Land Use Goals and Design Concepts and Considerations

The Master Plan's land use goals for Agricultural Preservation areas call for farming operations between 10-30+ acres, buildings should be agricultural in character, new land uses should ensure they can be served by infrastructure including roads, water and sewer, and new uses shall respect existing open space and natural areas.

As mentioned above, no water or sanitary facilities will be provided on site. Again, not having a source of water for a nursery seems to be an unsustainable business model in our opinion.

Zoning Plan

The Zoning Plan Table (Pg. 51 in Master Plan document) relates the future land use categories to the zoning districts. In this case, the Agricultural Preservation designation in the Master Plan coordinates with R-1, One-Family Residential (minimum lot size 32,500 s.f.) zoning district. This site is zoned R-3, One-Family Residential (minimum lot size 14,000 s.f.)

Items to be Addressed: 1) How will plants be sold/distributed if on-site sales are minimal? 2) Planning Commission to consider the possibility that the sales/commercial component of the proposal will grow over time within a residential area. 3) How will plants be maintained without reliable source of water? 3) Inconsistency with the Master Plan Goals and Design Concepts regarding site size and no source of water or sanitary sewer facilities.

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 is 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 some of the standards are met, while others are not. Our comments follow:

- A. The site is designated in the Master Plan for "Agricultural Preservation." The vision for Agricultural Preservation includes nurseries and greenhouses, and natural feature preservation. However, the proposed site is only five-acres in size (with 2.1-acres occupied by a regulated wetland), where the Master Plan calls for properties 10-30+ acres for this designation. Also, the Design Criteria call for new land uses being served by infrastructure. The applicant states that no water or sanitary facilities are proposed. In our view, this is inconsistent with the Master Plan.
- B. Compatibility of this site's physical features, including 2.1-acres of wetlands, natural feature setbacks, and its adjacency to residentially-zoned parcels, limits the available land for a viable nursery with customers visiting the site challenging. Also, if the properties to the east and west of the subject site were developed in compliance with R-3 (single-family homes), a commercial operation could impact the residential neighbors.
- C. Compared to residential uses allowed in R-3 (current zoning), and considering the limitations of the site, this property could accommodate one or two single-family homes. Situating a single-family home on this site would also be consistent with other uses in the vicinity.
- D. The applicant is "conditioning" their rezoning request on limiting the uses that would be allowed. See Pg. 5 of this review for a list of uses that are consistent with the applicant's proposed conditions.
- E. Regarding availability of public utilities, the applicant states that there will be no water or sanitary facilities on site. Regarding delivery of plants or other materials to the nursery (such as mulch,

compost, potting mix, etc.), The applicant's response states that large semi-trailer trucks won't be necessary and that all deliveries will be made in a UPS style delivery truck. Larger dump trucks will be needed to deliver bulk materials. How a large delivery truck can access this site will be evaluated if and when a Site Plan is submitted.

- F. Sec. 411, *Agricultural overlay District*, requires that the dimensional requirements of the underlying zoning district apply in the AG districts. The minimum lot size for the R-3 district is met by the area of this site. It's not clear if the other requirements of the R-3 district will be met by the proposal (such as setbacks).

Summary

With the information provided, it appears that the proposal is consistent with the Agricultural Preservation area in the Master Plan except for the lack of utilities (particularly water), and the size of the property (Master Plan calls for sites a minimum of 10-acres; proposal site is 5-acres). The extent of existing wetlands, need for a wetland buffer, as well as the required setbacks from residentially-zoned property for a nursery operation significantly limit the space available to operate a business. This part of the Township is also heavily developed (particularly near the subject site on the north side of Merritt Rd.) with residential neighborhoods and consider the proposal to be adding a potential commercial use over time within this residential zone, which isn't the intent of the Agricultural Overlay district.

RECOMMENDATIONS

In summary, the proposal meets some of the standards for rezoning the property to AG, Agricultural Overlay District. The standards not met, in our opinion, include the Master Plan Design Considerations that the site be served by infrastructure (which it will not), and the Plan's minimum property size of 10-acres for this type of use. Other considerations include the limitations on usable area of the site for the business operations (due to wetlands, setbacks, etc.), and the surrounding residential development of the area. The Planning Commission should consider the rezoning standards in Sec. 1804, as well as the applicant's response to the remaining questions in this review, including the following:

- 1) How will plants be sold/distributed if on-site sales are minimal?
- 2) How will plants be maintained without a reliable source of water?

Planning Commission Considerations

If the Planning Commission should discuss the following:

- 1) Planning Commission to discuss proposed use and determine whether it is consistent with the allowed use described as "Greenhouse and Plant Material Nursery (materials grown and sold on-site.)"
- 2) Planning Commission to consider the possibility that the sales/commercial component of the proposal will grow over time within a residential area.
- 3) Inconsistency with the Master Plan Goals and Design Concepts regarding site size and no source of water or sanitary sewer facilities.

Possible Conditions

If the Planning Commission recommends approval, we recommend that the following be conditions of this decision:

- 1) Responses provided by the applicant and other operational details described are conditions of the recommendation for rezoning, including:
 - a) The site will not be used as a contractor yard for the Foundations Property Management business operations or other businesses than that of a plant material nursery.
 - b) Applicant will contact the Township if contemplating construction of a future greenhouse/building.
 - c) No bulk materials of any kind will be sold from this site. Materials stored on site will only be used for plant material production on site.
- 2) If the site is rezoned to add the Agricultural Overlay, the applicant is to submit a Site Plan for approval by the Planning Commission. Outdoor storage is a Special Land Use and will also need to be approved by the Planning Commission, after a public hearing.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

▶ We have released our refreshed version of BS&A Online as of April 1st.

8061 MERRITT RD

YPSILANTI, MI 48197
Parcel #K -11-27-300-006
Property Owner: BURMEISTER, ANDREW

Owner and Taxpayer Information

Owner
BURMEISTER, ANDREW
5988 STONY CREEK RD
YPSILANTI, MI 48197

Taxpayer
SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class
402 RESIDENTIAL-VACANT
School District
LINCOLN CONS SCHOOL DISTRICT
MAP #
R 027 015 00
INDEX #
0
PRECINCT #
Not Available
SUBDIVISION
Not Available
Historical District
No
CURRENT USE
Not Available

Init
11 YPSILANTI TOWNSHIP
Assessed Value
\$72,000
Taxable Value
\$35,799
State Equalized Value
\$72,000
Date of Last Name Change
Not Available
Notes
Not Available
Census Block Group
No Data to Display
Exemption
No Data to Display

Principal Residence Exemption Information

Effective Date
No Data to Display

Principal Residence Exemption	June 1st	Fir
2026	0.0000%	0.000C

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxat
2025	\$72,000	\$72,000	\$34,8
2024	\$42,400	\$42,400	\$33,8
2023	\$32,200	\$32,200	\$32,2

and Information

oning Code
R-3
and Value
\$144,000
naissance Zone
No
CF Neighborhood
RES LN 600 LINCOLN WESTSIDE UNPLATTED
ot Dimensions/Comments
No Data to Display

total Acres
5.000
and Improvements
\$0
naissance Zone
No Data to Display
Expiration Date
No Data to Display
Mortgage Code
No Data to Display
eighborhood Enterprise
No
one

How can I help you today?

0.00%	Frontage	Def.
.01	165.00 ft	0.00

Legal Description

P#27-10E E 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 SEC 27 T3S R7E 5.00 AC.

and Division Act Information

ate of Last Split/Combine	No Data to Display
ate Form Filed	No Data to Display
ate Created	No Data to Display
creage of Parent	0.00
plit Number	0
arent Parcel	No Data to Display

umber of Splits Left	Not Available
Inallocated Div.s of Parent	0
Inallocated Div.s	0
ransferred	
ights Were Transferred	Yes
courtesy Split	No

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Pa
06/28/2013	\$29,700.00	CD	MONROE BANK & TRUST	BURMEISTER, ANDREW	12-FROM LENDING INSTITUTION NOT EXPOSED	4988/95
01/13/2011	\$20,600.00	SD	ELLSWORTH, LARRY L.	MONROE BANK & TRUST	10-FORECLOSURE	4870/59
06/13/2003	\$50,000.00	WD	HANKINS, LARRY & SANDRA	ELLSWORTH, LARRY L.	16-LC PAYOFF	4360/88
05/19/2003	\$50,000.00	WD	REYNOLDS, WALLACE W.	HANKINS, LARRY S. & SANDRA	16-LC PAYOFF	4360/87
01/01/1998	\$50,000.00	LC	HANKINS, LARRY S.	ELLSWORTH, LARRY L.	03-ARM'S LENGTH	3775/04
01/03/1995	\$16,700.00	LC	REYNOLDS, WALLACE & JEAN	HANKINS, LARRY S.	03-ARM'S LENGTH	3164/33

Agricultural Overlay Conditional Rezoning Request

8061 Merrit Rd Ypsilanti, MI 48197

Parcel ID # k 11 27 300 006

YP#27-10E E 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 SEC 27 T3S R7E 5.00 AC.

Andrew Burmeister

The following information is intended to be used for and support the request for the property to be rezoned to apply the Agricultural Overlay Zoning Classification.

The proposed use of the location will be as a greenhouse and plant nursery.

Regarding Section 1804

- 1: The surrounding area and parcel is Master Planned within the Agricultural Preservation district and several of the nearby parcels are already designated as being granted the overlay. Vacant farmland and forested areas are the predominant environmental features of the area.
- 2: The site's natural features and conditions provide challenges for a residential building and lend its productive use to agricultural purposes.
- 3: The site is surrounded by several other parcels historically and currently used for crops.
- 4: The proposed use will not require any township provided utilities.
- 5: The expected visits to the site will not provide any increase in traffic to the local roads.
- 6: Very few if any plant nursery type of uses exist in the township close to the site proposed for rezoning.
- 7: The parcel complies with the 5 acre required lot size.
- 8: the rezoning would be required as no other classification allows for proposed uses.
- 9: other parcels surrounding the site currently have the Ag overlay and approval would strengthen and support the master plan map.

Conditional Points for approval:

- The underlying Zoning and all uses will still be available
- The use sought shall **exclude** at the approval of the overlay any use that requires either the approval of the Planning Commission or the Township Board. Any future use that requires such must reapply for the overlay to remove this condition.
- The use sought shall exclude (public riding and or boarding stables, recreation centers, swimming pool clubs)
- Any products sold shall be picked up by appointment only and during hours that fall between dawn and dusk

I would like to provide the clarification and answers to any of the questions that the township may have after their initial report

On page one clarification was asked about limiting the request to only permit a nursery / greenhouse operation

— I would like to limit this rezoning to only Permitted uses that require no special board or planning meetings, with the additional exclusions of any stables, rec centers and swimming pools. If any of these uses are sought in the future then a new rezoning application will be filed.

On page 3 clarification is asked about my role with Foundations Property Management. I am the sole owner of this business and have full control of all operations.

On page 4 clarification is asked for 4 different items

—1 The site being rezoned will not be used for any of the business operations for Foundations Property Management, A separate lease agreement for a property in Milan is being used for all of the daily business functions and the current lease does not expire for 13 months and has been in force for over 2 years now

—2 there is no current plan to construct a greenhouse of a permanent nature, if future needs require it then a building plan and paperwork will be filed for review. Early spring row covers may be needed if Michigan frosts threaten new and delicate plants but no structure is planned at this time hence the reason it is missing from the site sketches

—3 The scope of the retail uses will be extremely minor. No building will be needed for the pick up of plant materials. All of the space that might be considered retail would only be the same area that the plants are being grown in,

—4 No bulk material of any type will be sold to the public coming to the site, only plant materials. There will be a need for material that will be used in the growing process to be stored at the site, such as compost, mulch, etc. these materials are used as potting mixtures, weed prevention and as general growing supplies for the health of the plants

On page 6 it is mentioned that any outdoor storage would need to be discussed and approved and I will be happy to have those conversations as they are required for any materials used in the nursery growing of the plants

On page 7 I would like to clarify and redirect the intent of my uses. The small size of the land that can be used for growing plants naturally redirects operations to low impact growing of the plant materials and away from high impact customer based uses.

Growing the plants is the main focus of any uses and other functions are an accessory to this primary use

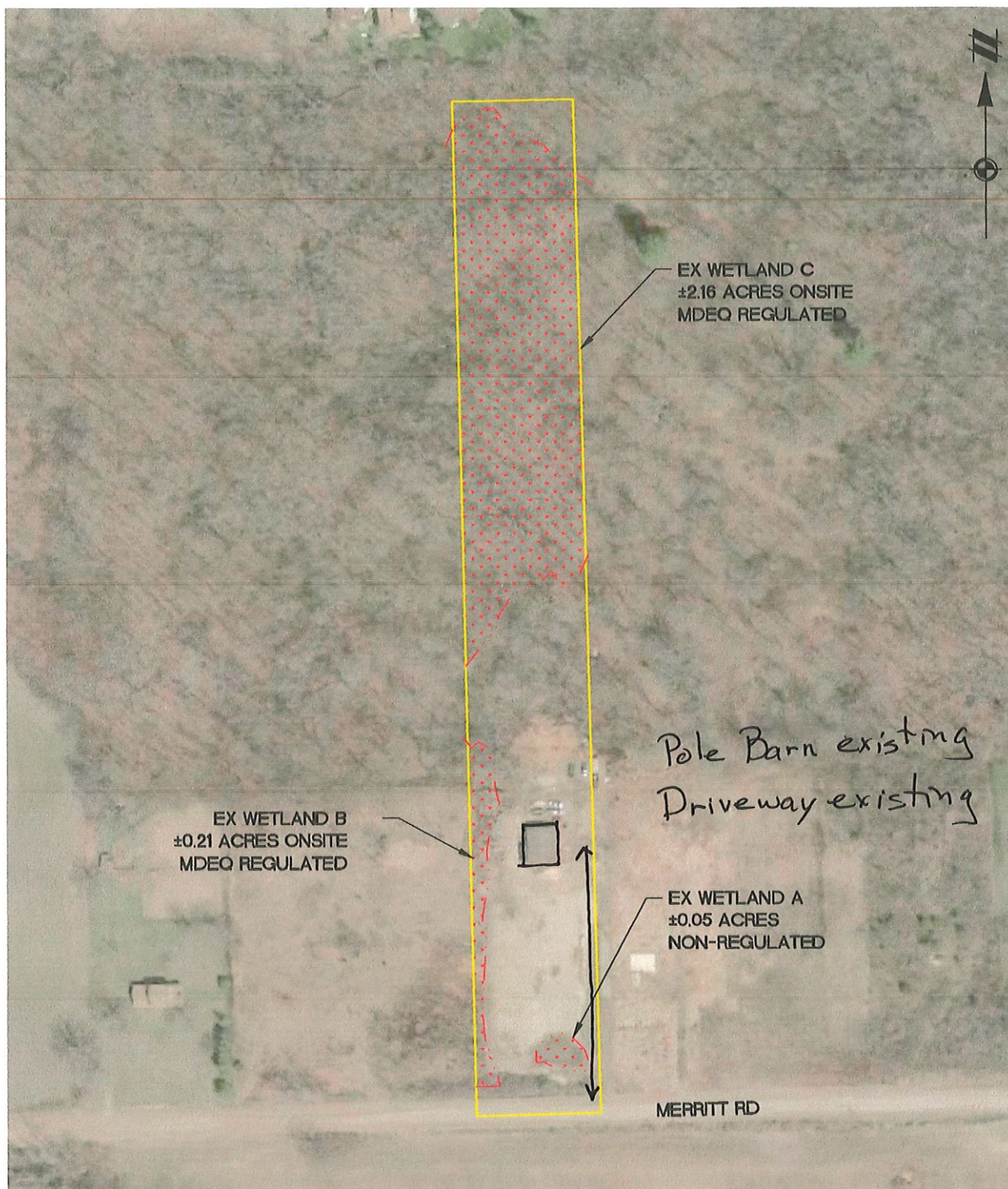
Water needs will only extend to the plant materials, gutters will collect rainwater into rainbarrels for use and careful mulching and water need controls such as proper potting soils are going to be used to reduce any high intensity water requirements.

As the main intended use will be the gradual growth of the plant material and not a customer based retail operation any sanitary needs are drastically minimal, the anticipated weekly onsite work being done is expected to be up to 2 or 3 hours per week during the growing season. Off site sanitary facilities are very easy to get to in less than 5 minutes and are the current plan but I am willing to hear thoughts regarding anything needed.

On page 9 there is a question about large delivery vehicles that I would like to clarify. No actual deliveries of the plant materials are frequently going to happen to the site and when purchased the plants arrive on a fedex , amazon, UPS style of single axel delivery truck. The plants are seedlings when purchased so they do not require large scale machinery or complicate traffic with long unloading times.

Pick up of the materials will likewise be in small residential pickup trucks or personal vehicles, as the size of the plants at sale are all planned to be 36 inches or less

The intention of the whole operation is to be a micro mom and pop nursery, focused on growing a small selection of plants and not anything else. The site restrictions do not allow for much beyond this.



LEGEND

- APPROXIMATE PROJECT BOUNDARY (±4.5 ACRES)
- EXISTING WETLAND

NOTE: THIS ILLUSTRATION IS AN APPROXIMATE DEPICTION OF THE WETLANDS THAT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY ATWELL ON AUGUST 16, 2016. THE MDEQ HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.

AG Overlay Rezone Request



ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

ANDREW BURMEISTER
8061 MERRITT ROAD
WETLAND LOCATION MAP

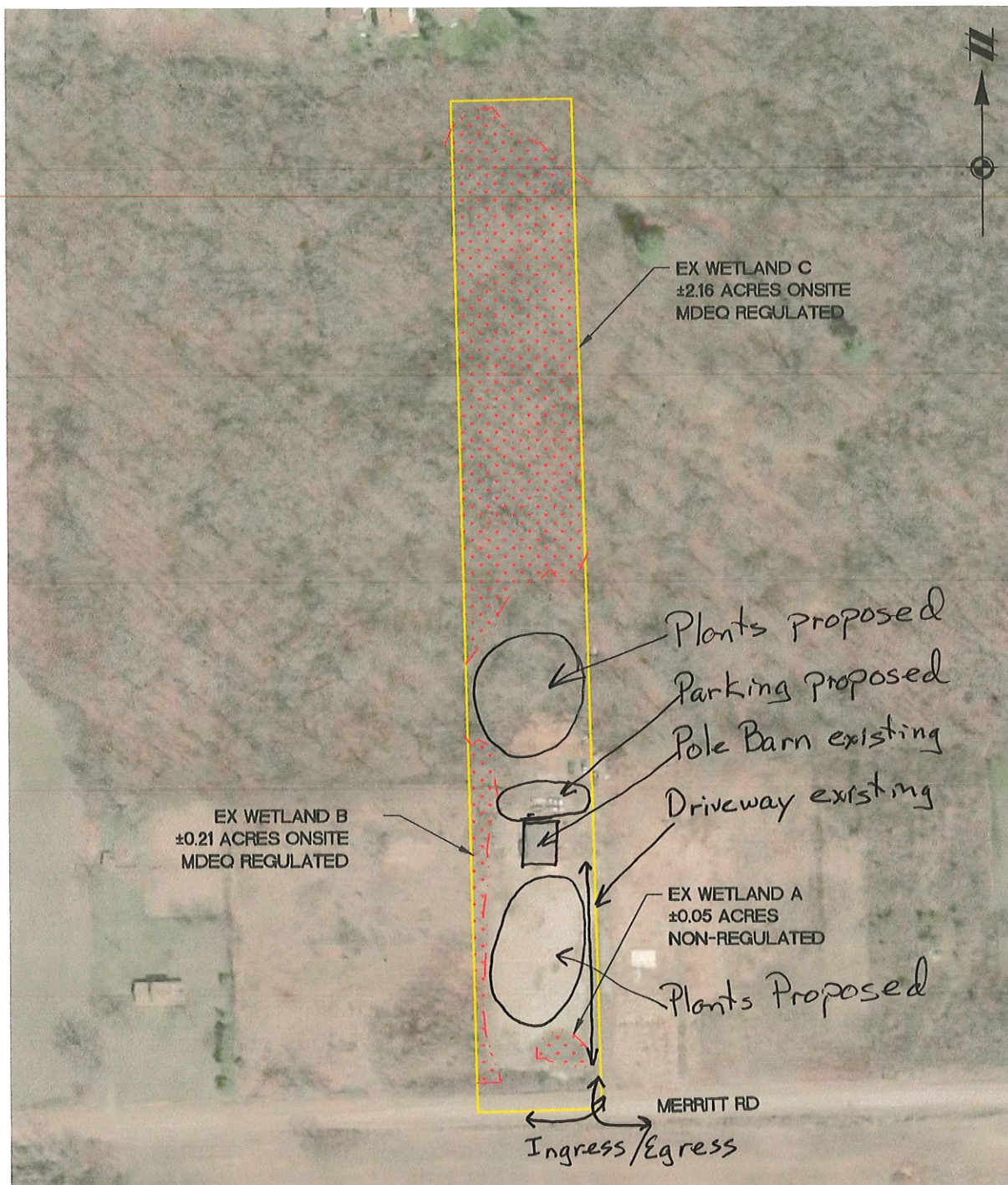
SECTION: 27
TOWN/RANGE: T03S, R07E

TWP: YPSILANTI
COUNTY: WASHTENAW

SCALE 0 100 200
1" = 200 FEET

JOB: 16001623
DATE: AUGUST 16, 2016

SHEET NO.
01



LEGEND

	APPROXIMATE PROJECT BOUNDARY (±4.5 ACRES)
	EXISTING WETLAND

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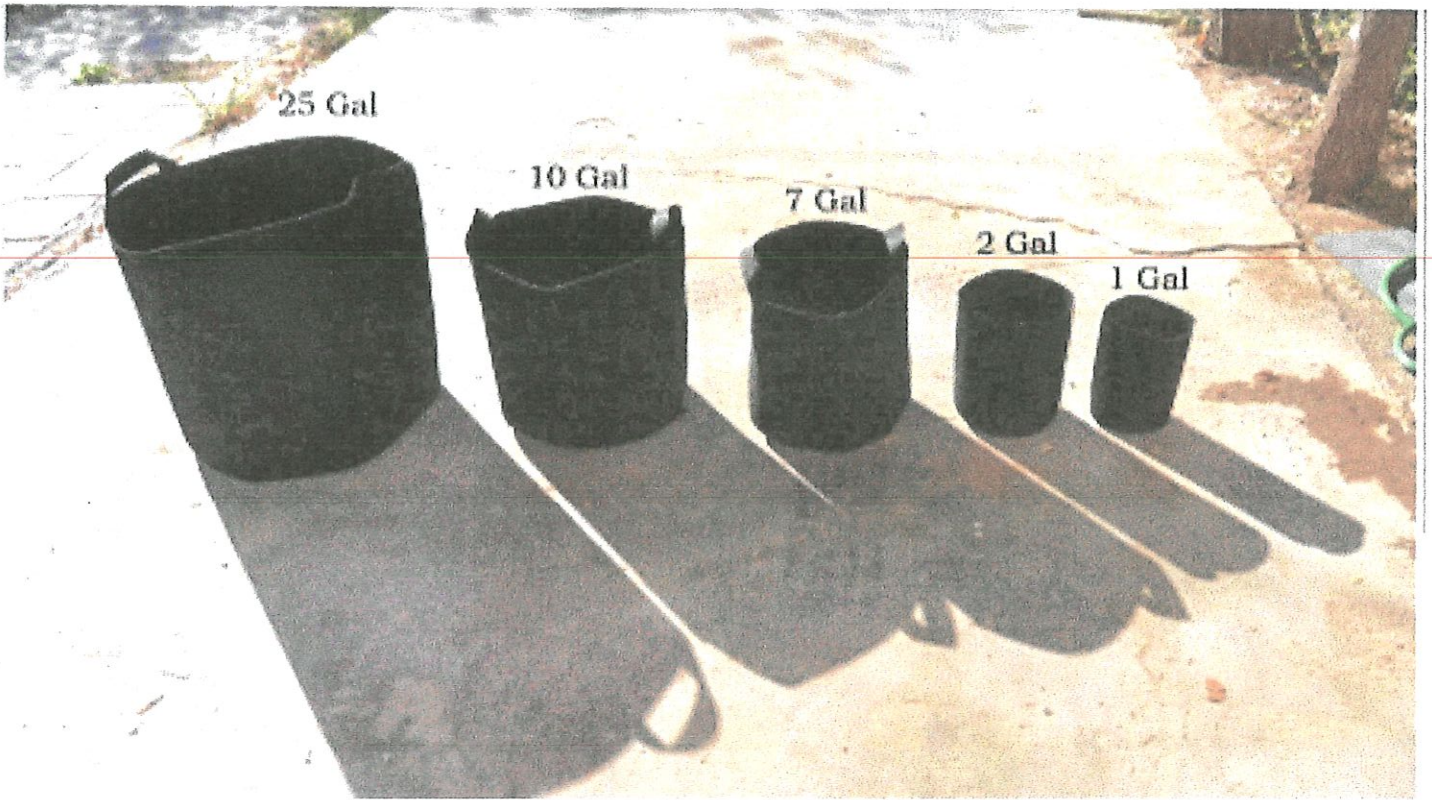
SCALE 0 100 200
1" = 200 FEET 

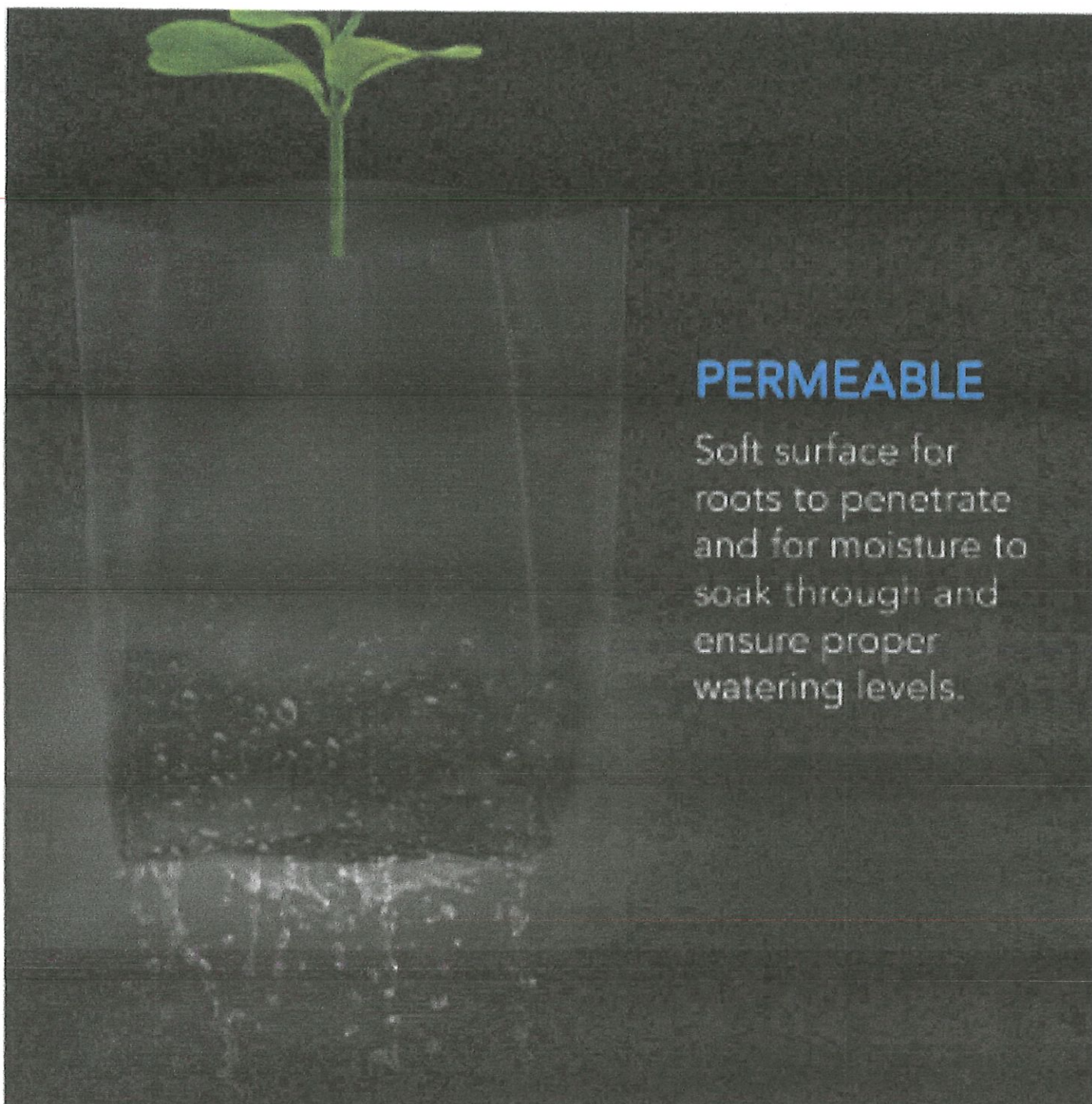
JOB: 16001623
DATE: AUGUST 16, 2016

SHEET NO.
01









PERMEABLE

Soft surface for roots to penetrate and for moisture to soak through and ensure proper watering levels.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, July 28, 2026
6:30 p.m.**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Bill Sinkule, Vice Chair
Darrell Kirby, Secretary
Gloria Peterson
Amy Kehrler
Crystal Lecoq

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:32 p.m. A quorum was present.

- **APPROVAL OF AGENDA**

Commissioner Kirby made the motion to approval, Commissioner Sinkule seconded the motion. Approved 6-0.

- **APPROVAL OF THE JUNE 23, 2026, PLANNING COMMISSION WORK SESSION MINUTES AND THE JULY 14, 2026, REGULAR MEETING MINUTES**

- Commissioner Kirby made the motion to approval, of the June 23rd work session minutes. Commissioner Sinkule seconded the motion. **Approved 6-0.**
- Commissioner Peterson made the motion to approval, of the July 14 regular meeting minutes with the added statement that “Commissioner Peterson had an approved absence due to another Committee meeting at the same time” Commissioner Kehrler seconded the motion. **Approved 6-0.**

- **PUBLIC HEARINGS**

**CONDITIONAL REZONING – 8061 MERRITT RD – TO CONSIDER THE
CONDITIONAL REZONING FROM R-3, ONE FAMILY RESIDENTIAL TO
ADD THE AG, AGRICULTURAL OVERLAY**

The Planning Staff noted that the overlay does not have bulk regulations, such as setback maximums and building heights, and instead focuses more on uses. The conditions often limit the rezoning to specific uses or include other limitations on the effect of the proposed future development on the site. The ordinance only allowed the applicant to offer the conditions, and the Planning Commission and Township Board could not impose additional conditions. Applicants could consider suggested conditions, but if they were not accepted, the Township Board had to use only the offered conditions when making a decision.

The purpose of the proposal was to establish a plant nursery on the site. The Planning Staff referenced a map. There were existing wetlands primarily at the back of the property. There was a whole barn that had been present for some time. There were areas of plants that were proposed to be harvested.

The applicant's voluntary conditions included that if the rezoning was granted, it would exclude future uses that require Planning Commission and Township Board approval unless a rezoning removed the exclusion; it excluded public riding, boarding stables, recreation centers, and swimming pools, and the products to be sold would be picked up only between dawn and dusk.

The Township defined a permanent greenhouse as a building used for wholesale or commercial purposes, constructed of permanent or temporary framing with a transparent material, set directly on the ground, and used to grow plants. If the conditional rezoning was approved, the applicant would have to return with a site plan. If the greenhouse was erected in the future, the applicant would need to revise the site plan.

The Township had ordinances regarding the storage of potentially hazardous materials, and applicants were required to follow all state and federal regulations. The applicant needed to address the Planning Commission regarding the prerequisite Michigan pesticide certifications.

The applicant should address adherence to Michigan Department of Agriculture and Rural Development (MDARD) and Michigan Department of Natural Resources (MDNR) requirements for wetland registration and related practices. There were setback regulations for wetlands, but no full plan to respond at the staff level.

The applicant should address any plans to protect the existing wetland area from water runoff or pesticide drift from the proposed nursery operation. The applicant should address plans for compost or disposal of dead or diseased plant materials at the site, since large-scale wood chipping, shredding, or composting of non-plant materials could raise concerns about noise and odors.

The Planning Staff presented the location map, which showed the adjacent map. There were no known agriculture operations on the site, and it had been in its current form for many years. The only noticeable change was the change from grass to dirt in the front area. The wetlands map was presented, which demonstrated that it comprised the back 40-50% of the property.

The Planning Staff reviewed the Agricultural Zone permitted uses and the zoning criteria:

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, environmental impacts, 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 is 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, is 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.

The Planning Staff reviewed their comments on whether or not the standards were met:

1. The site is designated in the Master Plan for "Agricultural Preservation." The vision for Agricultural Preservation includes nurseries and greenhouses, and natural feature preservation. However, the proposed site is only five acres (with 2.1 acres occupied by a regulated wetland), while the Master Plan calls for properties of 10-30+ acres for this designation. Also, the Design Criteria call for new land uses being served by infrastructure. The applicant states that no water or sanitary facilities are proposed. In our view, this is inconsistent with the Master Plan.
2. Compatibility of this site's physical features, including 2.1 acres of wetlands, natural feature setbacks, and its adjacency to residentially zoned parcels, limits the available land for a viable nursery and makes it challenging for customers to visit the site. Also, if the properties to the east and west of the subject site were developed in compliance with R-3 (single-family homes), a commercial operation could impact the residential neighbors.
3. Compared to the residential uses allowed in R-3 (current zoning), and given the site's limitations, this property could accommodate one or two single-family homes. Situating a single-family home on this site would also be consistent with other uses in the vicinity.

4. The applicant is "conditioning" their rezoning request on limiting the uses allowed.
5. Regarding availability of public utilities, the applicant states that there will be no water or sanitary facilities on site. Regarding delivery of plants or other materials to the nursery (such as mulch, compost, potting mix, etc.), the applicant's response states that large semi-trailer trucks will not be necessary and that all deliveries will be made in a UPS-style delivery truck. Larger dump trucks will be needed to deliver bulk materials. How a large delivery truck can access this site will be evaluated if and when a Site Plan is submitted.
6. Sec. 411, Agricultural Overlay District, requires that the dimensional requirements of the underlying zoning district apply in the AG districts. The area of this site meets the minimum lot size for the R-3 district. It is unclear whether the proposal will meet the other requirements of the R-3 district (such as setbacks).

The applicant's response memo dated June 16, 2026, clarified some information. The applicant confirmed that they are the sole owner of the business and have full control of the operations. The applicant confirmed that the subject site would not be used for any business operations for Foundations Property Management. They noted that the business had a separate lease agreement for a property in Milan, which was used for all daily business. There were no plans to construct a permanent greenhouse. The scope of retail use would be minor, and no building would be needed for the pickup of the plant materials. No bulk materials would be sold to the public on site, only plant materials.

The Planning Staff recommended holding the public hearing and obtaining public comment and addressing questions related to the viability of the operation if sales were expected to be minimal, how plants would be sold or distributed, the possibility that the sales component would grow over time to a commercial land use, the inconsistency of the size of the site only being five acres, and how plants would be maintained without a water source.

Ms. Kehrer (Commissioner) asked for clarification between a temporary and permanent greenhouse. The Planning Staff stated that both would have to go through a site plan approval process and meet the requirements, and that they were viewed the same way from a planning and zoning perspective.

Ms. Lecoq (Commissioner) asked if the Agriculture Overlay would remain if the property was sold. The Planning Staff explained that it would allow only this type of use, and any future users would have to return to the Planning Commission.

Ms. Peterson (Commissioner) asked if there were homes behind the property. The Planning Staff reported that on the other side of the wetlands, to the north of the property, there was a subdivision. There were also residential properties to the east and west. Ms. Peterson commented that the Master Plan indicated the need for 10 to 30 acres, so it was changing the Master Plan to allow only five acres.

Ms. El-Assadi (Commissioner) commented that only approximately 2.7 acres of usable land remained due to the wetlands. She asked for expansion on potted versus planted plants. The Planning Staff stated that the applicant proposed planting the trees and keeping them in pots, but the distinction did not have an impact from a planning and zoning perspective.

It was asked whether the distinction between grown on-site and not grown on-site mattered. The Planning Staff indicated that they would still consider the proposal a nursery even though the plants were not grown in the ground.

Mr. Kirby (Commissioner) asked if people would also be purchasing items. The Planning Staff confirmed that they would, and the applicant had indicated it would be a minimal amount, but that should be addressed with the applicant.

Ms. Peterson (Commissioner) asked about the water sources. The Planning Staff stated that the applicant did not intend to utilize the available public water.

Ms. El-Assadi (Commissioner) asked whether the Agriculture Overlay would remain in place even if the business failed. The Planning Staff confirmed that it would, even if ownership changed. A future owner would need to return for another rezoning only if a condition was offered related to the specific zoning or business.

Ms. Peterson (Commissioner) asked whether any surrounding properties were similar to the proposed one. The Planning Staff reported that similar properties to the Agriculture Overlay were in the area. Ms. Peterson asked if those properties had the sufficient land indicated by the Master Plan. The Planning Staff stated that there were a few smaller ones, but they were often existing farms looking to remain preserved.

Ms. El-Assadi (Commissioner) asked where the Foundations Property Management business was located. The Planning Staff reported that the principal use had to be the nursery, and the applicant was trying to ensure that the location would not become a contractor's yard.

The applicant, Andrew Burmeister, welcomed any questions.

Mr. Kirby (Commissioner) asked how plants would be watered. Mr. Burmeister stated that Yucca had hydrants that could not be tapped into for residential use. Rain collectors would be used, and the nursery would be very small, necessitating less water. There would also be mulch-in planting, which would decrease the water needed. Large pickup water containers could be utilized if needed. Rented water meters through Yucca were the backup plan. Each plant was anticipated to use less than half a gallon of water per week. Mr. Kirby asked who the clients were. Mr. Burmeister stated that most clients were people building in town who wanted trees for windbreaks.

Mr. Sinkule (Commissioner) asked how long the applicant had owned the property and what the use had been. Mr. Burmeister stated that he had owned the property for 10 to 15 years, and he had used the barn for storage. Foundations Property Management had used the property for some time in the past, but a different location had been in place for several years. Mr. Burmeister noted that debris from dead plants was handled at the other site. Mr. Sinkule asked about the proposed hours of operation. Mr. Burmeister stated that he anticipated being open only on weekends. He added that he planned to sell only trees before they were 36 inches tall. Some clients did want to stop by on the way home from work, so he would be flexible by appointment only. Mr. Sinkule asked if the primary trees were evergreen. Mr. Burmeister confirmed that they would primarily sell evergreen trees due to their hardiness and lower susceptibility to pests.

Ms. Peterson (Commissioner) asked how many plants would be on site. Mr. Burmeister stated that it depended on the stage of growth, but the range was a few hundred to a thousand. He noted that 30-40 fit on one pallet. Ms. Peterson asked what they would do in the winter. Mr. Burmeister stated their goal was to ensure that the plants were hardy, and they would be grown for 12 to 24 months before selling them. No winter cover was needed so that they could be ready for the winter. If there was a late spring frost, a frost cover may be used.

Ms. El-Assadi (Commissioner) asked what type of trucking would be used. Mr. Burmeister stated that on-site transportation would be a small, compact tractor, but most of the work would be done by hand. Deliveries were minimal and received via FedEx.

Ms. Peterson (Commissioner) asked what type of experience the applicant had. Mr. Burmeister reported that he had a bachelor's degree in horticulture and had his commercial pesticide applicator license through MDARD. A wetland delineation was also completed.

Ms. Peterson (Commissioner) asked about the protection of the existing wetlands from any pesticides. Mr. Burmeister reported that his pesticide license addressed that exact issue, so he had sufficient knowledge of wetland protection.

Ms. El-Assadi (Commissioner) asked what size the roof was to collect rainwater. Mr. Burmeister stated that it was a 30-foot by 40-foot building.

Ms. Lacoq (Commissioner) asked if there were any rules or regulations for water collection. The Planning Staff confirmed that there were none. If there were very large rain barrels, certain screening requirements would be needed. Mr. Burmeister noted that they were not planning on putting up a large structure. The containers would be approximately three by three by three feet.

Mr. Sinkule (Commissioner) asked if there would be 1,000 plants on site. Mr. Burmeister confirmed that it was the maximum amount. Mr. Sinkule asked how many people would be watering the plants if there was a hot summer with little rain. Mr. Burmeister stated that he would do most of the watering. The goal was water conservation. The 1,000 plants would be the peak in the spring, and the number of plants would be lower in the summer.

Ms. Lacoq (Commissioner) asked if the approval would prohibit other types of nurseries from being on site. The Planning Staff stated that any planned nursery would be allowed by changing the zone.

PUBLIC HEARING OPENED AT 7:26 P.M.

PUBLIC HEARING ENDED AT 7:26 P.M.

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. CONDITIONAL REZONING – 8061 MERRITT RD – TO CONSIDER THE CONDITIONAL REZONING FROM R-3, ONE FAMILY RESIDENTIAL TO ADD THE AG, AGRICULTURAL OVERLAY**

Mr. Kirby (Commissioner) noted that his only concern was the size of the property falling outside of the Master Plan specifications.

Ms. Lacoq (Commissioner) noted that she shared the same concern and was not sure if it was the best land use in terms of land preservation.

Mr. Sinkule (Commissioner) agreed with the concern related to the smaller property size. He noted that he appreciated the project's scope.

Ms. Peterson (Commissioner) agreed with the concern related to the property size.

Ms. El-Assadi (Commissioner) noted her concerns about the property size, the water, and the potential of switching to a different nursery business if the proposed one did not work out.

Mr. Sinkule (Commissioner) asked if the current use did not require a residence. The Planning Staff stated that it was a pole barn, and typically it would not be permitted on the R-3 zoned property. He noted that they would have to look back at the timing to see if it was allowed at the time of the original property purchase.

The Planning Staff stated that there was no formal recommendation for the conditional rezoning.

MOTION: Ms. Lecoq **MOVED** to recommend denial to the Township Board of Trustees for the request to conditionally rezone and add the AG, Agricultural Overlay District to the 5-acre parcel with underlying zoning of R-3, One-Family Residential, located at 8061 Merritt Road, Ypsilanti, MI, 48197, Parcel K-11-27-300-006, as the request illustrated in the submitted materials and additional explanatory memo (dated June 16, 2026) describing the proposed Plant Nursery use of the site and with the voluntary conditions offered, is inconsistent with the criteria established in the Township Zoning Ordinance Section 1804, Criteria for amendment to the Official Zoning Map, due to the following reasons: the size of

the site is out of the boundary for the Master Plan and does not seem to be fully compatible with the Master Plan Agricultural Overlay. The **MOTION** was **SECONDED** by Ms. Kehrer.

Roll Call Vote: Ms. Kehrer (Yes), Ms. Lecoq (Yes), Mr. Kirby (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), and Ms. El-Assadi (Yes).

b. PRELIMINARY SKETCH PLAN REVIEW – KALLITA TURBINES – 2830 TYLER RD – TO CONSIDER THE CONSTRUCTION OF A 12,000 SQUARE FOOT STORAGE BUILDING ON A 9.8 ACRE SITE ZONED I-C, INDUSTRIAL AND COMMERCIAL

The Planning Staff reported that the applicant is proposing to build a 12,000-square-foot storage building on a 9.8-acre site that contains other buildings and parking serving the Kalitta Turbines business. The business uses this facility to assemble, repair, clean, and warehouse turbines. The new building will be used for additional parts storage and will not include any repair, office, or plumbing facilities. The building will be accessed via asphalt paving to overhead loading doors on the north and west sides. Avionic repair and manufacturing, including airplanes, helicopters, and drones, are permitted for use in this district. A layout of the proposed building was presented, and it was indicated that it was typical of the other buildings on site. Kalitta Turbines performed avionic repairs and expanded the site over time. There would be little impact outside the site.

The Planning Staff reviewed the sketch plan process, noting that it was a smaller scale and required less information than a site plan. It was intended to be proportional to the extent of the change. If approved, the final sketch plan would be conducted by the Township Staff and outside agencies if required. The site is zoned as I-CR (Industrial and Commercial Revitalization) and avionics manufacturing is permitted on the site. The Planning Staff requested that the applicant specify the color temperature of proposed fixtures at not more than 3,500 kelvins on the final sketch plan. The engineering report included comments to address in the final sketch plan. The Fire Marshall provided their approval.

The Planning Staff recommended approval with the following conditions:

1. The applicant shall address all outstanding comments from review agencies during the final sketch plan review process.

2. The applicant shall revise all plan sheets to reflect the results of this evening's discussion, if there are any.
3. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

Joe Manor with Washtenaw Engineering stated that he was in attendance on behalf of the property owners. All of the outside agencies' sketch plan approvals were received. The project would extend the water main to provide fire hydrant coverage for the building and provide 100% stormwater infiltration into the ground. The project also included planting a couple of trees and adding paving around the building for access.

Mr. Sinkule (Commissioner) asked if the sketch plan had been presented to the Planning Commission before. The Planning Staff stated that he believed the Planning Commission had seen a request for a building expansion for Kallita Turbines in the last four to five years.

MOTION: Mr. Kirby **MOVED** to **APPROVE** the preliminary sketch plan submitted by Kallita Turbines to permit construction of a 12,000 square foot storage building located at 2830 Tyler Road, Parcels K-11-13-206-008 and 006 with the following conditions:

1. The applicant shall address all outstanding comments from review agencies during the final sketch plan review process.
2. The applicant shall revise all plan sheets to reflect the results of this evening's discussion, if there are any.
3. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

The **MOTION** was **SECONDED** by Ms. Peterson.

Roll Call Vote: Ms. Kehrler (Yes), Ms. Lecoq (Yes), Mr. Kirby (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), and Ms. El-Assadi (Yes).

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**
 - **Correspondence Received**

None to Report.

- **Planning Commission Members**

None to Report.

- **Members of the Audience**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

Ms. Peterson (Commissioner) reported that the established Jazz Fest will begin on July 31, 2026.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

The Planning Staff reported that the two upcoming scheduled meetings are August 11 and 25, 2026. By the end of the week, the Planning Staff will notify the Planning Commission if the August 11 meeting is canceled. The Planning Staff noted that one working session item was expected, and Creekside North was anticipated to come forward at one of the August meetings. In one of the two meetings in September, a focus meeting on the Master Plan will be held. There would likely be a subcommittee for the Master Plan, and it was expected to include a few Planning Commission members.

Ms. Peterson (Commissioner) asked about the delay with Culver's. The Planning Staff reported that Culver's had approval to begin in December 2025, but they were finishing other development projects and were now making more progress on the development.

The Planning Staff reported that the recommended text amendments were going to the Board in August 2026.

The Planning Staff reported that Dennis McClain was retired.

Ms. Peterson (Commissioner) asked about the hotel construction. The Planning Staff reported that the Holiday Inn had received a 12-month extension, and the final site plan was anticipated in the next month or two.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Kirby **MOVED** to adjourn at 7:49 p.m. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

Respectively Submitted by Minutes Services LLC



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: September 9, 2026

RE: **Resolution 2026-24: Support for 2026 Washtenaw County Connecting Communities Grant Application**

The Residential Services Department is requesting the Ypsilanti Township Board of Trustees to support the 2026 Washtenaw County Connecting Communities Grant for the North Bay Park Trail improvements from the Grove Rd entrance to the Huron Street entrance.

If approved, Township staff with Spicer Group will submit Connecting Communities grant paperwork to Washtenaw County for the 2026-27 grant cycle. Township staff has been working with Spicer Group since January 2026 on various grants throughout the Township and especially at North Bay Park. Earlier this year, Spicer with Board support helped to submit both an MDNR Trust Fund Grant and Land & Water Conservation Grant for the North Bay Park trail system. As part of the MDNR grant application process, Spicer Group provided the Township with an updated estimate of costs to renovate the entirety of the trail system in the park. Due to the elevated costs, it was suggested to make the repairs in phases.

A primary requirement for this grant for any completed work is to improve the connection between communities and have the renovated area be universally accessible. By renovating the pathway from Grove Rd to the Huron St, it will create a pathway that will satisfy this project's goal and will help strengthen the east-west connection between community destinations.

The total funds projected to renovate and repave the pathway is \$300,000.00. This would also include engineers' fees and contingency.

This resolution is to submit the additional grant paperwork to Washtenaw County for approval. The initial application was submitted on the August 27, 2026 deadline. If the application is awarded, a contract and budget amendment will be brought back to the board at that time. This project would be fully funded from the Connecting Communities Grant and expenses would be re-imbursed by Washtenaw County.

Thank you for your consideration.

Charter Township of Ypsilanti
RESOLUTION NO. 2026-24

2026 Connecting Communities Initiative

WHEREAS, the Washtenaw County Parks and Recreation Commission has a "Connecting Communities" Initiative; and

WHEREAS, this initiative allows communities in Washtenaw County to receive grant funds for local trail projects to connect communities; and

WHEREAS, Ypsilanti Township has an opportunity to receive an estimated \$300,000 for engineering and construction costs for the renovation of the pathway connecting the Huron Street side of Northbay Park to the Grove Road side of North Bay Park through this grant process; and

WHEREAS, there is a continued need for a safe, accessible, non-motorized connection between Huron Street and Grove Road. North Bay Park provides one of the most direct opportunities to establish this connection for the community. This project will improve the existing corridor to create a continuous ADA-accessible route through the park and strengthen the east-west connection between community destinations; and

WHEREAS, applications were due and submitted by August 27, 2026 for the 2027 construction year and the award will be made before the end of 2027; and

WHEREAS, this application is being submitted in support of the continued efforts to update and renovate North Bay Park to create a safe and commuter friendly railway system. Previously in 2026, the Township Board has approved resolutions in support of two 2026 state funded grants to renovate the pathway in separate sections of North Bay Park; and

NOW, THEREFORE, BE IT RESOLVED that this Board herby authorizes submission of a Washtenaw County Grant Application in the amount of \$300,000.00

Ayes:

Nays:

Absent:

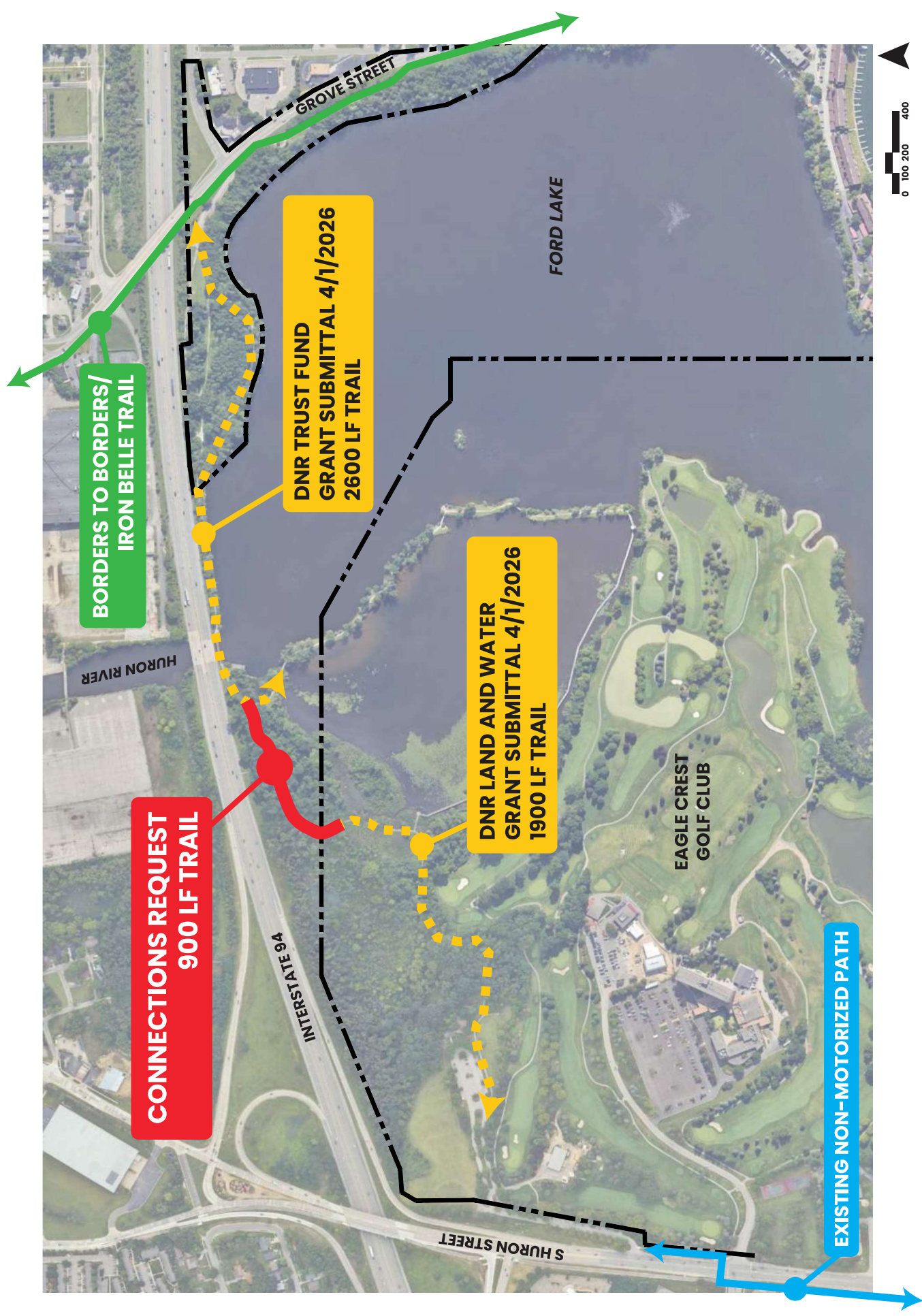
Abstain:

MOTION APPROVED

I, Debra A. Swanson, Township Clerk of Ypsilanti Charter Township, do hereby certify that the foregoing is a true and original copy of Resolution 2026-24 adopted by the Township Board of Trustees at a Regular Meeting held on the 15th day of September, 2026.

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

NORTH BAY PARK COMMUNITY CONNECTOR TRAIL



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APPENDIX D

Site Photos

North Bay Park Community Connector Trail

Ypsilanti Charter Township

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Point of Beginning; Looking North



Point of Beginning; Looking South



HMA Path Heaving and Cracking



Settlement at Bridge Approach



Deteriorated Asphalt Patch



HMA Edge Deterioration



HMA Cracking



HMA Path Heaving and Cracking



HMA Path Heaving and Cracking



Root-Related Pavement Heaving; Point of End

Motion to Amend the 2026 Budget (#13)

Move to increase the Bike, Sidewalk, Rec, Roads General (BSRII) Fund budget by \$497,702 to \$3,772,562 and approve the department line item changes as outlined.

Move to increase the Police Fund budget by \$44,320 to \$9,946,190 and approve the department line item changes as outlined.

**CHARTER TOWNSHIP OF YPSILANTI
2026 BUDGET AMENDMENT # 13**

September 15, 2026

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

Budget before amendment	Budget After Amendment
-------------------------	------------------------

213 - Bike, Sidewalk, Rec, Roads, General Fund

	Total Increase \$497,702.00
--	------------------------------------

\$3,274,860.00	\$3,772,562.00
-----------------------	-----------------------

Request to increase capital outlay expenditures associated with Community Center Locker Room Renovations tied to Washtenaw County Development Block Grant Program

Revenues:	Community Development Block Grant	213-000-522.001	\$497,702.00
		Net Revenues	\$497,702.00
Expenditures:	Capital Outlay	213-901-975.535	\$497,702.00
		Net Expenditures	\$497,702.00

266 - Law Enforcement Fund

	Total Increase \$44,320.00
--	-----------------------------------

\$9,901,870.00	\$9,946,190.00
-----------------------	-----------------------

Request to increase expenditures associated with the Community Network Center parking lot repavement project

Revenues:	Appropriated Prior Year	266-000-699.999	\$44,320.00
		Net Revenues	\$44,320.00
Expenditures:	Building Maintenance/1405 Holmes	266-301-931.011	\$44,320.00
		Net Expenditures	\$44,320.00

AUTHORIZATIONS AND BIDS



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

CC: Myla Harris, Purchasing Clerk

Date: September 8, 2026

RE: **Request authorization to accept the bid and sign the contract for \$44,320.00 from S & J Asphalt Paving Co. for the Community Network Center parking lot re-pavement, which is budgeted in GL# 266-301-931.011, contingent on a budget amendment.**

The Residential Services Department is requesting authorization to accept the bid and sign the contract for \$44,320.00 from S & J Asphalt Paving Co. for the Community Network Center parking lot re-pavement, which is budgeted in GL# 266-301-931.011, contingent on a budget amendment.

It was requested for the Residential Services Department to explore costs of re-paving the Community Network Center lot this summer due to the continued deterioration of certain areas. Initially, three companies were asked to provide costs for the repair. Those costs are below:

Al's Asphalt	\$57,648.00
T. Burkes	\$69,860.00
Black Rock Paving	\$55,000.00

With the costs coming in above the threshold that requires posting a RFP on MITN, an RFP was drafted and posted on MITN with a bid opening date of August 18, 2026 at 2:00pm. The RFP included the same specifications that the quotes were given. A total of 9 bids were received. They are below:

Nagle Paving Co	\$57,490.00
H.G. Sartor Asphalt Paving	\$68,035.00
Mr. Asphalt Services	\$67,960.36
Titan Pavement	\$60,511.00
T & M Asphalt Paving Co	\$58,839.00
CB Asphalt Paving	\$61,500.00
S & J Asphalt Paving Co	\$44,320.00

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



YPSILANTI TOWNSHIP

— RESIDENTIAL SERVICES DEPARTMENT —

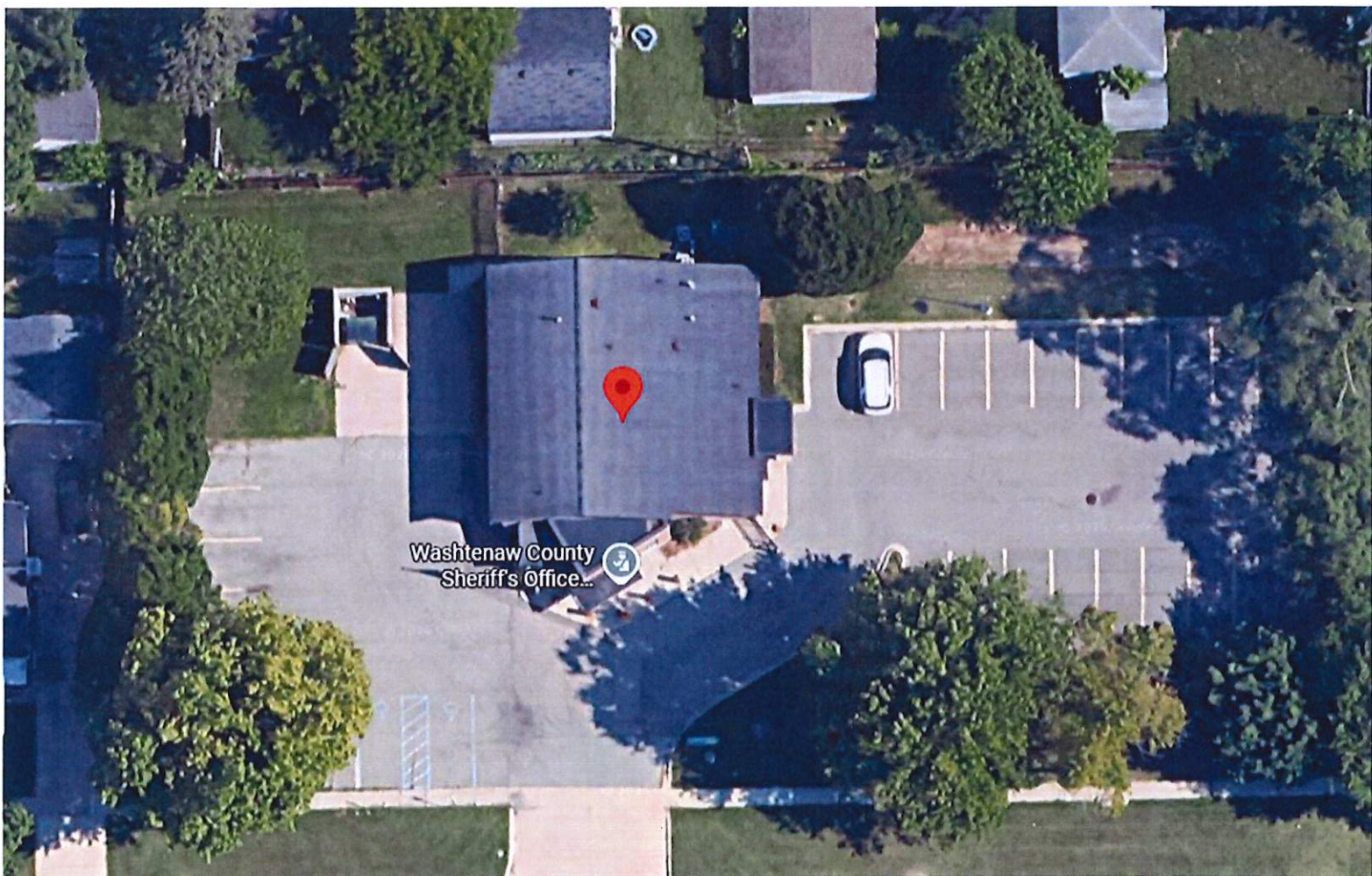
Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

Link Contracting, LLC \$96,000.00
Asphalt Specialist (Bid was turned in late)

The Residential Services Department is requesting that S & J Asphalt Paving Co. be awarded the contract due to being the lowest qualified bidder. If approved, Township staff would work with S & J to schedule the work at the earliest convenience.

Thank you,

John Hines
Municipal Services Director
jhines@ypsitownship.org





Asphalt Paving Company

39571 Michigan Avenue Canton, MI 48188

Phone 734-721-4442 Fax 734-721-2006

www.SJasphalt.com

Proposal #26-511

Quoted By: Mark Gossett

Date: 8/18/26

Proposal Submitted To:

Charter Township of Ypsilanti
7200 S. Huron River Dr.
Ypsilanti, MI 48197
Attn: Clerk Debra A. Swanson

Work Performed At:

Community Network Center
1405 Holmes Rd. Ypsilanti, MI

We propose to do the following work:

Remove and Replace Parking Lot 4"

Remove deteriorated asphalt and haul off site - 12,370 Sq. Ft.
Grade and shape gravel base in preparation for 4" asphalt install
Compact gravel for maximum density
Machine install 2.5" average of MDOT #4E1 Commercial asphalt
Roll for compaction
Apply SS-1H Bond Coat for proper adhesion
Machine install 1.5" average of MDOT #5E1 Commercial asphalt
Roll for compaction
Stripe lot per current layout with yellow & blue traffic paint
Total area 12,370 sq. ft.

Price \$44,320.00

*If unsuitable base or subgrade material is encountered, undercuts with 21AA backfill can be performed @ \$24/sq. yd.

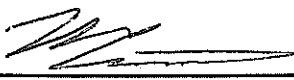
*Permits, fees, inspections, etc. are not included in this proposal.

*Existing underground utilities that cannot be located by Miss Dig or the owner (i.e. irrigation lines, light pole wiring etc.) will not be the responsibility of S & J Asphalt if disturbed or damaged.

*See terms and conditions (Page 3) for specifications that includes (1) year warranty

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workman like manner. With payments to be made upon completion of work. For the sum of the amount above.

X



Mark Gossett
Treasurer/Project Manager

This Proposal May Be Withdrawn By Us If Not Accepted Within 14 Days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Your are authorized to do the work as specified.

Print Name

Signature

Signature

Date

STANDARD TERMS AND CONDITIONS OF CONTRACT

REPRODUCTION CRACKS: Asphalt pavement is a flexible surface subject to pressure cracks from tree root growth, edge load cracking, and other causes, and reflective crack due to overlay of existing. Such problems will not be subject to correction under our warranty. Contractor is also not responsible for any cracked or damaged sidewalks or approaches during our construction.

PERMITS: The Owner or Customer of the above work shall pay for any and all permits or assessments if they are required. The contract amount does not include such costs.

TREE ROOTS: Contractor shall not be responsible for damage to trees occasioned by any removal of tree roots, nor shall Contractor be obligated to remove damaged or destroyed trees.

EXTRA WORK: Should the need arise for work that goes beyond the scope of what is outlined in this proposal, Contractor will cover such work in a separate proposal, subject to our standard terms. This extra work will not be done, in Contractor's sole discretion, unless and until Contractor has a signed acceptance from Customer or Customer's authorized representative.

PROPERTY LINES: Customer shall establish and designate property lines, and shall be obligated to pay for work performed as ordered in the event the property lines established and designated trespass on other property. Customer shall also be responsible for any damages caused or occasioned by such trespass and shall indemnify and hold Contractor harmless from and against any and all costs, damages, judgments, etc., incurred or sustained by Contractor, including actual attorney fees, in connection with or related to such trespass.

UNDERGROUND STRUCTURES: It is Customer's responsibility to advise Contractor of the existence and location of all underground structures such as sewers, water and gas lines, etc., which might be encountered by Contractor in the performance of its work hereunder. Contractor shall be deemed to have notice of the existence of only those structures specifically referred to in this proposal, and of the location thereof as indicated in this proposal. If it develops in the performance of the work that the identity or location of the underground structures varies from those specified herein, any extra cost occasioned thereby in moving, protecting or covering the same, or otherwise, shall be borne by Customer.

SOIL CONDITIONS: Should any unusual soil conditions be encountered not specifically referred to in this proposal, any extra cost in the performance of the work occasioned by such conditions shall be paid by Customer.

HIDDEN OBJECTS: Contractor assumes no responsibility for removing hidden objects or obstructions encountered during the performance of the work. Any costs incurred by the removal and disposal of such hidden objects or obstructions shall be borne solely by the Customer.

ACCEPTANCE OF CONTRACT: Notwithstanding anything herein to the contrary, Contractor's obligations to perform are specifically contingent upon receipt by Contractor of the acceptance signed by the Customer, and satisfactory evidence of credit worthiness of the Customer.

PAYMENTS: Payment shall be due forthwith upon presentation by Contractor of an interim invoice, if any, to the Customer. Upon completion by Contractor of its work under this contract, payment shall be due in full without necessity for invoicing. Any other agreement to the contrary must be in writing and appear on the face of this contract. Customer shall pay to Contractor all costs, including actual attorney's fees, incurred by Contractor in enforcing this contract including collection of any payment due herein.

INTEREST: Interest on any unpaid balance shall accrue at the rate of 1-1/2% per month (18% per annum), commencing ten (10) days after presentation of any invoice(s) to the Customer or ten (10) days following completion of the work by the Contractor if no invoice(s) have been presented to Customer. If the aforesaid interest rate exceeds the maximum allowed by law to be charged to Customer, then interest shall accrue at the maximum legal rate that may be charged.

COMPLETION DATES: All completion dates in this contract are approximate and Contractor shall not be responsible for delay in the completion of work or commencement of work. Should Contractor be unreasonably delayed in performance or completion of its work by acts or omissions of others, Contractor shall be entitled to an equitable adjustment of the contract sum.

SITE CLEARANCE: Customer must have job area cleared and accessible in such a manner that Contractor can commence operations without undue delay. If Contractor is required to expend time, material and equipment in order to complete the preparation of the subgrade, when such work is the responsibility of others, or to obtain clear access to the jobsite, the costs for such extra work will be billed on a Time and Material basis under the extra work provision of this contract. Payment for such extra work will be due subject to the same terms as work under the basic contract.

SECURITY: Customer shall be responsible for the security of the jobsite and is responsible for any damage to Contractors work in progress caused by other contractors, suppliers, or the general public when Contractor representatives are not on the jobsite.

CLEANUP: Contractor shall keep the jobsite free from accumulation of waste material and rubbish. Accordingly, Customer shall not charge Contractor for cleanup or removal of such material. Upon completion of the job, Contractor will leave the site ready for use.

INSPECTION AND TESTS: Customer or his agent may inspect all workmanship and test all materials, at Customer's cost, at any time. Upon completion of the job by Contractor, Customer will make a final inspection and in the absence of any noticeable defects, accept the job as satisfactorily completed.

DISPUTES AND ARBITRATION: Customer shall not withhold payment to Contractor in the event of any dispute arising out of this contract. In the event of a dispute, Customer will deposit any unpaid balance due on this contract with First of America Bank into an interest bearing account, which Bank will act as Escrow Agent until the dispute is resolved. Any dispute arising out of this contract, or any breach thereof, that cannot be resolved between Customer and Contractor, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The arbitrator shall be empowered to direct the Escrow Agent to disburse the funds held in escrow to the proper party and to direct such other relief as he determines necessary. The cost of arbitration shall be borne equally by the parties.

REPUDIATION OF CONTRACT: In the event of an anticipatory breach of this contract by Customer, Contractor shall be entitled to liquidated damages equal to 25% of the total contract amount. Customer shall pay to Contractor all costs, including actual attorney's fees, incurred by Contractor in enforcing this contract including collection of any payment due herein.

OWNERSHIP OF PROPERTY: Contractor assumes no responsibility of determining whether the Customer has the legal right or authority to work on the property as directed. Notwithstanding that such work might be deemed to violate any ordinance, zoning regulations, or other law, the Customer shall, nevertheless, be obligated to pay for work performed as ordered.

WRITTEN CONTRACT: It is expressly understood that all the terms, agreements and conditions relating to this contract are only those expressed in writing herein, and that there are no oral representations, undertakings, terms, agreements or conditions of any kind.

MATERIALS AT SITE: Contractor shall be permitted to stockpile materials necessary to the performance of its work, on the Customer's property or adjacent to the site of the work, without cost.

SUBGRADE PREPARATION: This quotation is based upon customer providing us with subgrade elevations accurate to within $\pm 1/10$ foot. A suitable subgrade is a condition precedent to the requirement of performance of this contract. Contractor reserves the right to refuse to construct a pavement on a wet, unstable, topsoil, or frozen subgrade or on a design where there exists less than 1% minimum grade. Special soil conditions such as hidden objects which interfere with the pavement construction also make the subgrade unsuitable. Hidden objects could consist of tree roots, tree stumps, concrete, etc. Contractor will correct the above conditions as per the terms and conditions of the extra work provision of this contract or will proceed upon written order from the Customer to attempt to the best of his ability to construct the pavement under adverse conditions; however, the Customer releases Contractor from all guarantee obligations with respect to the work when such conditions occur.

MINIMUM GRADE: Contractor reserves the right to refuse to construct a pavement unless minimum grades of 1% are possible for surface drainage. If the owner directs construction where the minimum grade is less than 1%, it is understood that waterponding may occur and that no warranty attaches to the work as to satisfactory surface drainage.

WARRANTY: Work quoted in this proposal will/will not be covered by our warranty against defects in materials or workmanship. The warranty period is 12 months. Use of a pavement for a purpose other than the disclosed and intended use, or by heavier traffic than disclosed will void this guarantee. It is understood that this guarantee does not cover damage caused by intentional or accidental excavation, fire, flood, gasoline, oil, chemicals, subsurface water, overloading or other misuse.

PARTIAL INVALIDITY AND NEUTRAL CONSTRUCTION OF TERMS: If any provision of this contract is held to be unenforceable, such unenforceability shall not affect the enforceability of all other provisions of this contract. The parties agree that there shall be no favorable or unfavorable interpretation of the terms of this contract for one party or the other based on which party drafted the contract or based on the fact that it is the standard form contract of Contractor.

CHARTER TOWNSHIP OF YPSILANTI

COMMUNITY NETWORK CENTER PARKING LOT ASPHALT REPLACEMENT

CONTRACT

This contract is between the Charter Township of Ypsilanti and S & J Sealer Co., dba S & J Asphalt Paving Company, 39571 Michigan Avenue, Canton, Michigan 48188.

1. PROJECT

The Contractor will complete the Community Network Center Parking Lot Asphalt Replacement Project at 1405 Holmes Road, Ypsilanti, Michigan 48197. The Contractor will provide the labor, materials, equipment, hauling, supervision, and other items needed to complete the work.

2. CONTRACT DOCUMENTS

The work will follow this contract, the Township's bid specifications and any addenda, S & J Proposal dated August 18, 2026, the written Notice to Proceed, and any written changes approved by the Township. If the documents say different things, this contract and the Township's bid specifications will apply unless the Township agrees to a change in writing.

3. SCOPE OF WORK

The work includes removal and disposal of approximately 12,370 square feet of existing asphalt; grading and compacting the gravel base; installing approximately 2.5 inches of MDOT #4E1 commercial asphalt; applying SS-1H bond/tack coat; installing approximately 1.5 inches of MDOT #5E1 commercial asphalt; compacting the new pavement; and restriping the parking lot to match the current layout using yellow and blue traffic paint. The Contractor will protect nearby property, keep the work area safe, and clean up and remove debris from its work.

4. CONTRACT PRICE

The agreed price for the base project is \$44,320.00. This amount may only be changed by a written change approved by the Township.

5. EXTRA WORK / SOFT AREAS

If unsuitable base, soft areas, or other subgrade problems are found, the Contractor must notify the Township before doing any extra work. S & J quoted undercutting with 21AA backfill at \$24.00 per square yard. No undercutting, added aggregate, or other extra work may be performed or billed without prior written approval from the Township.

6. START AND COMPLETION

Work may begin after the Township issues a written "Notice to Proceed". The project must be completed within 30 calendar days after the "Notice to Proceed" unless the Township approves a different schedule in writing. The Contractor will coordinate the work schedule and site access with the Township so that disruption to the Community Network Center's operations is kept to a minimum.

7. PERMITS, SAFETY, AND UTILITIES

S & J's proposal states that permit fees, inspection fees, and similar charges are not included in the \$44,320.00 price. Before work begins, the Township and Contractor will confirm in writing who is responsible for any required permit or inspection fees. The Contractor must follow all applicable laws, codes, safety requirements, and any applicable Township prevailing wage or living wage requirements. The Contractor must use reasonable care around marked or known utilities and nearby improvements. Any unexpected site condition that could affect the work must be reported to the Township.

8. INSURANCE

Before work begins, the Contractor must provide certificates of insurance showing the required coverage and keep that coverage in effect while the work is being performed.

- Workers' Compensation Insurance with limits of \$1,000,000 per accident.
- General Liability Insurance with a combined single limit of \$1,000,000 per occurrence for bodily injury and property damage.
- Owner's Protective Liability Insurance, if required, with a combined single limit of \$1,000,000 per occurrence for bodily injury and property damage.
- Automobile Liability Insurance covering owned, hired, and non-owned vehicles, with a combined single limit of \$1,000,000 per accident for bodily injury and property damage.

The General Liability policy must name "**The Charter Township of Ypsilanti and its past, present, and future elected Officials**" as "**Additional Named Insured**" with respect to the services provided under this contract. The policy must be written on an occurrence basis.

The required insurance must include 60 days' written notice for any change of coverage, cancellation, or non-renewal.

9. PAYMENT

The Township will process payment after the work is completed, inspected, accepted, and a proper invoice is received. The invoice must identify the project and purchase order number, if applicable. Payment does not prevent the Township from requiring correction of incomplete or defective work.

10. WARRANTY

The Contractor will provide a one-year warranty on workmanship and materials beginning on the date the Township accepts the completed project. The Contractor will correct covered problems reported during the warranty period.

11. CHANGES

Any change to the work, price, materials, or completion date must be approved in writing by the Township before the changed work is done. Verbal discussions alone do not approve extra charges.

12. CONTRACTOR RESPONSIBILITY

The Contractor is responsible for how the work is performed and for the work of its employees, subcontractors, and suppliers.

13. TERMINATION

If the Contractor does not perform the work as required, the Township may give written notice and allow a reasonable time to correct the problem. If the problem is not corrected, the Township may end the contract. The Contractor will be paid only for satisfactory work completed and accepted before the contract ends, after any proper deductions.

14. WRITTEN AGREEMENT

This contract and the project documents listed above make up the agreement between the Township and Contractor for this project. Any later change must be in writing and approved by authorized representatives of both the Township and Contractor.

CHARTER TOWNSHIP OF YPSILANTI

COMMUNITY NETWORK CENTER PARKING LOT ASPHALT REPLACEMENT

CONTRACT

*Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti MI 48197
Dated: _____*

*Debra A. Swanson, Clerk
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti MI 48197
Dated: _____*

*S & J Sealer Co.,
dba S & J Asphalt Paving Company
39571 Michigan Avenue
Canton, Michigan 48188
Dated: 9/8/26
Mark Gossett - Treasure / Project Manager
*

CHARTER TOWNSHIP OF YPSILANTI
COMMUNITY NETWORK CENTER 1405 HOLMES RD PARKING LOT ASPHALT REPLACEMENT
Bid Opening: August 18, 2026 @ 2:00 pm, Civic Center 1st Floor Conference Room
Bids Due on August 18, 2026 @ 2:00 pm

COMPANY NAME	DELIVERY METHOD	BID AMOUNT	INSURANCE	IRAN AFFADAVIT
Nagle Paving Co	IP	\$57,490.00	NA	YES
H.G. Sartor Asphalt Paving	IP	\$68,035.00	NA	NO
Mr. Asphalt Services	IP	\$67,960.36	NA	YES
Titan Pavement	IP	\$60,511.00	NA	YES
T & M Asphalt Paving Inc	IP	\$58,839.00	NA	YES
CB Asphalt Paving	IP	\$61,500.00	NA	YES
S & J Asphalt Paving Co.	IP	\$44,320.00	NA	YES
Link Contracting LLC	IP	\$96,000.00	NA	YES
*Asphalt Specialists *Submitted at 2:06pm	IP	\$56,400.00	NA	YES

Key: Mail-M, In person IP, BidNet-B



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: September 9, 2026

RE: **Request authorization to accept the bid for \$497,702.00 from Braun Construction for the Community Center Locker room renovations which is funded through the Washtenaw County Development Block Grant program budgeted in GL# 213-901-975.535, contingent on a budget amendment.**

The Residential Services Department is requesting authorization to accept Spicer Group's recommendation of the award and authorize Spicer Group and Township staff to work with Braun Construction and Washtenaw County on the agreement for the renovations of the locker rooms in the 100 Hallway at the Community Center. The total bid price is \$497,702.00 which is budgeted in 213-901-974.008, contingent on a budget amendment and funded through a Washtenaw County Development Block Grant. This award would be contingent upon the contractor's compliance with all applicable CDBG requirements and approvals.

At the August 19, 2025 Board of Trustees Meeting, the board approved a 90 percent plan set for an RFP for the Community Center project. Due to a few reasons, the plans were not able to be published until 2026 when funding was fully approved. After the RFP was finalized, bids were opened on August 5th, 2026 at 2:00pm. A total of six bids were received, they are below.

Braun Construction Group	\$497,702.00
G-1 Services Group	\$346,000.00
Spartan Construction Group	\$572,000.00
The Summit Company, Inc.	\$575,000.00
Decima, LLC	\$698,490.00
The McFate Group, Inc.	\$507,664.00

Braun Construction is being requested for being the lowest qualified bidder recommended by Spicer Group after a post bid interview process. This interview process was conducted by Spicer Group, Township Staff and Washtenaw and discussed the project at length and CDBG requirements. Braun Construction was the recommended vendor after those interviews by not only Spicer Group, but Washtenaw County. Due to the extensive program requirements and funding available, contract discussions will need to happen before a document can be sent to legal for review.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— RESIDENTIAL SERVICES DEPARTMENT —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

If Braun is approved, the contract discussions will begin immediately and the goal would be a winter 2027 project completion.

Thank you for the consideration,

John Hines
Municipal Services Director
jhines@ypsitownship.org

August 8, 2026

John Hines, CPRP, Municipal Services Director
Ypsilanti Charter Township
7200 Huron River Drive
Ypsilanti, MI 48197

RE: Community Center Locker Rooms
Ypsilanti Charter Township,
Washtenaw County, Michigan

Dear John:

The Community Center Locker Room Improvements Project was put out to bid from July 6, 2026, to August 5, 2026, with a bid opening conducted on August 5, 2026, at 2:00 PM, resulting in six bids received for the project. The apparent low bid was submitted by G-1 Services Group, Inc., with the amount of \$346,000.00; however, after completion of post-bid interviewing and review of qualifications and references, G-1 Services Group, Inc., was determined not to be the lowest responsible bidder.

The second-lowest bid was submitted by Braun Construction in the amount of \$497,702.00. Braun Construction has met all required qualifications and has successfully completed projects within the Township. Based on the review, Braun Construction is the lowest responsive and responsible bidder for this project.

We recommend awarding the project to Braun Construction, based on the estimated quantities applied to unit prices bid, resulting in a total bid amount of Four hundred ninety-seven thousand seven hundred two dollars and no cents (\$497,702.00).

Enclosed with this letter is a copy of the bid tabulation for reference. We will prepare the contract documents and obtain the necessary insurance and bonding documentation from the contractor upon the Township's approval of the contract and issuance of the Notice of Award. The award should be made contingent upon compliance with all applicable CDBG requirements and approvals.

If you have any questions or comments, please contact me at (410) 490-0413.

Cynthia Todd

SPICER GROUP, INC
230 S. Washington Avenue
Saginaw, MI 48607
Phone:(410) 490-0413
Email: cynthia.todd@spicergroup.com
Enclosure: Bid tabulation

CHARTER TOWNSHIP OF YPSILANTI

Ypsilanti Township Civic Center

Bid Opening: August 5, 2026 @ 2:00 pm, Civic Center 2nd Floor Conference Room

Bids Due on August 5, 2026 @ 2:00 pm Start Time 2:04pm

COMPANY NAME	DELIVERY METHOD	BID AMOUNT	BOND	IRAN AFFIDAVIT
Braun Construction Group	IP	\$497,702	YES	YES
G-1 Services Group, Inc.	IP	\$346,000	YES	YES
Spartan Construction Group	IP	\$572,000	YES	YES
The Summit Company, Inc.	IP	\$575,000	YES	YES
Decima, LLC	IP	\$698,490	YES	YES
The McFate Group, Inc.	IP	\$507,664	YES	YES

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard Ypsilanti, MI 48198
Phone 734-544-4225 Fax 734-544-4195

Steven Densmore
Fire Chief



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Steven Densmore, Fire Chief

CC: Myla Harris, Purchasing Clerk

Date: September 9, 2026

SUBJECT: REQUEST AUTHORIZATION TO ACCEPT THE BID FROM J & L MOTORSPORTS FOR ONE (1) NEW 2026 POLARIS RANGER XP 1000 NORTHSTAR EDITION PREMIUM FOR \$41,122.15, BUDGETED IN LINE #206-901-979.000.

The Ypsilanti Township Fire Department is requesting authorization to award the bid for a new 2026 Polaris Ranger XP 1000 NorthStar Edition Premium, including the required fire/rescue equipment, to J & L Motorsports for \$41,122.15.

The Township solicited competitive bids for the vehicle and received a total of five bids. The bid results were as follows:

- J & L Motorsports \$41,122.15
- One Nation Distribution, LLC \$56,898.00
- Verde, Inc. \$62,995.00
- CSI \$67,842.00
- Reliant Fire Apparatus of MI \$84,740.00

After reviewing the bids received, the Fire Department is recommending J & L Motorsports for the purchase in the amount of \$41,122.15.

The Polaris Ranger will provide the Fire Department with additional capability for emergency response, rescue operations, special events, and access to parks, trails, and other areas where conventional fire apparatus may have limited access. The vehicle will be equipped with the required fire/rescue components identified in the Township's bid specifications.

The Fire Department recommends that the Board of Trustees authorize the award of the 2026 Polaris Ranger XP 1000 NorthStar Edition Premium to J & L Motorsports in the amount of \$41,122.15.

Steven W. Densmore BA, PEM, FPE, FI-II, AEMT
Fire Chief, Charter Township of Ypsilanti



August 28th, 2026

Charter Township of Ypsilanti
Attn: Clerk Debra A. Swanson
7200 S. Huron River Drive
Ypsilanti, MI 48197

"2026 Polaris Ranger XP 1000 Northstar Edition Premium"

Greetings,

Enclosed please find a quote for a new 2027 Polaris Ranger XP 1000 Northstar Premium in Havasau Red Pearl. This quote is the quote that the bid packet is based off. There are only a few slight changes which are listed below:

- The color is Havasau Red Pearl not Stealth Grey on the quote, changing to Stealth Grey is no change in price just figured being for a fire department the red would be a preferred color
- Polaris does not offer power door locks, I believe this to be a typo as the power window doors are often referred to as power doors. This unit will not have power door locks nor is it an upgrade that we would recommend adding. Both doors are keyed and there will be two door keys with the machine.
- Machine is equipped with a maintenance free lead battery not a lithium battery. Polaris does not offer a lithium battery.
- This quote is for a 2027 model as the 2026 models have been sold through and are no longer available for order.

Warranty Info:

Polaris offers a 2 year warranty on 2027 model year Rangers covering the machine from manufacturer's defect. This does not include wear items such as but not limited to: tires, belts, brake pads, and drive shafts.

Delivery Timeline:

Currently Polaris is building and shipping these machines so from time of approval it would be a 4-6 week time frame to get the machine delivered to our shop. Adding the accessories and outfitting the machine will take another couple weeks. The hang up would be the kimtek skid unit, currently kimtek is 14-16 weeks out on orders so really the delivery of the kimtek unit to J&L Motorsports would

determine the timeline for delivery of the completed machine to the Township.

Misc:

J&L Motorsports is a Gold Certified Polaris Service dealer, covering everything from routine maintenance to warranty work any issues with the machine can be handled at the dealership. J&L Motorsports has built multiple fire department machines and has a strong reputation for quality of work, excellent customer service, and support after the sale.

Dealer Contact Info:

New Unit Sales:

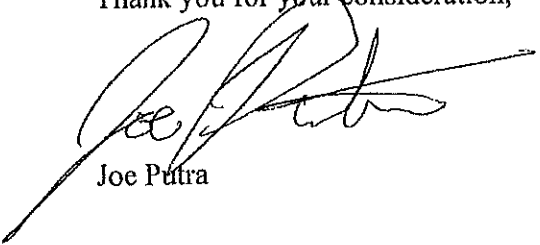
Service Manager:

Joe Putra
517-423-9559
jputra78@gmail.com

Tim Rankin
517-423-9559
timrankin69@gmail.com

If there are any questions or concerns please feel free to contact me directly. Please find enclosed a copy of J&L Motorsports Bid, Iran Business Relationship Affidavit, 2027 Ranger Northstar Premium spec sheet, and Kimtek FDH-203 spec sheet.

Thank you for your consideration,



Joe Putra

**J&L Motorsports**

1790 E. Monroe Rd.
Tecumseh, MI 49286
517-423-9559

Bill of Sale

Sales Person: Joe Putra

Deal # 2593

Date: 06/05/2026

Buyer: Ypsilanti Township Fire Department
222 S. Ford Blvd., Ypsilanti, MI
(Washtenaw) 48198 -
sgehringer@ypsitownship.org
(P) 734-544-4225

Stock#	Unit	VIN	MI/Hrs	Price
	New 2027 Polaris Ranger XP 1000 NorthStar Premium (Havasu Red Pearl)		0	\$29,984.00
Total Unit(s) Price:				\$29,984.00

Requested Parts & Accessories:			
Part #	Part Description	Qty	Total Sale Amount
MISC	Kimtek FDH-203 Skit Unit	1.000	\$7,500.00
MISC	Electric Start Pump Upgrade	1.000	\$600.00
MISC	Kimtek Freight	1.000	\$500.00
30-0096	QUICK CONNECT BATTERY CABLE 96"	1.000	\$44.25
53-25130	HD SUSPENSION SPRING BLACK	2.000	\$147.98
MISC	Set Rear Shocks to Outboard Position	1.000	\$0.00
2883230	K-ACCY,LGTBAR,1 LT,ZS	1.000	\$119.99
MISC	Red/White Body Flashers 2 Front 2 Rear	1.000	\$300.00
63-7232	PURSUIT SIDE MIRRORS POLARIS PRO FIT (PAIR)	1.000	\$171.99
2882763	K-LIGHTBAR,PA,40,SINGLE	1.000	\$519.99
2883265	K-ACCY,LIGHT,ORB,ZS	1.000	\$284.99
2882158	K-ACCY,EXTINGUISHER MNT,TTN	1.000	\$94.99
2890232	K-ACCY,UPPER,BRUSH,GUARD	1.000	\$294.99
2882530	ROCKSLIDERS	1.000	\$344.99
2884141	K-ACCY LIFT CARGO BOX	1.000	\$1,049.99
MISC	Turn Signal Kit TSK-3100 w/Hazard add on	1.000	\$600.00
			\$12,574.15

Incentives:	
Description	Total Amount
Polaris Government Rebate	\$1,750.00
	\$1,750.00

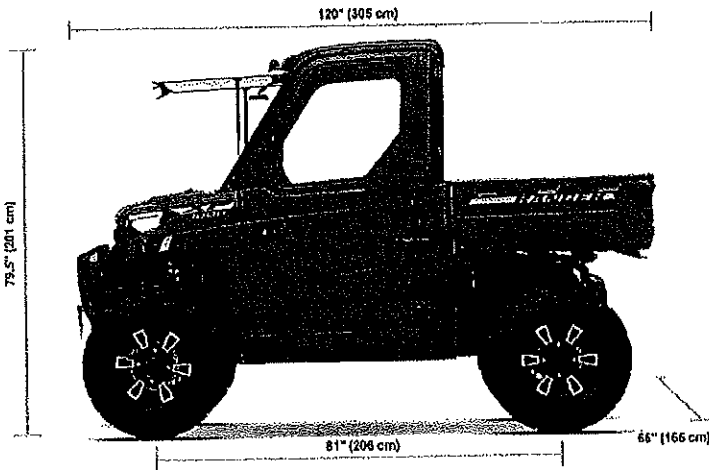
Invoice Summary	
Total Unit(s) Price:	\$29,984.00
Total Freight:	\$250.00
Total Set-Up:	\$0.00
Total Other:	\$0.00
Total F&I:	\$0.00
Total Parts:	\$12,574.15
Total Service:	\$0.00
Sales Tax:	\$0.00
Doc Fees:	\$0.00
Other Fees:	\$64.00
Total Sale Price:	\$42,872.15
Trade-In Allowance:	\$0.00
Trade-In Payoff:	\$0.00
Trade-In Value:	\$0.00
Cash Back:	(\$1,750.00)
Payments:	\$0.00
Balance Due:	\$41,122.15

Buyer: _____ Date: ____/____/____

Co-Buyer: _____ Date: ____/____/____

Dealer: _____ Date: ____/____/____

RANGER XP 1000 NorthStar Premium Havasu Red Pearl



Key Specifications

82
HP**65"**
WIDTH**14"**
GROUND CLEARANCE

Stealth Gray



Havasu Red Pearl



Blue Labyrinth



Army Green



Polaris Pursuit Camo

Engine & Drivetrain

Cooling	Liquid
Cylinders Displacement	999 cc
Drive System Type	Selectable on-demand all-wheel drive, AWD/2WD/VersaTrac Turf Mode
Driveline Features	N/A
Engine Type	4-stroke twin cylinder DOHC
Fuel System/Battery	Electronic Fuel Injection
Horsepower	82
Transmission/Final Drive	Gen 2 Automatic PVT H/L/N/R/P; shaft

Dimensions

Accessory Weight	268 lbs. (122 kg)
Bed Box Dimensions (L x W x H)	36.75 x 54.25 x 12.5" (93 x 138 x 32 cm)
Box Capacity	1,000 lbs. (454 kg) CA Models: 600 lbs. (272 kg)

Estimated Dry Weight	1,760 lbs. (798 kg)
Fuel Capacity	11.5 gal (43.5 L)
Ground Clearance	14" (36 cm)
Hitch Type	Standard 2" (5 cm) receiver
Overall Vehicle Size (L x W x H)	120 x 65 x 79.5" (305 x 165 x 201 cm)
Payload Capacity	1,275 lbs. (578 kg) CA Models: 1,100 lbs. (499 kg)
Person Capacity	3
Towing Capacity	2,500 lbs. (1,134 kg)
Turning Radius	13' (4 m)
Wheelbase	81" (206 cm)

Brakes

Front/Rear Brakes	4-Wheel Hydraulic Disc with Dual-Bore Front and Rear Calipers
Parking Brake	Park in-transmission

Technology

Audio System	Not equipped, accessory options available
Connected Vehicle Services	Not equipped, accessory options available
Rear Camera	Not equipped, accessory options available
Security	Polaris P.A.S.S. anti-theft system
Touch Screen Display	Not equipped, accessory options available

Wheels & Tires

Front Tires	29 x 9-14; Pro Armor X Terrain
Rear Tires	29 x 11-14; Pro Armor X Terrain
Tire Ply Rating	8-ply
Wheels	14" aluminum

Suspension

Front Suspension	Dual A-arm, 10" (25.4 cm) travel
Rear Suspension	Dual A-arm, 10" (25.4 cm) travel

Exterior Features

Cargo System	Gas-assist dump box with Lock & Ride accessory integration
Door Type	Powered window doors
Vehicle Protection	Large steel bumper, full-coverage skid plate, CV shields
Winch	4,500 LB Winch with synthetic rope, Auto Stop and wireless remote

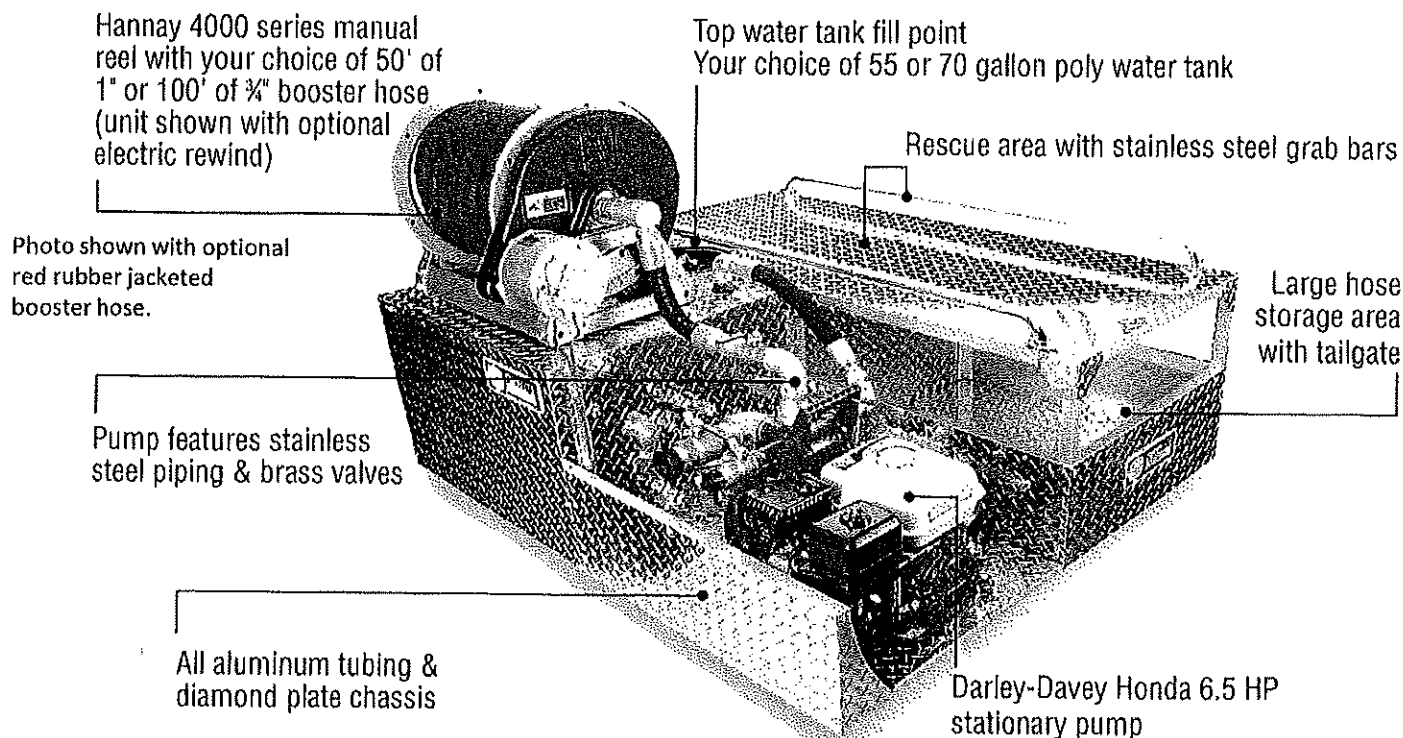
Lighting & Electrical

Electrical System	140-amp charging system, Polaris Pulse electrical system (6-position hood and 6-position roof), USB charger, 12V accessory outlet, battery trickle-charging port
Lighting	Dual LED headlights, 1,250-lm low beam, 2,300-lm high beam, dual LED taillights

Comfort & Convenience

Cab Components	Factory-installed cab system with roof and sound insulation materials, tip-out glass windshield, tinted rear panel, powered front windows, rearview mirror, windshield wiper/washer, dome light
Driver Instrumentation	Dual-sweep analog dials with 4" LCD rider information center: user selectable blue/red backlighting and brightness, passcode protection, programmable service intervals, speedometer, programmable speed limiting, tachometer, odometer, tripmeter, clock, hour meter, gear indicator, fuel gauge, coolant temperature, voltmeter, service indicator and codes, seat belt reminder
Electronic Power Steering	High-output EPS
Heat and/or Air Conditioning	Factory-installed heat, AC, defrost
Seat Type	3-person bolstered bench seats with 3-point harness and adjustable driver seat

FIRELITE TRANSPORT DELUXE FDH-203



BASE PRICE: \$7,500.00 + SHIPPING

ADD ELECTRIC REWIND TO HANNAY REEL:	\$500	ADD SCOTTY FOAM SYSTEM W/ 5 GAL CELL:	\$800
ADD MERCEDES DRAFTLITE KIT:	\$500	UPGRADE TO VIPER NOZZLE:	\$400
UPGRADE TO 6.5 HP ELEC (AK314):	\$600	ADD REMOVABLE TOOL TRAY:	\$800

Darley-Davey AK315 6.5 HP
Two-Stage
65 GPM @ 48 PSI
50 GPM @ 81 PSI
20 GPM @ 120 PSI

- 1 gated 1" to booster reel
- 1 gated 1-1/2" auxiliary suction
- 1 gated 1-1/2" tank to pump
- Water tank sight gauge
- Includes CS 105/15 1" NST dual flow with bumper wildland nozzle
- 1 gated 1-1/2" discharge
- 1 gated 1" discharge*
- 1 gated 1" pump to tank refill
- Able to draft up to 19' with initial prime
- Boostlite hose standard

* 1 gated 1" discharge not available if foam is added

Dimensions	Dry Weight	+ 5 gal foam	Wet Weight	Wet Weight + foam	Crated Weight
55 GAL 48"W x 55"L x 38"H	324	340	790	830	485
70 GAL 48"W x 55"L x 38"H	335	351	918	958	495

*weights & dimensions are approximate only
 Add 30 lbs to weights if going with optional red rubber jacketed booster hose
 Tool tray adds approx. 55 lbs



**ALL UNITS SHIP
FULLY ASSEMBLED**





To: Charter Township of Ypsilanti Board of Trustees

From: Community Engagement Staff

cc: Myla Harris, Purchasing

Date: August 27, 2026

Re: Authorization To Seek Proposals for Branding, Marketing & Communications Services; GL #266.303.801.000, contingent on budget amendment.

The Community Engagement staff is requesting authorization from the Board of Trustees to seek competitive proposals through MITN/BidNet Direct for professional branding, marketing, communications, creative content, and community engagement services for the Charter Township of Ypsilanti. Funding would come from account #266.303.801.000, pending approval of budget amendment.

The Township is seeking to strengthen the consistency, quality, and effectiveness of its external communications while creating a more coordinated approach to branding, community storytelling, resident engagement, and promotion of Township programs, services, businesses, neighborhoods, amenities, and community assets.

The Township currently communicates with residents and the broader community through a variety of platforms and materials. As communication needs continue to grow, the Township would benefit from professional creative and strategic support to help establish a consistent visual identity and messaging approach across departments and communication channels.

The proposed solicitation will seek a qualified firm with experience in branding, marketing, communications, social media, graphic design, video content, public information, and community engagement. Experience working with

municipalities, governmental organizations, or other public-sector clients will be considered valuable.

PROPOSED SCOPE OF SERVICES

The Request for Proposals (RFP) will seek ongoing professional services that may include:

- Reviewing and refining the Township's existing brand identity and public-facing communications.
- Implementing clear brand standards and guidelines for consistent use of Township logos, colors, messaging, graphics, and other visual elements.
- Providing ongoing brand management and creative guidance across Township departments and communications.
- Redesigning and improving internal and external marketing and outreach materials to create a more consistent Township identity.
- Providing a brand training session for Township employees to assist staff with appropriate and consistent use of Township branding.
- Developing branded social media graphics and supporting content.
- Developing basic social video campaigns, with an initial focus on Township history, community storytelling, and highlighting Township people, places, programs, and community assets.
- Providing copywriting, design, and coordination support for quarterly newsletters and/or email communications.
- Providing design and coordination support for Township direct-mail communications.
- Developing recurring community-storytelling opportunities based on Township priorities.
- Providing strategic communications and creative guidance to Township leadership.
- Ability to remain flexible and adjust or redirect content and material needs based on Township deadlines, time constraints, changing priorities, or other time-sensitive needs.

- Participating in monthly planning meetings with Township leadership and designated staff to establish objectives, identify priorities, coordinate upcoming projects, and review progress.

The RFP will also request a separate hourly rate for optional consulting services that may be requested by the Township outside of the regular monthly scope. Optional services may include additional copywriting, social media planning and guidance, consultation related to social media advertising or boosted content, and other communications or marketing assistance requested by the Township.

Any optional hourly work would require prior Township authorization, and the Township would not guarantee a minimum amount of additional hourly work.

PROPOSAL AND PRICING REQUIREMENTS

Proposers will be required to clearly identify:

- The proposed monthly fee for ongoing services.
- The specific services and level of support included in the monthly fee.
- Any limitations on hours, projects, or deliverables.
- The proposed hourly rate for optional consulting services.
- Staffing and the individuals who would be assigned to the Township.
- Availability and expected response times.
- Relevant experience and qualifications.
- Examples of previous branding, marketing, social media, graphic design, video, and communications work.
- Client references.
- Any third-party, production, printing, postage, advertising, travel, or other pass-through costs that may be charged in addition to the monthly fee.

Additional expenses outside of the approved scope would require prior Township authorization.

PURCHASING AND EVALUATION PROCESS

Following Board authorization, Purchasing will prepare and advertise a formal Request for Proposals through MITN/BidNet Direct.

All firms will receive the same solicitation documents and will be required to submit proposals in accordance with the deadline and requirements stated. Questions regarding the RFP will be handled through MITN so that responses and clarifications are available equally to all potential proposers.

Proposals will be evaluated based on factors including:

- Qualifications and relevant experience.
- Understanding of the Township's goals and communication needs.
- Proposed approach and scope of services.
- Quality of portfolio and work samples.
- Qualifications and availability of the proposed project team.
- Responsiveness and ability to address Township communication needs.
- Proposed pricing.
- Overall value to the Township.

Proposals will be evaluated based on the overall combination of qualifications, experience, proposed services, approach, responsiveness, pricing, and value to the Township.

After proposals are received and evaluated, the Community Engagement staff will return to the Board of Trustees with a recommended firm, proposed scope of services, contract term, and cost for consideration and approval before any contract is awarded.

Thank you for your consideration.

OTHER BUSINESS

PUBLIC COMMENTS

- **Three Minutes Per Person**
- **All Comments must be addressed to the Chair**
- **Public Comments are also welcomed as the board addresses each item**

BOARD MEMBER COMMENTS

ADJOURNMENT
