

CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

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DEBBIE SWANSON

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LARESHA THORNTON

October 20, 2026

Regular Meeting – 6:00 p.m.

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

DEPARTMENTAL REPORTS

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

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



MONTHLY REPORT FOR SEPTEMBER 2026

Fire Department staffing levels are as follows:

1 Fire Chief	1 Fire Marshall	3 Shift Captains
23 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 **473** requests for assistance. Of those requests, **249** were medical emergency service calls, with the remaining **224** incidents classified as non-medical and/or fire related.

Department activities for the month of September 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
- b) Hazmat Training

3) Pub Education

- a) WCSD- Fall Community Resource
- b) Gault Village Kid's Day

Filter statement

Filters Incident onset 9/1/26 to 9/30/26 Incident status Locked

Incident Types (NERIS)

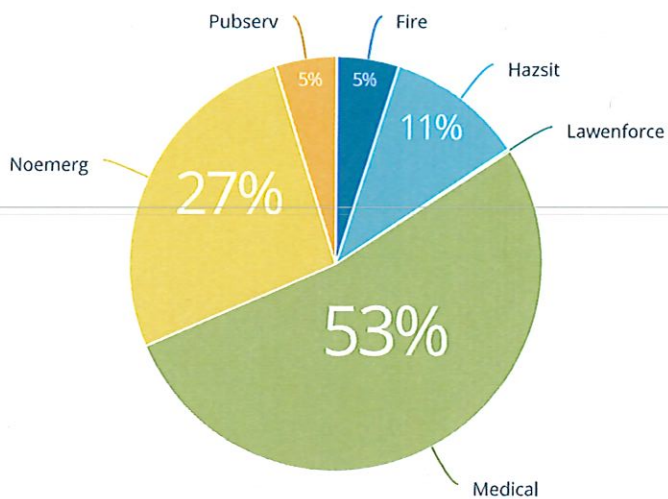
Count of Incidents	Count of Medical Incidents...	Count of Fire Incidents (Pri...	Count of Other Incidents (...)	Mutual Aid Given or Receiv...
Count of Incidents 473 Count of Exposures 0	Count of EMS Calls 249 Percent of EMS Calls 52.64%	Count of Fire Calls 23 Percent of Fire Calls 4.86%	Count of Other Calls 201 Percent of Other Calls 42.49%	Aid Given 8 Aid Received 2

Incident Types (NERIS) Oct 1, 2026 7:17:48 AM [Fire Incidents \(NERIS\)](#)

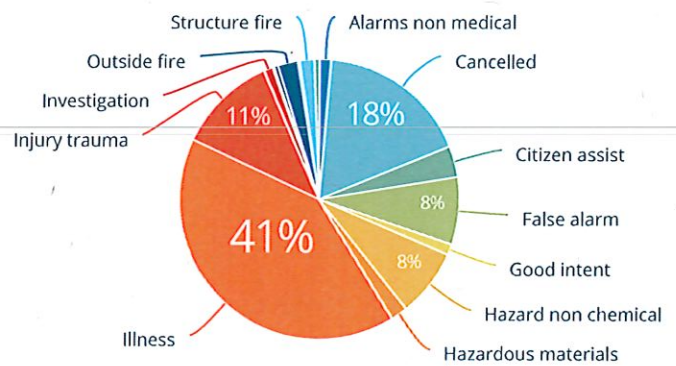
Filter statement

Filters **Incident onset** 9/1/26 to 9/30/26 | **Incident status** Locked

Primary Incident Type by Category



Primary Incident Types by Subcategory

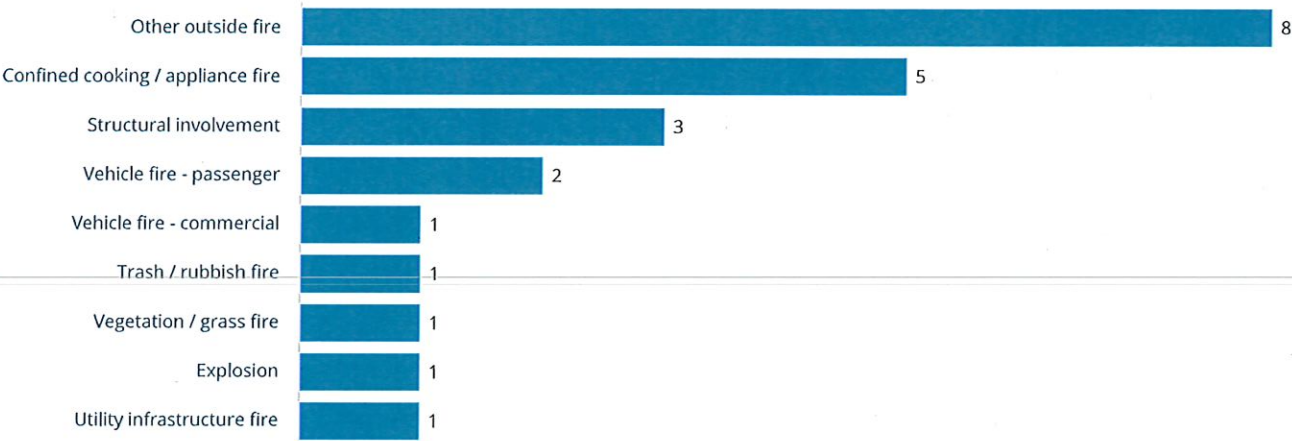


Incident Types (NERIS) Oct 1, 2026 7:17:48 AM [Fire Incidents \(NERIS\)](#)

Filter statement

Filters **Incident onset** 9/1/26 to 9/30/26 | **Incident status** Locked

Count of Fire Incidents



Incident Types (NERIS) Oct 1, 2026 7:17:48 AM [Fire Incidents \(NERIS\)](#)

Filter statement

Filters **Incident onset** 9/1/26 to 9/30/26 | **Incident status** Locked

Primary Incident Types (by month)

Additional Incident Types (by month)

Primary Incident Type	Incidents	
	09/2026	Grand Total
Abdominal pain / problems	12	
Accidental alarm	11	
Allergic reaction / stings	4	
Altered mental status	5	
Animal bites	2	
Assault	2	
Back pain (non-trauma)	1	
Breathing problems	48	
CO alarm	2	
Cancelled	83	
Carbon monoxide release	2	
Cardiac arrest	5	
Chest pain (non-trauma)	35	
Choking	1	
Citizen assist / service call	5	
Confined cooking / appliance fire	5	
Convulsions / seizures	9	
Diabetic problems	3	

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PP26-0281	Res - Plumbing	1110 JAY AVE	David G Michael	09/30/202	04/03/202	\$179.00
PP26-0278	Res - Plumbing	1424 ANDREA ST	NICOLAS GHOSN	09/22/202	03/21/202	\$75.00
PP26-0277	Res - Plumbing	547 HOLLIS AVE	HART & SONS PLUMBING LLC ZPLUMBERZ	09/22/202	03/29/202	\$75.00
PP26-0275	Res - Plumbing	7630 BAY TREE DR	KALEB WINDIATE	09/17/202	03/29/202	\$75.00
PP26-0274	Res - Plumbing	1191 SHARE AVE	CASE CLOSED PLUMBING, LLC	09/22/202	03/30/202	\$75.00
PP26-0273	Res - Plumbing	808 JEROME AVE 1	DYNAMIC DRAINS LLC	09/17/202	03/16/202	\$75.00
PP26-0272	Res - Plumbing	517 HOLLIS AVE	DYNAMIC DRAINS LLC	09/15/202	03/14/202	\$75.00
PP26-0271	Res - Plumbing	7850 DOVER DR	CLEMONS, XAIVER & EUGENIA	09/22/202	03/29/202	\$75.00
PP26-0269	Res - Plumbing	140 S MANSFIELD ST	A-1 PROFESSIONAL PLBG	09/15/202	03/29/202	\$109.00
PP26-0268	Com - Plumbing	2502 E MICHIGAN AVE MAIN	CLIFFORD RADFORD CLIFFORD LYLE RADFORD	09/14/202	03/13/202	\$126.00
PP26-0267	Res - Plumbing	1308 JONES ST	CASE CLOSED PLUMBING, LLC	09/15/202	03/20/202	\$75.00
PP26-0266	Res - Plumbing	5917 HITCHINGHAM RD	NICOLAS GHOSN	09/15/202	03/29/202	\$168.00
PP26-0264	Res - Plumbing	1114 HUNTER AVE	CHIWESHE, BARBARA	09/08/202	03/15/202	\$133.00
PP26-0263	Res - Plumbing	1650 S HARRIS RD	CLIFFORD RADFORD CLIFFORD LYLE RADFORD	09/03/202	03/13/202	\$75.00
PP26-0262	Res - Plumbing	7614 GREENE FARM DR	HUTZEL PLUMBING & HEATING CO SCOTT MICHAEL CUMMINS	09/04/202	03/15/202	\$125.00
PP26-0261	Res - Plumbing	7220 COLCHESTER LN	NICOLAS GHOSN	09/01/202	03/31/202	\$95.00
PP26-0260	Res - Plumbing	7103 CREEKWAY CT	DWG PLUMBING	09/14/202	03/13/202	\$75.00
PP26-0250	Com - Plumbing	2850 WASHTENAW RD	PENDER, TIMOTHY	09/15/202	03/14/202	\$582.00
PP26-0235	Res - Plumbing	3375 E MICHIGAN 033	AMHS Inc	09/01/202	02/28/202	\$75.00
PP26-0234	Res - Plumbing	3375 E MICHIGAN 292	AMHS Inc	09/01/202	02/28/202	\$75.00
PP26-0233	Res - Plumbing	3375 E MICHIGAN 053	AMHS Inc	09/01/202	02/28/202	\$75.00
PP26-0231	Res - Plumbing	6988 MCKEAN RD # 278	AMHS Inc	09/01/202	02/28/202	\$75.00
PP26-0230	Res - Plumbing	6988 MCKEAN RD # 119	AMHS Inc	09/01/202	02/28/202	\$75.00
PP26-0228	Res - Plumbing	325 HILLCREST BLVD	HALEY MECHANICAL	09/23/202	03/22/202	\$75.00
PP26-0195	Com - Plumbing	1822 W MICHIGAN AVE	MASTERCRAFT PLBG	09/22/202	03/21/202	\$505.00
PM26-0644	Res - Mechanical	1957 CHEVROLET ST	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH- SALVATORE RANDAZZO	09/23/202	03/22/202	\$75.00
PM26-0642	Res - Mechanical	8195 BEMIS RD	KEVIN JOHNSTON	09/29/202	03/30/202	\$125.00
PM26-0640	Res - Mechanical	653 GREENLAWN ST	JORDAN MECHANICAL SERVICES	09/22/202	03/21/202	\$255.00
PM26-0639	Res - Mechanical Ext Units	9607 HARBOUR COVE CT	INDOOR COMFORT	09/22/202	03/21/202	\$105.00
PM26-0638	Res - Mechanical	1492 WINGATE BLVD	FAMILY HEATING CO, INC DAVID PATRICK FREY	09/22/202	03/21/202	\$75.00
PM26-0636	Res - Mechanical	1330 REDLEAF LN	AL'S WATER HEATER SALES & SERVICE JOHN H WINCHESTER, JR.	09/22/202	03/30/202	\$75.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PM26-0635	Res - Mechanical	1152 GAULT DR	AL'S WATER HEATER SALES & SERVICE JOHN H WINCHESTER, JR.	09/22/202	03/29/202	\$75.00
PM26-0634	Res - Mechanical Ext Units	9024 COLONY PARK DR	INDOOR COMFORT	09/22/202	03/21/202	\$105.00
PM26-0633	Res - Mechanical	5355 MERRITT RD	CHARLIE GRANZOW	09/22/202	03/21/202	\$205.00
PM26-0632	Res - Mechanical Ext Units	1460 LEVONA ST	PAT WALTERS & SONS PATRICK JAMES WALTERS	09/22/202	03/21/202	\$105.00
PM26-0631	Res - Mechanical	7673 PAINT CREEK DR	Steven Daniels	09/23/202	03/22/202	\$85.00
PM26-0630	Res - Mechanical Ext Units	2384 COLONY WAY	RONALD LOMASNEY	09/21/202	03/20/202	\$115.00
PM26-0629	Res - Mechanical Ext Units	7776 BAY TREE DR	INDOOR COMFORT	09/21/202	03/20/202	\$75.00
PM26-0628	Res - Mechanical Ext Units	2971 MAZIN CT	INDOOR COMFORT	09/21/202	03/20/202	\$128.00
PM26-0627	Res - Mechanical	1366 N HURON RIVER DR	AL'S WATER HEATER SALES & SERVICE JOHN H WINCHESTER, JR.	09/21/202	03/28/202	\$75.00
PM26-0626	Res - Mechanical	1201 REDLEAF LN	AUSTIN MATERO	09/18/202	03/28/202	\$125.00
PM26-0624	Res - Mechanical	213 TAFT AVE	RONALD LOMASNEY	09/17/202	03/16/202	\$75.00
PM26-0623	Res - Mechanical	3000 MAZIN CT	IHAB AL-SAMHOURI	09/16/202	03/30/202	\$525.00
PM26-0622	Res - Mechanical	1226 E FOREST AVE	JOHN PALMER HALL	09/18/202	03/17/202	\$115.00
PM26-0621	Res - Mechanical Ext Units	191 HILLCREST BLVD	PAT WALTERS & SONS PATRICK JAMES WALTERS	09/16/202	03/15/202	\$105.00
PM26-0620	Res - Mechanical Ext Units	304 ROSEWOOD AVE	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH-SALVATORE RANDAZZO	09/17/202	03/16/202	\$105.00
PM26-0619	Res - Mechanical	5968 WILLOWBRIDGE RD	Adam Dhiaa- Naji Al-Obaidy	09/15/202	04/04/202	\$105.00
PM26-0618	Res - Mechanical	2388 BROOKTREE CT	Adam Dhiaa- Naji Al-Obaidy	09/15/202	04/04/202	\$105.00
PM26-0617	Res - Mechanical	117 EDISON AVE	Adam Dhiaa- Naji Al-Obaidy	09/15/202	04/05/202	\$185.00
PM26-0616	Com - Mechanical	1711 CADILLAC AVE	JASON OBERDORF	09/15/202	03/17/202	\$75.00
PM26-0615	Com - Mechanical	1711 CADILLAC AVE	HEALTHY LIVING HVAC INC.	09/15/202	03/15/202	\$75.00
PM26-0614	Res - Mechanical	2189 BURNS AVE	ERIC C KRUGER	09/22/202	03/21/202	\$75.00
PM26-0613	Res - Mechanical	7850 DOVER DR	CLEMONS, XAIVER & EUGENIA	09/22/202	04/03/202	\$75.00
PM26-0612	Res - Mechanical Ext Units	3375 E MICHIGAN 029	CAPITOL SUPPLY & SERVICE INC HENRY F RANKE /Sally	09/11/202	03/21/202	\$75.00
PM26-0611	Com - Mechanical Ext Units	1410 S HURON ST	LOVIN, SAMMY J	09/16/202	04/05/202	\$415.00
PM26-0610	Res - Mechanical	7977 FAIRCREST DR	INDOOR COMFORT	09/16/202	03/15/202	\$75.00
PM26-0609	Res - Mechanical Ext Units	1484 GAIL CT	R.G. WAHL-ROEHM HEATING & COOLING	09/11/202	04/05/202	\$90.00
PM26-0608	Res - Mechanical Ext Units	981 NASH AVE	David G Michael	09/10/202	04/04/202	\$125.00
PM26-0607	Com - Mechanical Ext Units	1800 S HURON ST	ELFORDS HEATING & COOLING LLC	09/10/202	03/10/202	\$215.00
PM26-0606	Res - Mechanical	7618 BAY TREE DR	BRENT N. JOHNSON	09/14/202	03/30/202	\$165.00
PM26-0605	Res - Mechanical Ext Units	7327 LOCHMOOR DR	MICHAEL ANDREWS	09/10/202	03/09/202	\$145.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PM26-0604	Res - Mechanical	1017 ZEPHYR ST	CHAD MICHAEL HOTTLE MICHAEL CHARLES CORRION	09/23/202	03/22/202	\$120.00
PM26-0603	Res - Mechanical	2360 MERRILL AVE	GREGORY SCOTT JUSTICE JR	09/09/202	03/09/202	\$90.00
PM26-0602	Res - Mechanical Ext Units	881 CLIFFS DR 202A	MICHAEL ANDREWS	09/09/202	03/08/202	\$150.00
PM26-0601	Res - Mechanical Ext Units	8277 LAKE CREST DR	RONALD LOMASNEY	09/08/202	03/07/202	\$135.00
PM26-0600	Res - Mechanical	7593 DORAL DR	SMITH, EVELYN	09/03/202	03/02/202	\$75.00
PM26-0598	Res - Mechanical	7300 HITCHINGHAM RD	FOUR SEASONS ENTERPRISES	09/04/202	04/03/202	\$90.00
PM26-0597	Res - Mechanical Ext Units	274 KIRK AVE	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH- SALVATORE RANDAZZO	09/02/202	03/01/202	\$120.00
PM26-0596	Res - Mechanical Ext Units	7274 LOCHMOOR DR	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH- SALVATORE RANDAZZO	09/01/202	04/03/202	\$115.00
PM26-0595	Com - Mechanical	8732 SPINNAKER WAY	AL'S WATER HEATER SALES & SERVICE JOHN H WINCHESTER, JR.	09/08/202	03/28/202	\$125.00
PM26-0591	Res - Mechanical	8409 S HURON RIVER DR	Tony J Blight	09/02/202	03/03/202	\$75.00
PM26-0588	Com - Mechanical	7200 S HURON RIVER DR	WJ ONEIL CO JOHN M ONEIL	09/03/202	03/02/202	\$125.00
PM26-0587	Res - Mechanical Ext Units	549 BAGLEY AVE	HALEY MECHANICAL	09/18/202	03/29/202	\$135.00
PM26-0586	Com - Fire Suppression	1410 S HURON ST	KURT GIBBONS	09/30/202	03/29/202	\$651.50
PM26-0552	Res - Mechanical	1174 WALNUT ST	AL'S WATER HEATER SALES & SERVICE JOHN H WINCHESTER, JR.	09/18/202	03/21/202	\$75.00
PM26-0551	Res - Mechanical	3375 E MICHIGAN 033	AMHS Inc	09/01/202	02/28/202	\$75.00
PM26-0550	Res - Mechanical	3375 E MICHIGAN 292	AMHS Inc	09/01/202	02/28/202	\$75.00
PM26-0549	Res - Mechanical	3375 E MICHIGAN 053	AMHS Inc	09/01/202	02/28/202	\$75.00
PM26-0548	Res - Mechanical	6988 MCKEAN RD # 278	AMHS Inc	09/01/202	02/28/202	\$75.00
PM26-0546	Res - Mechanical	6988 MCKEAN RD # 119	AMHS Inc	09/01/202	02/28/202	\$75.00
PM26-0545	Res - Mechanical Ext Units	2365 MERRILL AVE	DYNAMIC ENERGY SOLUTIONS INC.	09/11/202	03/10/202	\$90.00
PM26-0523	Res - Mechanical	1304 DESOTO AVE	AMERICAN APPLIANCE HTG & COOL, INC.	09/15/202	03/28/202	\$75.00
PM26-0481	Com - Mechanical	2890 WASHTENAW RD	CONDOR PIPING INC	09/01/202	02/28/202	\$175.00
PM26-0460	Com - Mechanical	1822 W MICHIGAN AVE	MASTERCRAFT PLBG	09/22/202	03/21/202	\$235.00
PM26-0361	Res - Mechanical	1355 LATHERS AVE	VALLE, JOSEPH	09/22/202	03/21/202	\$75.00
PE26-0321	Res - Electrical	2580 HOLMES 64	SWEETS ELECTRIC LLC	09/30/202	04/03/202	\$125.00
PE26-0320	Res - Electrical	445 BROWNING ST	PHILIP LESSNAU	09/29/202	03/30/202	\$75.00
PE26-0318	Res - Electrical	8016 THORNHILL DR	FISHWICK ELECTRIC LLC	09/30/202	03/29/202	\$75.00
PE26-0317	Res - Electrical	4901 MUNGER RD	A J LEO ELECTRIC & SOLAR	09/22/202	03/21/202	\$103.00
PE26-0316	Res - Electrical	8195 BEMIS RD	JRM ELECTRIC	09/18/202	03/30/202	\$90.00
PE26-0315	Res - Electrical	1127 MAPLEWOOD AVE	A J LEO ELECTRIC & SOLAR	09/16/202	03/28/202	\$92.00
PE26-0314	Res - Electrical	304 ROSEWOOD AVE	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH- SALVATORE RANDAZZO	09/17/202	03/16/202	\$75.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PE26-0313	Com - Electrical	775 JAMES L HART PKWY	WAVE ELECTRIC	09/15/202	03/21/202	\$135.00
PE26-0312	Com - Electrical	585 JOE HALL DR	ELECTRIC ONE LLC.	09/14/202	03/21/202	\$624.00
PE26-0311	Res - Electrical	7850 DOVER DR	CLEMONS, XAIVER & EUGENIA	09/15/202	04/06/202	\$75.00
PE26-0310	Res - Electrical	3375 E MICHIGAN 029	CAPITOL SUPPLY & SERVICE INC HENRY F RANKE /Sally	09/11/202	03/21/202	\$75.00
PE26-0309	Com - Electrical	2287 ELLSWORTH	IB ELECTRIC INC DAVID CHAHINE - MASTER	09/11/202	03/16/202	\$75.00
PE26-0308	Res - Electrical	10145 BEMIS RD	SCOTT L. MUELLER	09/15/202	03/14/202	\$75.00
PE26-0307	Res - Electrical	5917 HITCHINGHAM RD	DEERE ELECTRIC INC	09/10/202	03/13/202	\$112.00
PE26-0306	Res - Electrical	1017 ZEPHYR ST	C&C HTG & AIR CONDITIONING MICHAEL CHARLES CORRION	09/23/202	03/22/202	\$75.00
PE26-0305	Res - Electrical	3000 MAZIN CT	PRINCE ELECTRIC	09/09/202	04/06/202	\$364.00
PE26-0304	Res - Electrical	1211 CLARITA ST	CONTRACTORS GROUP ELECTRIC INC	09/09/202	03/08/202	\$75.00
PE26-0302	Res - Electrical	1316 WARNER ST	ROBERT G VEDDER	09/10/202	03/20/202	\$75.00
PE26-0301	Res - Electrical	7063 MISSION HILLS DR	SCOTT L. MUELLER	09/18/202	03/17/202	\$75.00
PE26-0300	Com - Electrical	1400 N PROSPECT RD	JOHNSON SIGN CO	09/02/202	03/01/202	\$75.00
PE26-0299	Res - Electrical	274 KIRK AVE	RANDAZZO MECH HEAT & COOL ANTHONY JOSEPH-SALVATORE RANDAZZO	09/02/202	03/01/202	\$131.00
PE26-0298	Res - Electrical	1429 WINGATE BLVD	ALAN C LAHAISE	09/01/202	03/07/202	\$100.00
PE26-0297	Res - Electrical	1344 E FOREST AVE	SQUANDA ELECTRIC	09/01/202	03/13/202	\$200.00
PE26-0296	Res - Electrical	7487 STREAMWOOD DR	ANGEL TORRES	09/02/202	03/07/202	\$101.00
PE26-0295	Res - Electrical	981 NASH AVE	David G Michael	09/01/202	04/03/202	\$144.00
PE26-0294	Res - Electrical	105 VALLEY DR	ROCK ELECTRICAL	09/02/202	03/01/202	\$75.00
PE26-0291	Res - Electrical	549 BAGLEY AVE	HALEY MECHANICAL HENRY DWAYNE HALEY	09/18/202	03/30/202	\$75.00
PE26-0286	Res - Electrical	2217 LAKEVIEW AVE	WEGMANN ELECTRIC	09/14/202	03/16/202	\$283.00
PE26-0280	Com - Fire Alarm	2850 WASHTENAW RD	METRO ALARM SYSTEMS	09/02/202	03/01/202	\$290.00
PE26-0279	Res - Electrical	1650 WINGATE BLVD	HALEY MECHANICAL HENRY DWAYNE HALEY	09/10/202	03/09/202	\$75.00
PE26-0265	Res - Electrical	2365 MERRILL AVE	DYNAMIC ENERGY SOLUTIONS INC.	09/11/202	03/10/202	\$85.00
PE26-0257	Res - Electrical	2736 APPLERIDGE ST	ROCK ELECTRICAL	09/02/202	03/01/202	\$75.00
PE26-0243	Com - Electrical	2250 W MICHIGAN AVE	ALLIED SIGNS INC PATRICK ANTHONY STIEBER	09/03/202	03/02/202	\$125.00
PE26-0140	Res - Electrical	1385 HILLTOP DR	CCK ELECTRIC	09/29/202	03/28/202	\$90.00
PCD26-0002	Code Inspection	2502 E MICHIGAN AVE MAIN	BEAL PROPERTIES, LLC LAURA SPEAR	09/10/202	10/10/202	\$100.00
PCD26-0001	Code Inspection	2502 E MICHIGAN AVE MAIN	BEAL PROPERTIES, LLC LAURA SPEAR	09/10/202	10/10/202	\$100.00
PB26-0973	Res - Roof-Siding-windows	464 DUPONT AVE	J.O.A.T. REMODELING, LLC MARK ANTHONY BARRETT	09/23/202	03/30/202	\$155.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PB26-0972	Res - Roof-Siding-windows	1616 MOLLIE ST	POWER HOME REMODELING GROUP LLC	09/23/202	03/22/202	\$225.00
PB26-0971	Res - Roof-Siding-windows	867 DEBBY CT	HANSON'S WINDOW & SIDING	09/28/202	03/27/202	\$505.00
PB26-0970	Com - Addition	185 S CLUBVIEW DR	KAB ENTERPRISES, INC	09/23/202	03/22/202	\$90.00
PB26-0969	Res - Alteration	6697 E SUMMERDALE CT	AMSTILL ROOFING LLC	09/23/202	03/22/202	\$250.00
PB26-0968	Res - Roof-Siding-windows	209 S WALLACE BLVD	NEIGHBORHOOD INSULATION INC	09/22/202	03/21/202	\$205.00
PB26-0966	Res - Deck	6241 ASPEN WAY	CUSTOM DECK CREATIONS, LLC	09/23/202	03/22/202	\$230.00
PB26-0965	Res - Roof-Siding-windows	6801 MERRITT RD	INSTALL PARTNERS LLC	09/23/202	03/22/202	\$75.00
PB26-0964	Res - Roof-Siding-windows	8000 VALLEYVIEW DR	JIMMY OWSLEY	09/22/202	03/21/202	\$95.00
PB26-0962	Res - Alteration	1459 E CHATEAU VERT ST APT D	MAJIC WINDOW BART ALAN RUE (Ellen)	09/22/202	03/21/202	\$460.00
PB26-0959	Com - Reroof Pitched	1712 TIMBER RDG BLDG 20	AARON BUILDERS	09/18/202	03/17/202	\$235.00
PB26-0958	Com - Reroof Pitched	1712 TIMBER RDG BLDG 17	BRUTTELL ROOFING CO	09/18/202	03/17/202	\$255.00
PB26-0957	Com - Reroof Pitched	1712 TIMBER RDG BLDG 16	BRUTTELL ROOFING CO	09/18/202	03/17/202	\$315.00
PB26-0956	Res - Roof-Siding-windows	412 S HARRIS RD	BRUTTELL ROOFING CO	09/18/202	03/17/202	\$105.00
PB26-0955	Res - Roof-Siding-windows	590 KENNEDY AVE	POWER HOME REMODELING GROUP LLC	09/17/202	04/03/202	\$225.00
PB26-0952	Res - Roof-Siding-windows	5870 ELLIS RD	SMOLYANOV HOME IMPROVEMENT	09/17/202	03/16/202	\$275.00
PB26-0951	Res - Roof-Siding-windows	8721 TRILLIUM DR	A H CONSTRUCTION CO	09/17/202	03/16/202	\$305.00
PB26-0950	Res - Roof-Siding-windows	7514 WARWICK DR	POWER HOME REMODELING GROUP LLC	09/17/202	03/16/202	\$205.00
PB26-0949	Res - Roof-Siding-windows	1255 LORI ST	WALLSIDE INC ADAM BLANCK	09/17/202	03/16/202	\$115.00
PB26-0948	Res - Roof-Siding-windows	1232 CRESTWOOD AVE	POWER HOME REMODELING GROUP LLC	09/17/202	03/16/202	\$345.00
PB26-0947	Res - Roof-Siding-windows	576 HUNT PL	POWER HOME REMODELING GROUP LLC	09/16/202	03/15/202	\$125.00
PB26-0946	Res - Roof-Siding-windows	1346 MESA DR	RAPID ROOFING / BEATY BROTHERS INC WILLIAM EUGENE BEATY	09/16/202	03/15/202	\$75.00
PB26-0945	Res - Roof-Siding-windows	8865 TRILLIUM DR	WALLSIDE INC ADAM BLANCK	09/16/202	03/31/202	\$160.00
PB26-0944	Res - Roof-Siding-windows	581 BAGLEY AVE	ALANIS CONSTRUCTION LLC	09/16/202	03/15/202	\$185.00
PB26-0943	Res - Roof-Siding-windows	2088 BOMBER AVE	ROOF ADVANCE	09/16/202	03/15/202	\$75.00
PB26-0942	Res - Roof-Siding-windows	5432 MICHAEL DR	TEALL INVESTMENTS LLC	09/16/202	03/15/202	\$1025.00
PB26-0941	Com - Alteration	835 ECORSE RD	POWER HOME REMODELING GROUP LLC	09/23/202	04/03/202	\$485.00
PB26-0940	Res - Roof-Siding-windows	560 HUNT PL	WATERMARK BUILDING & CUSTOM CARPENTRY	09/17/202	03/16/202	\$445.00
PB26-0938	Res - Roof-Siding-windows	9622 ENDICOTT LN	MITCHELL K GASCHÉ CUSTOM HOMES	09/15/202	03/30/202	\$240.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PB26-0937	Res - Alteration	8946 CREEKWAY DR	NOWAKOWSKI, PETER & AUDREY TRACY KOWALSKI	09/21/202	03/20/202	\$380.00
PB26-0934	Res - Roof-Siding-windows	6835 MAPLELAWN DR	RAPID ROOFING / BEATY BROTHERS INC WILLIAM EUGENE BEATY	09/15/202	03/14/202	\$175.00
PB26-0932	Res - Alteration	6606 MAPLELAWN DR	KRISHNAMURTHY, MALATHI	09/21/202	03/20/202	\$210.00
PB26-0931	Res - Roof-Siding-windows	415 HOLLIS AVE	WALLSIDE INC ADAM BLANCK	09/14/202	03/13/202	\$145.00
PB26-0930	Res - Roof-Siding-windows	2142 BRADLEY AVE	POWER HOME REMODELING GROUP LLC	09/14/202	03/13/202	\$195.00
PB26-0929	Res - Roof-Siding-windows	1224 S HARRIS RD	SCOTT GUTHRE	09/16/202	03/17/202	\$115.00
PB26-0927	Res - Roof-Siding-windows	1571 ANDREA ST	A H CONSTRUCTION CO	09/14/202	03/13/202	\$215.00
PB26-0926	Res - Alteration	7850 DOVER DR	CLEMONS, XAIVER & EUGENIA	09/15/202	03/14/202	\$110.00
PB26-0925	Res - Roof-Siding-windows	9029 BEMIS RD	WALLSIDE INC ADAM BLANCK	09/12/202	03/11/202	\$75.00
PB26-0924	Res - Roof-Siding-windows	956 N RIVER ST	WALLSIDE INC ADAM BLANCK	09/12/202	03/11/202	\$85.00
PB26-0923	Com - Reroof Flat	1346 E MICHIGAN AVE	SUMMIT COMMERCIAL ROOFING	09/11/202	03/10/202	\$270.00
PB26-0921	Res - Deck	1166 RUTH AVE	LABADIE BUILDING CO. LLC	09/17/202	04/04/202	\$255.00
PB26-0919	Res - Roof-Siding-windows	1395 JEFFERY ST	ROOF ADVANCE	09/11/202	03/31/202	\$205.00
PB26-0918	Res - Roof-Siding-windows	954 JUNEAU RD	WALLSIDE INC ADAM BLANCK	09/11/202	03/10/202	\$85.00
PB26-0917	Res - Roof-Siding-windows	9287 PARKLAND DR	BOTTOMS UP CONTRACTING	09/15/202	03/14/202	\$75.00
PB26-0916	Res - Solar Building	10145 BEMIS RD	SCOTT L. MUELLER	09/15/202	03/14/202	\$420.00
PB26-0915	Res - Roof-Siding-windows	520 HUNT PL	HOME GENIUS EXTERIORS	09/22/202	03/21/202	\$225.00
PB26-0914	Res - Roof-Siding-windows	7051 ST ANDREWS DR	NEIGHBORHOOD INSULATION INC	09/10/202	03/09/202	\$275.00
PB26-0913	Res - Roof-Siding-windows	59 OHIO ST	POWER HOME REMODELING GROUP LLC	09/10/202	03/09/202	\$375.00
PB26-0912	Res - Roof-Siding-windows	102 S WALLACE BLVD	NEIGHBORHOOD INSULATION INC	09/10/202	03/09/202	\$185.00
PB26-0911	Res - Roof-Siding-windows	8088 THORNHILL DR	A H CONSTRUCTION CO	09/10/202	03/09/202	\$185.00
PB26-0910	Com - New Construction	2830 TYLER RD	B & B GENERAL CONTRACTING INC	09/16/202	04/06/202	\$12100.00
PB26-0909	Res - Roof-Siding-windows	7340 ESSEX DR	FREEDOM RWS	09/09/202	03/08/202	\$265.00
PB26-0907	Res - Roof-Siding-windows	7379 DOVER DR	PELLA WINDOWS & DOORS INC	09/11/202	03/10/202	\$165.00
PB26-0906	Res - Roof-Siding-windows	620 WHARTON ST	KROLL CONSTRUCTION CO RONALD STEVEN KROLL	09/10/202	03/09/202	\$95.00
PB26-0905	Res - Roof-Siding-windows	1231 GAULT DR	RAPID ROOFING / BEATY BROTHERS INC WILLIAM EUGENE BEATY	09/09/202	03/08/202	\$205.00
PB26-0904	Com - Alteration	1 WINGATE CONDO ASSOCIATION	TITTLE BROTHERS CONSTR LLC	09/10/202	03/09/202	\$0.00
PB26-0903	Com - Alteration	1 WINGATE CONDO ASSOCIATION	TITTLE BROTHERS CONSTR LLC	09/10/202	03/09/202	\$0.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PB26-0902	Com - Alteration	1 WINGATE CONDO ASSOCIATION	TITTLE BROTHERS CONSTR LLC	09/10/202	03/09/202	\$0.00
PB26-0901	Com - Alteration	1 WINGATE CONDO ASSOCIATION	TITTLE BROTHERS CONSTR LLC	09/10/202	03/09/202	\$605.00
PB26-0899	Res - Deck	7350 KNOLLWOOD DR	CUSTOM DECK CREATIONS, LLC	09/11/202	03/10/202	\$410.00
PB26-0898	Res - Roof-Siding-windows	531 N IVANHOE AVE	Khansa Group LLC	09/09/202	03/08/202	\$315.00
PB26-0897	Res - Deck	385 OREGON ST	J.O.A.T. REMODELING, LLC MARK ANTHONY BARRETT	09/16/202	03/30/202	\$170.00
PB26-0896	Res - Roof-Siding-windows	1238 JAY AVE	MORAWSKI'S 2ND GEN	09/08/202	04/05/202	\$150.00
PB26-0895	Res - Roof-Siding-windows	1170 JAY AVE	NEIGHBORHOOD INSULATION INC	09/08/202	03/07/202	\$185.00
PB26-0894	Res - Roof-Siding-windows	5793 MEADOWVIEW ST	RICHARD ROY OLMSTEAD	09/09/202	03/08/202	\$85.00
PB26-0893	Res - Deck	7913 BERWICK DR	Adam Rought	09/09/202	03/30/202	\$420.00
PB26-0892	Res - Roof-Siding-windows	895 GROVE RD	RENEWAL BY ANDERSEN OF MINNESOTA BRANDON PAUL ATTARD	09/08/202	03/07/202	\$255.00
PB26-0891	Res - Roof-Siding-windows	6241 BOYNE DR	HANSON'S WINDOW & SIDING	09/04/202	03/03/202	\$215.00
PB26-0890	Res - Roof-Siding-windows	1568 HARRY ST	INSTALL PARTNERS LLC JIMMY OWSLEY	09/07/202	03/06/202	\$75.00
PB26-0889	Res - Roof-Siding-windows	619 CALDER AVE	BOTTOMS UP CONTRACTING	09/09/202	03/08/202	\$85.00
PB26-0888	Res - Roof-Siding-windows	1900 VALLEY DR	ORIGINAL ROOFING COMPANY LLC	09/03/202	03/02/202	\$235.00
PB26-0887	Res - Roof-Siding-windows	7143 NATALIE DR	WALLSIDE INC ADAM BLANCK	09/03/202	03/02/202	\$75.00
PB26-0886	Res - Mobile Home Piers	3375 E MICHIGAN 053	LOVA CONSTRUCTION	09/04/202	03/09/202	\$100.00
PB26-0885	Res - Mobile Home Piers	3375 E MICHIGAN 292	LOVA CONSTRUCTION	09/09/202	03/09/202	\$100.00
PB26-0884	Res - Solar Building	7063 MISSION HILLS DR	SCOTT L. MUELLER	09/09/202	03/08/202	\$290.00
PB26-0882	Res - Roof-Siding-windows	1212 RUTH AVE	MR ROOF HOLDING CO., LLC	09/02/202	03/01/202	\$335.00
PB26-0881	Res - Roof-Siding-windows	1359 EVELYN AVE	POWER HOME REMODELING GROUP LLC	09/02/202	03/01/202	\$495.00
PB26-0880	Res - Accessory Structure	1805 CAROL ANN AVE	J F SINELLI CEMENT LLC	09/21/202	03/30/202	\$120.00
PB26-0879	Res - Roof-Siding-windows	540 FAIRFIELD ST	KEARNS BROTHERS INC	09/08/202	03/30/202	\$280.00
PB26-0878	Res - Roof-Siding-windows	730 CLIFFS DR 103A	RENEWAL BY ANDERSEN OF MINNESOTA BRANDON PAUL ATTARD	09/04/202	03/03/202	\$335.00
PB26-0876	Res - Roof-Siding-windows	1359 REDLEAF LN	PURE ENERGY WINDOW CO THOMAS HAMILTON	09/01/202	02/28/202	\$85.00
PB26-0875	Res - Alteration	7614 GREENE FARM DR	DEXTER BUILDERS	09/01/202	03/16/202	\$250.00
PB26-0874	Res - Roof-Siding-windows	8247 VALLEYVIEW DR	POWER HOME REMODELING GROUP LLC	09/01/202	02/28/202	\$465.00
PB26-0873	Res - Roof-Siding-windows	165 ALLEN RD	POWER HOME REMODELING GROUP LLC	09/01/202	02/28/202	\$375.00
PB26-0872	Res - Roof-Siding-windows	207 KANSAS AVE	RAPID ROOFING / BEATY BROTHERS INC WILLIAM EUGENE BEATY	09/01/202	03/22/202	\$265.00

Permit List

10/08/2026

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Permit	Type	Address	Applicant	Issued	Expired	Paid
PB26-0871	Res - Deck	7055 STONY CREEK RD	MACY, PHILLIPJ. & MADELEINE S.	09/01/202	03/24/202	\$150.00
PB26-0870	Res - Roof-Siding-windows	5532 CARY DR	POWER HOME REMODELING GROUP LLC	09/01/202	02/28/202	\$155.00
PB26-0869	Res - Addition	1045 HUNTER AVE	WEST BRANCH BUILDERS	09/02/202	03/07/202	\$560.00
PB26-0867	Res - Alteration	1240 RAMBLING RD	ROSS, TRACY	09/22/202	03/21/202	\$570.00
PB26-0866	Res - Deck	6459 OAKHURST DR	Adam Rought	09/01/202	03/20/202	\$420.00
PB26-0863	Res - Roof-Siding-windows	653 GREENLAWN ST	SCOTT GUTHRE	09/02/202	03/10/202	\$105.00
PB26-0860	Res - Roof-Siding-windows	891 GROVE RD	POWER HOME REMODELING GROUP LLC	09/22/202	03/21/202	\$185.00
PB26-0859	Res - Roof-Siding-windows	6228 MAPLEVIEW LN	WEATHERGARD WINDOW DAVID WARREN WOHLGEMUTH	09/02/202	03/01/202	\$135.00
PB26-0856	Res - Roof-Siding-windows	6573 ROBIN CT	WEATHERGARD WINDOW DAVID WARREN WOHLGEMUTH	09/02/202	03/01/202	\$125.00
PB26-0855	Res - Alteration	6030 CHERRYWOOD DR	ALL BRICK DESIGN, INC	09/10/202	03/22/202	\$535.00
PB26-0849	Res - Roof-Siding-windows	1962 HARMON ST	NEIGHBORHOOD INSULATION INC	09/22/202	03/21/202	\$225.00
PB26-0830	Res - Alteration	6285 MAPLEHURST DR	AYERS BASEMENT WATERPROOFING	09/11/202	03/20/202	\$115.00
PB26-0786	Res - Mobile Home Combo	3375 E MICHIGAN 033	AMHS Inc	09/01/202	02/28/202	\$100.00
PB26-0783	Res - Mobile Home Combo	3375 E MICHIGAN 292	AMHS Inc	09/01/202	02/28/202	\$100.00
PB26-0782	Res - Mobile Home Combo	3375 E MICHIGAN 053	AMHS Inc	09/01/202	02/28/202	\$100.00
PB26-0781	Res - Mobile Home Install	6988 MCKEAN RD # 278	AMHS Inc	09/01/202	02/28/202	\$100.00
PB26-0779	Res - Mobile Home Install	6988 MCKEAN RD # 119	AMHS Inc	09/01/202	02/28/202	\$100.00
PB26-0778	Res - Roof-Siding-windows	1225 DAVIS ST	5 STAR EXTERIORS LLC	09/10/202	03/09/202	\$365.00
PB26-0715	Com - Sign	2250 W MICHIGAN AVE	ALLIED SIGNS INC PATRICK ANTHONY STIEBER	09/03/202	03/02/202	\$375.00
PB26-0630	Res - New Construction	7839 WHITTAKER RD	TIMBERWOLF CONSTRUCTION LLC	09/23/202	03/22/202	\$4530.00
PB26-0618	Com - Sign	1400 N PROSPECT RD	JOHNSON SIGN CO	09/01/202	02/28/202	\$125.00
PB26-0217	Res - Solar Building	1385 HILLTOP DR	WILLIAM HELD BECKY BEVERIDGE	09/22/202	03/30/202	\$705.00

Total Permits: 228
Total Paid: \$56880.50

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: October 4, 2026
To: Clerk's Office
CC: Brenda Stumbo, Supervisor
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in September 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 2 after hour call-in(s) for the month for water levels.

Average precipitation for the month of is around 3.22", this year NOAA recorded it to be 3.33".

Staff worked on Generator #2 turbine while the river flow was low.

Regulatory Status:

Items for 2026-

- DSSMR- **Complete, Filed with FERC**
- Owners Dam Safety Program Review/Update – **Complete, Filed with FERC**
- EAP annual update and test –
- EAP First Responder Training – **Complete**
- WQ Report – **Started, compiling data.**
- Nuisance Plant Plan Report –**Draft Report in Review**
- Wildlife Plan Report – **Started**
- 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**

Periodic Items-

- 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)**
- Protective Relay testing – **Due again 2031**

Current Projects:

Roof Replacement was approved by the Board in July, paperwork is now in order and work is planned for October weather permitting.

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
- **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	September	YTD	5 Year Ave.
Precipitation total (inches) ¹	3.33"	22.49"	33.024
Days Online	30.0	240.2	363.18
Net Generation MWH (estimated)	477.096	5,038.367	9,410.307
Generation MWH lost (estimated)*	3.515	1,406.765	377.3126

After Hour Call-in for Current Month

Water levels	2	14	24
Mechanical/Electrical	0	2	4
Other	0	1	2
Totals	2	17	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.
- Data is being compiled, then will be sent to the team.

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	.8	0	0	0
October				0
November				0
December				0
Totals	73.35	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.

Staff are planning a small maintenance project to add additional riprap along the shoreline this fall.



MEMORANDUM

To: Township Board of Trustees

From: Belinda Kingsley, Community Compliance Director

Date: October 8, 2026

Subject: **OCS - Ordinance Summary Report – September 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, property maintenance complaints from tenants and monitors buildings that have sustained fire damage.

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

Ordinance Investigations – There were a total of **204** inspections conducted, including **15** parking violations (lawn/street), **90** vegetation violations, **14** property maintenance complaints from tenants and **14** Zoning Ordinance violations. In addition to these most frequently received complaints, 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 **439** rental inspections were conducted by Ordinance Officers. This includes **107** single-family rental homes, **332** 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 **15** inspections were performed. This includes **12** residential and **3** commercial properties.

Liquor Inspections – In mid-April we started the annual inspections and reinspections of business that sell alcohol. There were **0** 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 **0** inspections, and off-premises businesses (liquor and convenience stores and gas stations) totaled **0** 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 **13** 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 **14** 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



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

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

REGULAR MEETING AGENDA

TUESDAY, OCTOBER 20, 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 OCTOBER 6, 2026, REGULAR MEETING
- B. STATEMENTS AND CHECKS FOR OCTOBER 6, 2026, IN THE AMOUNT OF \$47,136,408.23
- C. STATEMENTS AND CHECKS FOR OCTOBER 20, 2026, IN THE AMOUNT OF \$2,152,682.15
- D. CLARITY HEALTH CARE DEDUCTIBLE MONTHLY UTILIZATION FOR SEPTEMBER 2026, IN THE AMOUNT OF \$28,760.18
- E. CLARITY HEALTH CARE ADMIN FEE FOR SEPTEMBER 2026, IN THE AMOUNT OF \$1,705.92

2. ATTORNEY REPORT

- A. GENERAL LEGAL UPDATE

OLD BUSINESS

- 1. 2ND READING RESOLUTION 2026-16 IN REFERENCE TO ORDINANCE 2026-517 AN ORDINANCE TO AMEND ZONING ORDINANCE TEXT: LAND USE TABLE, FORM BASED CODE REGULATIONS, AND CHANGES AND AMENDMENTS

NEW BUSINESS

1. 1ST READING RESOLUTION 2026-27 TO ADOPT PROPOSED ORDINANCE TO AMEND ZONING ORDINANCE TEXT: LAND USE TABLE, FORM BASED CODE REGULATIONS, AND CHANGES AND AMENDMENTS – UTILITY FACILITIES
2. APPROVE CHANGE ORDER #2 FOR SPICER GROUP FOR ADDITIONAL CONSTRUCTION ENGINEERING ADMINISTRATION SERVICES FOR THE LOCKER ROOM RENOVATION PROJECT AT THE COMMUNITY CENTER IN THE AMOUNT OF \$25,000.00 FROM LINE #213-901-975.535 TO BE REIMBURSED BY THE WASHTENAW COMMUNITY DEVELOPMENT BLOCK GRANT (CBDG)
3. WAIVE PORTION OF FINANCIAL POLICY REQUIRING POSTING ON MITN AND APPROVE KEVIN'S ALL-SEASON LAWN & LANDSCAPING TO INSTALL A 24' x10' CONCRETE SLAB IN THE MAINTENANCE AREA IN THE AMOUNT OF \$16,839.50 FROM LINE #213-753-977.000, CONTINGENT ON LINE ITEM TRANSFER
4. SET PUBLIC HEARING FOR THE 2027 FISCAL YEAR BUDGET FOR TUESDAY, DECEMBER 1ST, 2026 AT APPROXIMATELY 6:00PM
5. APPROVE RESOLUTION 2026-28 APPOINTMENTS BOARDS AND COMMISSIONS – YPSILANTI UTILITY AUTHORITY (YCUA) AND ZONING BOARD OF APPEALS
6. APPROVE TWO-YEAR CONTRACT EXTENSION WITH LIFE AFTER INCARCERATION: TRANSITION AND REENTRY (LAIR) FOR BEAUTIFICATION SERVICES IN THE AMOUNT OF \$13,020.00 PER MONTH, BUDGETED IN LINE #266-301-830.004, CONTINGENT ON ATTORNEY REVIEW
7. BUDGET AMENDMENT #15

AUTHORIZATIONS AND BIDS

1. AWARD BRANDING, MARKETING & COMMUNICATIONS SERVICES BID TO ARC BRAND AND CREATIVE AGENCY, LLC, FOR \$9,000.00 PER MONTH (\$108,000 ANNUALLY), CONTINGENT ON ATTORNEY REVIEW AND BUDGET AMENDMENT FOR LINE ITEM #266.303.801.000

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 OCTOBER 6, 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 6:00 pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. Trustees John Newman II arrived during the attorney report.

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

Members Not Present: None

Legal Counsel: Wm. Douglas Winters

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

**PROCLAMATION RECOGNIZING PINTER'S GREENHOUSE AND
FLOWERLAND 100TH ANNIVERSARY – BLOOMNG SINCE 1926**

Supervisor Stumbo read the proclamation and presented it to Pinter's Greenhouse and Flowerland (see attached)

APPROVAL OF AGENDA

A motion was made by Treasurer Eldridge and supported by Trustee Peterson to approve the agenda.

The motion carried unanimously.

CONSENT AGENDA

A. MINUTES OF SEPTEMBER 15, 2026, REGULAR MEETING MINUTES OF SEPTEMBER 28, 2026 SPECIAL MEETING

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

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

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

Following the Attorney Report.

There were 7 public comments and 6 Board member Comments. (refer to audio)

NEW BUSINESS

- 1. APPROVE RESOLUTION 2026-26 DEMANDING THE UNIVERSITY OF MICHIGAN (U OF M), LOS ALAMOS NATIONAL LABORATORY (LOS Alamos), AND ALL PERSONS ACTING ON THEIR BEHALF, IMMEDIATELY CEASE AND DESIST FROM SITE DISTURBING ACTIVITY UPON THE 144 ACRES OF PROPERTY LOCATED AT BRIDGE ROAD/TEXTILE ROAD UNTIL COMPREHENSIVE ARCHAEOLOGICAL, CULTURAL-RESOURCE, CEMETERY-BOUNDARY, GEOPHYSICAL, AND HUMAN REMAINS DETECTION (HRD) CANINE INVESTIGATIONS HAVE BEEN COMPLETED**

Clerk Swanson read Resolution 2026-26 into the record.

A motion was made by Clerk Swanson and supported by Trustee Lovejoy Roe to approve Resolution 2026-26. (see attached)

Motion carried unanimously

2. ACCEPT RESIGNATION OF DAVID MARSHALL FROM THE ZONING BOARD OF APPEALS, EFFECTIVE IMMEDIATELY

A motion was made by Trustee Lovejoy Roe and supported by Trustee Thornton to accept the resignation of David Marshall from the Zoning Board of Appeals, effective immediately.

The motion carried unanimously.

3. APPROVE BUDGET AMMENDMENT #14

A motion was made by Trustee Thornton and supported by Trustee Peterson to approve Budget Amendment #14. (see attached)

The motion carried unanimously.

4. FOIA APPEAL SUBMITTED SEPTEMBER 21, 2026 – PARTIAL DENIAL AND FEE; REQUEST DATED AUGUST 27, 2026; RESPONSE DATED SEPTEMBER 18, 2026

A motion was made by Trustee Lovejoy Roe and supported by Treasurer Eldridge to waive all the fee.

The motion carried by a vote of 6 to 1.
Trustee Thornton voted no.

AUTHORIZATION AND BIDS

- 1. APPROVE AN ADDITIONAL \$6,000.00 TO THE LOWEST BIDDER S&J CONTRACT FOR A PROJECT TOTAL OF \$50,320.00 FOR ASPHALT PAVING AT THE COMMUNITY NETWORK CENTER 1405 HOLMES ROAD, BUDGETED IN LINE #266-301-931.011, CONTINGENT ON BUDGET AMENDMENT.**

A motion was made by Trustee Thornton and supported by Trustee Lovejoy Roe to approve an additional \$6,000.00 to the lowest bidder S&J Contract for a project total of \$50,320.00 for asphalt paving at the Community Network Center 1405 Holmes Road, budgeted in line #266-301-931.011, contingent on budget amendment.

The motion carried unanimously.

PUBLIC COMMENTS

There were 7 public comments. (refer to audio)

OTHER BUSINESS

BOARD MEMBER COMMENTS

There were 4 board member comments. (refer to audio)

ADJOURNMENT

A motion to adjourn was made by Trustee Lovejoy Roe and supported by Trustee Thornton.

The motion carried unanimously.

The meeting was adjourned at approximately 8:51 pm.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Debra A. Swanson, Clerk
Charter Township of Ypsilanti

Charter Township of Ypsilanti

Proclamation

*Celebrating 100 Years
Pinter's Greenhouse & Flowerland*

WHEREAS, Pinter's Greenhouse & Flowerland was founded in 1926 by Joseph Pinter beginning a remarkable journey of dedication, hard work, and entrepreneurial spirit in our community; and

WHEREAS, through the steady guidance of 4 generations of the Pinter family, this enterprise has grown from a modest local operation into a vital cornerstone of our local economy and a trusted provider of fresh, locally grown plants and flowers and

WHEREAS, Pinter's Greenhouse & Flowerland has weathered the changing times through an unwavering commitment to integrity, exceptional customer care, and deep-rooted family values; and

WHEREAS, the Pinter family and their dedicated team have consistently enriched our community, providing stable employment, supporting local initiatives, and setting a high standard for corporate citizenship and stewardship;

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Ypsilanti does hereby congratulate Pinter's Greenhouse & Flowerland on the momentous occasion of its 100th Anniversary, and extend our deepest gratitude for a century of outstanding contributions to the fabric of our region.

Presented this 6th day of October on behalf of the Charter Township of Ypsilanti

Brenda L. Stumbo, Supervisor

Debra A. Swanson, Clerk

Stan Eldridge, Treasurer

Karen Lovejoy Roe, Trustee

John P. Newman II, Trustee

Gloria Peterson, Trustee

LaResha Thornton, Trustee

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2026-26

RESOLUTION DEMANDING THE UNIVERSITY OF MICHIGAN (U of M), LOS ALAMOS NATIONAL LABORATORY (LOS ALAMOS), AND ALL PERSONS ACTING ON THEIR BEHALF, IMMEDIATELY CEASE AND DESIST FROM SITE-DISTURBING ACTIVITY UPON THE 144 ACRES OF PROPERTY LOCATED AT BRIDGE ROAD/TEXTILE ROAD UNTIL COMPREHENSIVE ARCHAEOLOGICAL, CULTURAL-RESOURCE, CEMETERY-BOUNDARY, GEOPHYSICAL, AND HUMAN REMAINS DETECTION (HRD) CANINE INVESTIGATIONS HAVE BEEN COMPLETED.

WHEREAS, the University of Michigan (U of M) and Los Alamos National Laboratory (Los Alamos) have entered into a collaborative alliance which has resulted in U of M purchasing 144 acres of property at Bridge Road/Textile Road in Ypsilanti Township for “***...At Least Two State Of The Art Advanced Computing Facilities***,” one of which will be utilized by U of M and the other to be used by Los Alamos, which U of M has described as being “***Cutting-Edge, High-Performance Computational Centers***,” which are specialized Data Centers designed for extremely intensive computation; and

WHEREAS, these Cutting-Edge, High-Performance Computational Centers, will house the “**Biggest, Baddest, And Fastest Computers In The World**,” according to U of M Vice President for Government Relations, Chris Kolb, and as such, will require DTE Energy to construct a **110-Megawatt Substation And Switchyard**, with 100 megawatts dedicated solely for the use by Los Alamos and the remaining 10 megawatts dedicated solely for the use by U of M; and

WHEREAS, the 144 acres is situated in an area of the Township which has substantial archaeological, historical, and cultural sensitivity as the result of centuries of Native American occupation, travel, subsistence, settlement, trade, and cultural activity, especially given its proximity to the Huron River and Textile Road, both of which have been identified by the Michigan State Historic Preservation Office as historical Native American trails and transportation routes; and

WHEREAS, information maintained by the Michigan State Historic Preservation Office has determined that “**...A Site Boundary With A Recorded Cemetery Overlaps...**” the 144-acre property acquired by U of M, thereby creating a compelling need to accurately establish the location and boundaries of the cemetery and to determine whether burials, human remains, burial features, funerary objects, archaeological deposits, or other culturally significant resources extend beyond presently mapped or recorded boundaries; and

WHEREAS, the Township recognizes that historic cemetery records, maps, property descriptions, title records, surface markers, and other documentary evidence may not necessarily establish the complete physical boundaries of historic or unmarked Native American burials beneath the 144-acres of Property acquired by U of M; and

WHEREAS, while U of M spokesperson, Kay Jarvis, as reported by MLive on August 28, 2026, stated that, “**The University Has Conducted Title Searches And Site Surveys Of The Property, And Those Reviews Have Not Identified Any Such Artifacts Or Remains**,” that statement shockingly ignores the fact that a title search only establishes ownership of real property, but cannot and does not determine whether burials, human remains, burial features, archaeological deposits, funerary objects, or other culturally significant resources are located beneath that property; and

WHEREAS, the Michigan State Historic Preservation Office’s archaeological standards provide that archaeological projects should be supervised by professionals meeting the Secretary of the Interior’s Professional Qualification Standards for Archaeology and further contemplate consultation with the Michigan State Historic Preservation Office before fieldwork on large-scale, complex, culturally sensitive, or controversial projects commences; and

WHEREAS, the Michigan State Historic Preservation Office recognizes the importance of non-invasive archaeological methods in culturally sensitive areas and has worked with geophysical specialists so as to ensure compliance with federal and state laws, including but not limited to the ***Native American Graves Protection and Repatriation Act (NAGPRA)*** by mapping sensitive sites without breaking ground so as to prevent the unnecessary disturbance or excavation of ancestral remains; and

WHEREAS, The Michigan State Historic Preservation Office has also recommended that U of M engage “***...A Federally-Qualified Archeologist To Conduct An Archeological Assessment, Also Known As A ‘Desk-Top Analysis,’ Which May Also Require A Human Remains Detection (HRD) Dog Survey ... To Determine Where Those Remains Are Located.***” The Cultural Resource Protection Manager for the Michigan State Historic Preservation Office has emphatically warned U of M that, “**... You [U Of M] Absolutely Do Not Want To Hit Remains During Construction**” on the 144 acres located at Bridge Road/Textile Road; and

WHEREAS, the Township therefore finds that the archaeological investigation should employ multiple complementary methodologies, including historical and archival research, systematic archaeological survey, appropriate geophysical investigation, and a professionally

conducted human-remains detection canine survey, so that one investigative technique is not improperly treated as a substitute for another; and

WHEREAS, the Township has been advised that the collaborative alliance that exists between U of M and Los Alamos, constitutes a federal undertaking and involves federal funding, approval, licensing, permitting, property, assistance, or other sufficient federal involvement, in that Los Alamos is a federally-owned national laboratory within the Department of Energy System overseen principally through the Department of Energy's National Nuclear Security Administration and operated for the federal government by Triad National Security. As such, Section 106 of the National Historic Preservation Act and its implementing regulations, 36 C.F.R. Part 800, require the responsible federal agency to take into account the effects of the undertaking upon historic properties and to conduct the required consultation process; and

WHEREAS, Section 106 is intended to address historic properties sufficiently early in project planning to permit meaningful consideration of avoidance, minimization, and mitigation alternatives before irreversible commitments or ground-disturbing activities occur; and

WHEREAS, Native American burial places, archaeological sites, traditional cultural places, cultural landscapes, and other properties of religious and cultural significance warrant consideration within the historic-preservation review process; and

WHEREAS, meaningful consultation with federally recognized Native American Tribes having ancestral, historical, religious, or cultural connections to this area is particularly important when a project affects Native American burials, archaeological resources, or properties of religious and cultural significance; and

WHEREAS, Ypsilanti Township believes that respect for Native American ancestral remains, as well as respect for descendant communities, sound archaeological practice, historic preservation, and responsible governmental decision-making require investigation

Before — Not After — bulldozers, grading equipment, utility trenches, foundations, roads, substations, transmission facilities, stormwater facilities, or other construction activities disturb the land.

NOW, THEREFORE, BE IT RESOLVED THAT THE CHARTER TOWNSHIP OF YPSILANTI FORMALLY DEMANDS that the University of Michigan, Los Alamos National Laboratory, their contractors, consultants, utility providers, development partners, and any other persons or entities acting in connection with the planned development of at least “**Two State Of The Art, Cutting-Edge, High-Performance Computational Centers**,”

which are Specialized Data Centers, ***Refrain From Commencing Construction Or Other Ground-Disturbing Activities Upon The 144-Acres Owned By U Of M Until The Archaeological And Cemetery Investigations Described In This Resolution Have Been Completed And All Legally Required Historic-Preservation And Tribal-Consultation Processes Have Been Fulfilled.***

For purposes of this Resolution, “***Ground Disturbance***” includes, but is not limited to, clearing, grubbing, tree removal involving soil disturbance, grading, excavation, trenching, drilling, boring, installation of utilities, roads, foundations, stormwater infrastructure, electrical infrastructure, substations, transmission facilities, staging areas, or other activities capable of disturbing archaeological resources, graves, funerary objects, burial features, or human remains.

BE IT FURTHER RESOLVED, WITH REGARDS TO THE CONFIRMATION AND DELINEATION OF THE CEMETERY, that the investigation shall specifically evaluate the cemetery identified by the Michigan State Historic Preservation Office as overlapping the 144 acres located at Bridge Road/Textile Road which is owned by U of M and shall undertake professionally appropriate measures to determine, to the maximum extent as follows:

- a. The cemetery's documented historical boundaries;
- b. Its actual physical boundaries;
- c. Whether graves or burial features exist beyond recorded or mapped boundaries;
- d. Whether unmarked graves are present;
- e. Whether human remains or probable human-remains locations are present;
- f. Whether funerary objects, burial-associated artifacts, archaeological features, or other cultural materials are present; and
- g. An appropriate protective buffer surrounding identified or reasonably suspected burials.

BE IT FURTHER RESOLVED, WITH REGARDS TO THE RETENTION OF A QUALIFIED PROFESSIONAL ARCHAEOLOGIST,
that all archaeological work shall be designed and supervised by a Principal Investigator meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, with additional qualified specialists—including geophysical specialists, osteologists or biological anthropologists, cemetery specialists, and Native American archaeological/cultural specialists.

***BE IT FURTHER RESOLVED, REGARDING THE NECESSITY TO
OBTAIN A COMPLETE BACKGROUND AND ARCHIVAL***

INVESTIGATION, that, before intrusive field investigation, the archaeological team shall conduct comprehensive background research, including the following:

- a. Michigan State Historic Preservation Office Archaeological Site Records;
 - b. State Archaeological Site File information;
 - c. Historic cemetery records;
 - d. Historical plats and maps;
 - e. General Land Office records and maps;
 - f. Historic aerial photographs;
 - g. Land and deed records;
 - h. Previous archaeological investigations;
 - i. Historical accounts concerning Native American use and occupation of the area;
 - j. Ethnographic and tribal historical information;
 - k. Records concerning previous discoveries of Native American remains or archaeological resources within the surrounding area;
- and

- I. Records identifying former cemetery boundaries, burial locations, historic trails, settlements, camps, cultural landscapes, or archaeological sensitivity.

BE IT FURTHER RESOLVED, WITH REGARDS TO THE REQUIRED HUMAN REMAINS DETECTION DOG SURVEY, that, inasmuch as a site boundary with a recorded cemetery has been determined by the Michigan State Historic Preservation Office to overlap the 144 acres, ***the Township expressly agrees with the recommendation of the Michigan State Historic Preservation Office that a systematic Human Remains Detection (HRD) dog survey be undertaken so as to determine where human remains are located on the 144 acres before ground-disturbing activities occur.***

The HRD investigation shall:

- a. Be performed by appropriately trained and experienced handlers utilizing dogs specifically trained for the detection of historic or archaeological human remains;
- b. Employ teams with demonstrated experience investigating historic cemeteries, unmarked graves, or archaeological human remains;
- c. Be conducted pursuant to a written survey methodology developed in coordination with the project's qualified

archaeologist and the Michigan State Historic Preservation Office
in consultation with the Native American Tribal representatives;

- d. Encompass the documented cemetery area, reasonable buffers surrounding that area, and other portions of the 144 acres identified through archival, archaeological, geophysical, topographic, tribal, or historical evidence as having elevated burial potential;
- e. Document canine alerts and areas of interest through appropriate mapping and geospatial recording;
- f. Provide for independent confirmation or further evaluation of significant canine alerts through appropriate non-invasive archaeological or geophysical methods before intrusive testing is considered; and
- g. Result in a written report documenting methodology, coverage, limitations, alerts, findings, maps, and recommendations.

The Township expressly determines that a HRD canine survey shall **Supplement And Not Replace** a professional archaeological survey, geophysical investigation, tribal consultation, historical research, or any other legally required investigation.

BE IT FURTHER RESOLVED, WITH REGARDS TO THE GEOPHYSICAL AND NON-INVASIVE INVESTIGATION, that areas containing the documented cemetery, HRD canine alerts, suspected graves, or other indicators of potential burials shall be evaluated through appropriate non-invasive geophysical techniques as recommended by qualified specialists, including:

- a. Ground-penetrating radar;
- b. Magnetometry;
- c. Electrical resistance or conductivity techniques;
- d. Other remote-sensing technology appropriate to local soil and geological conditions; and
- e. Precise GPS/GIS mapping of identified anomalies and areas of concern.

The methodology shall account for the limitations of individual geophysical techniques and shall not treat a negative result from any single method as conclusive proof that burials are absent.

BE IT FURTHER RESOLVED, WITH REGARDS TO THE SYSTEMATIC ARCHAEOLOGICAL FIELD SURVEY, that the remainder of the 144 acres and the complete ***Area of Potential Effects*** shall receive archaeological investigation consistent with the Michigan State Historic Preservation Office standards and the recommendations of qualified

archaeological professionals, including appropriate pedestrian survey, shovel testing, subsurface testing, remote sensing, or other accepted methodologies based upon field conditions and archaeological sensitivity.

BE IT FURTHER RESOLVED, WITH REGARD TO NATIVE AMERICAN TRIBAL CONSULTATION, that, where Section 106 or other applicable federal or state laws require tribal consultation, the responsible federal agency shall provide federally recognized Native American Tribes possessing ancestral, historical, religious, or cultural connections to the area a meaningful opportunity to participate.

The Township demands, independently of the minimum requirements of federal law, that meaningful consultation take place with the Native American Tribes concerning the cemetery investigation, survey methodology, treatment of potential burial locations, and protocols applicable to any discovery of Native American human remains or funerary objects.

The Township demands that consultation shall occur sufficiently early in the process so that Native American tribal knowledge and recommendations can meaningfully influence the investigation and project design rather than merely comment upon decisions already made.

BE IT FURTHER RESOLVED, WITH REGARD TO

UNANTICIPATED DISCOVERIES AND HUMAN REMAINS, that, before any ground disturbance is authorized, a written **Unanticipated Discoveries Plan** shall be prepared establishing mandatory procedures if human remains, possible human remains, funerary objects, burial features, archaeological resources, or other culturally significant materials are encountered.

At a minimum, the plan shall provide for:

- a. Immediate cessation of work within an appropriate protective radius;
- b. Physical protection and security of the discovery area;
- c. Prohibition against unnecessary handling, removal, photography, or disturbance;
- d. Immediate notification of authorities required by Michigan law;
- e. Notification and involvement of the State Archaeologist and the State Historic Preservation Office;
- f. Notification and consultation with appropriate Native American Tribal representatives when Native American ancestry is known or reasonably suspected;
- g. Establishment of a protective buffer;

- h. Preservation of confidentiality concerning precise burial locations;
and
- i. No resumption of work within the protected area until legally required procedures have been completed.

BE IT FURTHER RESOLVED that, where a grave, burial feature, cemetery, human remains, or an archaeologically significant Native American cultural resource is identified, the Township declares **Preservation In Place And Avoidance** to be its strongly preferred project-planning alternative.

BE IT FURTHER RESOLVED that, where Section 106 applies, the archaeological **Area of Potential Effects** shall not be artificially restricted to the footprints of buildings of the proposed Cutting-Edge, High-Performance Computational Centers, which are specialized data-centers, but shall encompass all portions of the undertaking where archaeological or historic properties could be directly or indirectly affected, consistent with applicable federal law.

BE IT FURTHER RESOLVED that all archaeological investigations shall be documented in reports satisfying applicable Michigan State Historic Preservation Office standards and containing appropriate maps, methodology, field conditions, survey coverage, findings, site boundaries, geophysical findings, HRD canine findings, archaeological-resource evaluations, recommendations, and supporting documentation.

BE IT FURTHER RESOLVED that the Township strongly and unequivocally rejects any contention by U of M that a real-estate title search constitutes an archaeological investigation or establishes the absence of human remains, graves, burial features, archaeological resources, or culturally significant materials beneath the Property. Ownership history and archaeological history answer fundamentally different questions.

BE IT FURTHER RESOLVED that the Township requests that the University provide the Township copies of:

- a. Archaeological survey reports;
- b. Michigan State Historic Preservation Office correspondence;
- c. Cemetery-related records and maps;
- d. Archaeological sensitivity assessments;
- e. Geophysical investigation reports;
- f. HRD canine survey methodology and final reports;
- g. Communications with federal agencies concerning Section 106 applicability;
- h. Documentation identifying the Area of Potential Effects;
- i. Tribal-consultation documentation that may lawfully be disclosed;
and
- j. Any archaeological treatment, avoidance, monitoring, or Unanticipated Discoveries Plan prepared for the Property.

BE IT FURTHER RESOLVED that the Charter Township of Ypsilanti declares that construction of a major Cutting-Edge, High-Performance Computational Data-Center complex should not proceed over land containing a documented cemetery overlap until the location, nature, boundaries, and cultural significance of that cemetery and surrounding archaeological resources have been responsibly investigated.

The Township further declares that the appropriate time to locate unmarked graves, burials, human remains, burial features, funerary objects, archaeological deposits, or other culturally significant resources is ***Before Excavation — Not After Construction Equipment Encounters Human Remains.***

The Township further demands that the University of Michigan, Los Alamos National Laboratory, all participating governmental agencies, and all project contractors and partners to employ the highest standard of archaeological diligence, cultural respect, transparency, and consultation before undertaking irreversible disturbance of this historically and culturally sensitive land.

BE IT FURTHER RESOLVED that the Township Clerk is directed to transmit certified copies of this Resolution to:

- The University of Michigan Board of Regents;
- The President of the University of Michigan;
- Los Alamos National Laboratory;

- The Michigan State Historic Preservation Office;
- The Michigan State Archaeologist;
- Appropriate federally recognized Tribal governments and Tribal Historic Preservation Officers;
- The Michigan Public Service Commission;
- The Michigan Department of Natural Resources;
- The Michigan Department of Environment, Great Lakes, and Energy; and
- Such other governmental entities and elected officials as the Township Supervisor, Clerk, or Treasurer determines appropriate.

BE IT FURTHER RESOLVED that Resolution 2026-26 is hereby adopted.

Promises on Paper: How Treaties Shaped Michigan



CHARTER TOWNSHIP OF YPSILANTI
2026 BUDGET AMENDMENT # 14

October 6, 2026

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

Budget before
amendment Budget After
Amendment

266 - Law Enforcement Fund	Total Increase	<u>\$6,000.00</u>	<u>\$9,946,190.00</u>	<u>\$9,952,190.00</u>
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Request to increase expenditures associated with the Community Network Center parking lot repavement project - prevailing wage rates

Revenues:	Appropriated Prior Year	266-000-699.999	<u>\$6,000.00</u>
		Net Revenues	<u>\$6,000.00</u>
Expenditures:	Building Maintenance/1405 Holmes	266-301-931.011	<u>\$6,000.00</u>
		Net Expenditures	<u>\$6,000.00</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

October 6, 2026 BOARD MEETING

ACCOUNTS PAYABLE ACH -	\$	45,935,426.19
ACCOUNTS PAYABLE EFT -	\$	105,245.10
HAND CHECKS -	\$	0.00
ACCOUNTS PAYABLE CKS	\$	1,095,736.94
GRAND TOTAL -	\$	47,136,408.23

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: ACH Transaction GEN				
10/01/2026	0(A)	YPSILANTI DISTRICT LIBRARY	9-17-2026 WEEKLY TAX DISBURSEMENTS	450,000.00
10/01/2026	1(A)	WASHTENAW COMMUNITY COLLEGE#	9-17-2026 WEEKLY TAX DISBURSEMENT	4,320,000.00
10/01/2026	2(A)	LINCOLN SCHOOL DISTRICT	9-17-26 WEEKLY TAX DISBURSEMENT - ACH	7,260,000.00
10/01/2026	3(A)	YPSILANTI COMMUNITY SCHOOLS -	9-17-2026 WEEKLY TAX DISBURSEMENT ACH	5,710,000.00
10/01/2026	4(A)	WASHTENAW INTERMEDIATE	9-17-2026 WEEKLY TAX DISBURSEMENTS	7,730,000.00
10/01/2026	5(A)	VAN BUREN SCHOOL DISTRICT	9-17-26 WEEKLY TAX DISBURSEMENT ACH	1,220,000.00
10/01/2026	6(A)	WAYNE I.S.D.	9-17-2026 WEEKLY TAX DISBURSEMENTS	470,000.00
10/01/2026	7(A)	WASHTENAW COUNTY - S.E.T.	9-17-2026 WEEKLY TAX DISBURSEMENTS ACH	7,795,000.00
10/01/2026	8(A)	WASHTENAW COUNTY - LEVY	9-17-2026 WEEKLY TAX DISBURSEMENTS	5,615,000.00
10/01/2026	9(A)	AAATA	9-17-2026 WEEKLY TAX DISBURSEMENT	3,060,000.00
10/01/2026	10(A)	YPSILANTI COMMUNITY SCHOOLS -	9-17-2026 WEEKLY TAX DISBURSEMENTS ACH	2,200,000.00
10/09/2026	11(A)	CHARTER TWP OF YPSILANTI	Remittance Check	5,593.46
10/09/2026	12(A)	YPSILANTI TOWNSHIP FIRE HEALT	Remittance Check	1,493.09
10/13/2026	20(A)	ANN ARBOR CLEANING SUPPLY	PARKS & GROUNDS - SUPPLIES - 33X58 TRAS	425.25
			TRASH BAGS - LAITR	283.50
				<u>708.75</u>
10/13/2026	21(A)	PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - FORD LAKE PARK	330.00
			PORT A JOHN SERVICE - HYDRO	140.00
			PORTABLE TOILET RENTAL - FORD HERITAGE	190.00
				<u>660.00</u>
10/13/2026	22(A)	SOUTHERN COMPUTER WAREHOUSE	ENVIRONMENTAL CONTROLS MONITORING SENSO	723.32
10/13/2026	23(A)	PRIORITY ONE EMERGENCY	pant for new hire	196.98
10/13/2026	24(A)	PRIORITY ONE EMERGENCY	PANT FOR NEW HIRE	302.97
			BUILDING INSPECTOR CLOTHING - CROMER	359.95
				<u>662.92</u>
10/13/2026	25(A)	W.J. O'NEIL COMPANY	CIVIC CENTER CHILLER CONTACTOR REPAIRS	2,448.00
			PORTABLE RENTAL A/C UNIT FOR IT ROOM	3,069.63
			RETROFIT AHU#3 IN HR/ACCT DEPT	57,750.00
			CIVIC CENTER CHILLER - TROUBLESHOOT ISS	648.00
				<u>63,915.63</u>
10/13/2026	26(A)	MICHIGAN LINEN SERVICE, INC.	Annual Laundering of shop Towels and Ru	24.00
			Linen service for Station 4	85.03
			Linen service for Station 3	86.26
			Linen service for Station 3	190.40
				<u>385.69</u>
10/13/2026	27(A)	MICHIGAN LINEN SERVICE, INC.	CIVIC CENTER LAUNDRY SERVICE FOR 2026	95.10
			COMMUNITY CENTER LAUNDRY SERVICE FOR 20	54.50
			LEC LAUNDRY SERVICE FOR 2026	70.25

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: ACH Transaction GEN				
			LAUNDRY SERVICES	42.50
			CIVIC CENTER LAUNDRY SERVICE FOR 2026	95.10
			COMMUNITY CENTER LAUNDRY SERVICE FOR 20	54.50
			HOLMES RD LAUNDRY SERVICE FOR 2026	18.50
			LAUNDRY SERVICES	51.50
			GOLF PRO SHOP - SEASONAL LAUNDRY SERVIC	66.00
			CIVIC CENTER LAUNDRY SERVICE FOR 2026	95.10
			COMMUNITY CENTER LAUNDRY SERVICE FOR 20	54.50
			LEC LAUNDRY SERVICE FOR 2026	85.25
			LAUNDRY SERVICES	44.00
			ANNUAL LAUNDERING OF SHOP TOWELS AND RU	24.00
			LINEN SERVICE FOR STATION 4	85.03
			LINEN SERVICE FOR STATION 3	86.26
			LINEN SERVICE FOR STATION 3	190.40
			ANNUAL LAUNDERING OF SHOP TOWELS AND RU	24.00
			LAUNDRY SERVICES	42.50
			HOLMES RD LAUNDRY SERVICE FOR 2026	18.50
			COMMUNITY CENTER LAUNDRY SERVICE FOR 20	54.50
			CIVIC CENTER LAUNDRY SERVICE FOR 2026	95.10
				1,447.09
10/13/2026	28(A)	STANDARD PRINTING	OCS WINDOW ENVELOPES - #10	294.00
10/13/2026	29(A)	JEFFREY C. PASK	VIDEO PRODUCTION SERVICES	300.00
10/13/2026	30(A)	JUMP-A-RAMA	Fall Session 1 Gymnastics	2,114.00
10/13/2026	31(A)	BARR ENGINEERING MICHIGAN LLC	PROFESSIONAL SERVICES FROM 8/8 TO 9/4/2	5,343.00
10/13/2026	32(A)	CARLISLE/WORTMAN ASSOCIATES	July General Constultation	67.50
10/13/2026	33(A)	CARLISLE/WORTMAN ASSOCIATES	MASTER PLAN UPDATE	907.50
			PLANNING DEPARTMENT SUPPORT	13,100.00
			AUGUST PLANNING CONSULTATION	2,605.00
				16,612.50
10/13/2026	34(A)	DETECTION SYSTEMS AND ENGINEE	PUBLIC CAMERA WORK	435.00
			PUBLIC CAMERA WORK	290.00
			PUBLIC CAMERA WORK	652.50
			PUBLIC CAMERA WORK	290.00
				1,667.50
10/13/2026	35(A)	MUNIVATE LLC	BS&A CONFIG & TRAINING ONSITE AND REMOT	971.25
10/13/2026	36(A)	OOMA, INC.	OOMA SERVICES	249.44
10/13/2026	37(A)	PRINTING SYSTEMS, INC.	AVBallor Return Envelopes Imprinted	502.07
10/13/2026	38(A)	RHETT REYES	RECOVERY COURT PAYROLL	660.00
			RECOVERY COURT PAYROLL	858.00
				1,518.00
Total ACH Transaction:				45,935,426.19

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: EFT Transfer GEN				
10/09/2026	13(E)	NATIONWIDE RETIREMENT PLAN	Remittance Check	2,400.00
10/09/2026	14(E)	NATIONWIDE RETIREMENT PLAN	Remittance Check	2,015.00
10/09/2026	15(E)	IRS	Remittance Check	81,368.85
10/09/2026	16(E)	MERS 457	Remittance Check	2,245.43
10/09/2026	18(E)	DELTA DENTAL PLAN OF MICHIGAN	Remittance Check	14,117.42
10/09/2026	19(E)	STANDARD INSURANCE COMPANY	Remittance Check	3,098.40
Total EFT Transfer:				105,245.10
Check Type: Paper Check GEN				
10/09/2026	100	KRISPEN S. CARROLL, TRUSTEE	Remittance Check	623.12
10/09/2026	101	JIBRIL NAEEM	Modern Day Martial Arts 9/2-9/20 Member	1,074.50
10/09/2026	102	DANCE WITH ELEGANCE	Dance & Fitness Class Instruction	2,682.40
10/13/2026	103	A.F. SMITH ELECTRIC	COMMUNITY CENTER PARK LIGHTING REPAIRS	7,967.50
			COMMUNITY CENTER PARK LIGHTING REPAIRS	7,967.50
				15,935.00
10/13/2026	104	GRAINGER	NORTH BAY PARK - MEN'S BATHROOM - PAPER LIFTING EYE	59.46
				46.37
				105.83
10/13/2026	105	AUTO VALUE YPSILANTI	hitch	79.17
10/13/2026	106	AUTO VALUE YPSILANTI	MAINTENANCE SUPPLIES	17.77
10/13/2026	107	WESTLAND FIRE EXTINGUISHER IN	FIRE EXTINGUISHER INSPECTION	170.00
10/13/2026	108	SHRADER TIRE & OIL	REPLACE 2 TIRES FOR VEHICLE #71	526.73
			2 TIRES FOR 4100S	294.43
				821.16
10/13/2026	109	WASHTENAW COUNTY TREASURER#	PRE INVOICE LEDGER 12/2025	156.35
			PSU AND OT CHARGES AUGUST 2026	497,743.10
			07-26 BOR INVOICE LEDGER	6,129.76
			08-26 MTT INVOICE LEDGER	178.78
				504,207.99
10/13/2026	110	Y.C.U.A	FUEL CHARGES FOR COMPOST SITE 2026 YCUA	1,688.58
10/13/2026	111	HOME DEPOT	FLP - STORAGE CONTAINERS - SCREWS, FITT	121.27
			MAINTENANCE TOOL - LOCK KIT, LATCH MORT	161.88
			FLP - STORAGE CONTAINERS - CURCUIT BOX,	60.88
			COMMUNITY CENTER - SCREWS FRONT DOOT, C	50.88
			CIVIC CENTER - ELCTRIC OUTLET - MAINT.	131.44
			KEYPAD LOCK FOR SAFE CLOSET	129.00
			FLP - STORAGE CONTAINERS - CONDUIT, SWI	173.14
			FLP - STORAGE CONTAINERS - 14 GA STRUT	135.44
			RELOCATION OF ELECTRICAL OUTLET ON LIGH	142.17
				1,106.10

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/13/2026	112	Varsity Ford	FORD TRANSIT VAN PURCHASE - BUILDING OP	68,975.92
10/13/2026	113	SAM'S CLUB DIRECT	OPERATING SUPPLIES AND FOOD AND BEVERAG Operating supplies and food and beverag	329.62 221.91 551.53
10/13/2026	114	PRINTING SYSTEMS	AV BALLOT OUTER ENVELOPE IMPRINTED WITH	1,192.15
10/13/2026	115	KAREN WALLIN	Consultation Services for E. Holmes	175.00
10/13/2026	116	OKINAWAN KARATE CLUB	Payout for okinawan karate	164.50
10/13/2026	117	JUDY ANN HOLZSCHUH	Intro to Zentangle class	105.00
10/13/2026	118	STADIUM TROPHY	PLAQUE FOR 3ND ANNUAL FOOD TRUCK WARZ 5 X 7 APPRECIATION PLAQUE	59.98 24.99 84.97
10/13/2026	119	DIUBLE EQUIPMENT INC.	BROOMS FOR #256 SKID STEER BROOMS FOR #256 SKID STEER 2ND ORDER BELT & PULLEY FOR #326 + SPARE PARTS FO	659.40 464.74 267.21 1,391.35
10/13/2026	120	VERIZON WIRELESS	MONTHLY BILL JUL 24 - AUG 23, 2026	574.85
10/13/2026	121	MICHIGAN CAT	SERVICE WORK TO 950K LOADER-DPF REPLACE PARTS FOR EQUIPMENT	4,133.25 280.90 4,414.15
10/13/2026	122	PIRTEK	HYDRAULIC HOSES FOR GRINDER	629.14
10/13/2026	123	FONDRIEST ENVIRONMENTAL, INC	RENTAL OF WATER QUALITY TABLET FOR MAIN	355.00
10/13/2026	124	SPARTAN DISTRIBUTORS	Parts for equipment repair 4100 and 541	1,127.42
10/13/2026	125	WASHTENAW 100	Membership renewal for Chief	100.00
10/13/2026	126	WASHTENAW COUNTY SHERIFF'S OF	RECOVERY COURT DRUG TESTING	47.00
10/13/2026	127	GROSS ELECTRIC	FLP GARAGE - STORAGE CONTAINERS - PVC C	18.11
10/13/2026	128	SERVICE ELECTRIC	MAINT MATERIAL GEN 2 HEAD GATE	206.81
10/13/2026	129	MESSENGER PRINTING	CHIPPING TRUCK MAILER DATA CENTER MAILERS DATA CENTER MAILERS	8,157.11 18,918.82 192.00 27,267.93
10/13/2026	130	MATTA BLAIR, PLC	LEGAL SERVICES LEGAL SERVICES LEGAL SERVICES	660.00 220.00 3,883.52 4,763.52
10/13/2026	131	GREG MCKINNEY	Softball officiated 9/7-9/22	320.00
10/13/2026	132	WASTE MANAGEMENT	ACCT. #32-81987-93001	8,948.71

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
			ACCT. #10-11022-83003	902.31
				<u>9,851.02</u>
10/13/2026	133	SPICER GROUP	COMMUNITY CENTER CDBG CONSTRUCTION ADMI	10,879.00
10/13/2026	134	WEINGARTZ	PARKS & GROUNDS - STRING TRIMMERS	911.98
10/13/2026	135	MLIVE MEDIA GROUP	PUBLISHING - ELECTIONS PUBLIC ACCURACY	99.75
10/13/2026	136	BOUND TREE MEDICAL, LLC.	GLOVES/BLANKET/STERILE WATER	845.05
10/13/2026	137	ULINE	P&G - DOGGIE BAGS FOR PARK	138.93
10/13/2026	138	BELLE TIRE DISTRIBUTORS	#702 TIRE SENSOR REPLACEMENTS (ALL FOUR	399.92
			#702 REPLACE BRAKES	823.93
				<u>1,223.85</u>
10/13/2026	139	GRIFFIN PEST SOLUTIONS	Pest Control At the Community Center	229.00
10/13/2026	140	GRIFFIN PEST SOLUTIONS	PEST CONTROL FOR #4	33.00
			PEST CONTROL FOR #3	33.00
			PEST CONTROL FOR #1	33.00
				<u>99.00</u>
10/13/2026	141	LOWE'S	COMMUNITY CENTER - LIGHT BULBS, CONTACT	269.72
10/13/2026	142	VICTORY LANE	#66 FULL SERVICE OIL CHANGE	51.59
			#64 FULL SERVICE OIL CHANGE	72.21
			#73 FULL SERVICE OIL CHANGE	58.46
				<u>182.26</u>
10/13/2026	143	VERMEER OF MICHIGAN, INC.	PARTS FOR GRINDER TG5000	2,966.36
10/13/2026	144	VERMEER OF MICHIGAN, INC.	Parts for our TG5000 Grinder	804.00
			Bushing for TG5000 Grinder	102.93
			Parts for TG5000 Grinder	1,004.42
				<u>1,911.35</u>
10/13/2026	145	BACK TO NATURE LAWN CARE	ESSENTIAL LAWN ROUND 6	78.00
10/13/2026	146	911 TRAINING INSTITUTE	Firefighter Pre-Employment Evaluations	1,300.00
10/13/2026	147	A-2 AUTO GLASS	#61 WINDSHIELD CHIP REPAIR/FILL	70.00
10/13/2026	148	ADVANCED TURF SOLUTIONS	FALL FERTILIZER FOR GREEN APPLICATIONS	540.00
10/13/2026	149	APPLIED INNOVATION	Contract Invoice	94.43
10/13/2026	150	AMAZON CAPITAL SERVICES	MAINTENANCE SUPPLIES	64.19
			LYSOL WIPES, RESTOCK SAFETY STORE	63.60
			DIVIDERS FOR ORGANIZING - MASTER CARD F	16.98
			PPE FOR SAFETY STORE	448.58
			OFFICE SUPPLIES - COMMUNITY ENGAGEMENT	31.97
			CIVIC CENTER - CUSTODIAN SUPPLY - TOILE	15.98
			UA Intercom Viewer	308.00
				<u>949.30</u>

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/13/2026	151	ATCHINSON FORD	Parts for Unit#71	33.13
10/13/2026	152	ATCHINSON FORD	PARTS FOR #71 - SHOCKS	534.98
10/13/2026	153	AYRES ASSOCIATES INC	COMPREHENSIVE ASSESSMENT FOR THE HYDRO	8,038.00
10/13/2026	154	B-BALL SKILLS LLC	Pay out for B-ball skills 9/2-9/21	633.75
10/13/2026	155	CERTASITE, LLC	SEMI ANNUAL KITCHEN HOOD INSPECTION	566.17
			INVESTIGATE POTENTIAL FIRE SUPPRESSION	327.50
				893.67
10/13/2026	156	CRYSTAL FLASH, INC.	COMM. CENTER: REFILL GAS FUEL TANK - ST	1,463.39
			FORD LAKE PARK: REFILL GAS FUEL TANK -	1,507.80
			REG FUEL	5,999.61
			REG FUEL	1,086.24
				10,057.04
10/13/2026	157	CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 9/3/2026	197.23
10/13/2026	158	CSI EMERGENCY APPARATUS, LLC	TRUCK D - PINK	290.43
			TRUCK D - PINK	479.17
			TURCK E	991.56
				1,761.16
10/13/2026	159	WILKINSON, DARLENE	REFUND FOR HANDMADE AND HUNGRY 10FT SPA	20.00
10/13/2026	160	A DESIGN LINE	2026 BUILDING CLOTHING ORDER	679.74
			TOWNSHIP APPAREL - RSD AND SUPERVISOR	963.25
			TOWNSHIP APPAREL	60.36
			TOWNSHIP APPAREL	233.56
			BUILDING DEPT - RAIN JACKETS	528.50
			BUILDING UNIFORM - EMBROIDERY - CROMER	156.20
				2,621.61
10/13/2026	161	DANIELLE FIELHAUER	Zumba Instruction	63.00
10/13/2026	162	DONNA MEDOS	Chaperone Reimbursement	68.49
10/13/2026	163	DUNLOP SPORTS AMERICAS	Special order Srixon Soft Feel dual log	470.25
10/13/2026	164	ELIZABETH GIORDANO	Fall Youth Soccer officiated 9/12	60.00
10/13/2026	165	EAGLE ENGRAVING INC	ACCOUNTABILITY TAGS	45.75
10/13/2026	166	ELITE TECHNICAL SERVICES GROU	2 MAN RESCUE TEAM FOR TURBINE #2 MAINT	1,713.00
10/13/2026	167	FISHBECK	PRELIMINARY ENGINEERING AND CONSTRUCTIO	4,800.00
10/13/2026	168	GUARDIAN ALARM	GUARDIAN ALARM DIAGNOSTIC FEE.	100.00
			CHARGES FOR ADDED CIVIC CENTER MONITORI	27.10
				127.10
10/13/2026	169	HAMMER TRUCKING	Trucking of Screener Spoils to Landfill	996.00
10/13/2026	170	HOWLETT LOCK & DOOR	Service Call - 2025 E Clark ed Invoice	158.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/13/2026	171	HARTFORD STEAM BOILER INSPECT	ROUTINE OIL TESTING ON TRANSFORMER- 202	208.00
10/13/2026	172	INFRASTRUCTURE ENGINEERING IN	Traffic Engineering Services	2,318.44
10/13/2026	173	INFINITY FITNESS LLC	Step Aerobics	409.50
10/13/2026	174	KCI	PERMANENT AV LIST PURPLE BALLOT RETURN	1,923.00
10/13/2026	175	LILLIAN HENSLEY	Youth Dance Instructor	32.00
10/13/2026	176	PRIESTER, LAURA	REFUND FOR HANDMADE AND HUNGRY 10FT. SP	20.00
10/13/2026	177	LINDSEY BUTZIN	Driver Reimbursement	83.83
10/13/2026	178	MARIAH TINSLEY	REFUND OF YOUTH SOCCER REGISTRATION	164.00
10/13/2026	179	MELODY WOODS	Painting Class	87.50
10/13/2026	180	KILEAH MAE CREATE	Watercolor Instruction	175.00
10/13/2026	181	MENARDS, INC.	FLP STORAGE CONTAINERS - ELECTRICAL BOX	9.76
10/13/2026	182	M E S	FLOW TESTING - SEE INVOICE	3,759.65
			air pack	945.01
				4,704.66
10/13/2026	183	MARIA GIORDANO	Fall Youth Soccer Officiated 9/12 3 gam	60.00
10/13/2026	184	MICHAEL EDWARD HALL	Softball officiated 9/14-9/21	160.00
10/13/2026	185	MINUTES SERVICES LLC	JULY 28 PC MEETING MINUTES	200.00
10/13/2026	186	CARLISLE WORTMAN ASSOCIATES I	BD BOND REFUND	847.50
			BD BOND REFUND	447.50
			BD BOND REFUND	160.00
			BD BOND REFUND	880.00
				2,335.00
10/13/2026	187	MICHIGAN WORKS SOUTHEAST WORK	SUMMERWORKS PLANNING INTERN	2,182.75
10/13/2026	188	PEPSI BEVERAGES COMPANY	BOTTLED BEVERAGES FOR RESALE IN THE GOL	639.20
10/13/2026	189	PEYTON FLEMING	Adult Softball Umpired 9/7	80.00
10/13/2026	190	PLUNKETT COONEY	LEGAL SERVICES	4,072.50
			LEGAL SERVICES	1,585.25
			LEGAL SERVICES	2,805.00
				8,462.75
10/13/2026	191	PPM LANDSCAPE CONTRACTORS INC	EMERGENCY TREE REMOVAL AT GREEN OAKS AN	11,800.00
10/13/2026	192	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPECTIONS AU	1,450.00
10/13/2026	193	RANDALL MASCHARKA	PHOTOGRAPHY SERVICES	1,350.00
10/13/2026	194	RAPID ROOFING	STORAGE GARAGE ROOFING REPAIR	3,225.00
10/13/2026	195	REBECCA BATES	Youth Dance instructor	112.00
10/13/2026	196	SMITH, REGINA	REFUND FOR HANDMADE AND HUNGRY 10FT SPA	20.00
10/13/2026	197	REPUBLIC SERVICES INC.	TURBINE #2 CLEANING	5,802.15
10/13/2026	198	RNA FACILITIES MANAGEMENT	2026 ANNUAL MOWING CONTRACT - BOARD AWA	13,154.00
10/13/2026	199	ROVER GEOSPATIAL	GIS Consulting Services	10,462.50
10/13/2026	200	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP AUGUST 31S	2,800.00
10/13/2026	201	SHIRLEY DUPREY	Fall Tap Instruction	52.50
10/13/2026	202	SALISBURY LANDSCAPE GROUP	FALL SEEDING AROUND POND	432.00
10/13/2026	203	SAND SALES COMPANY LLC	SPLIT TOPDRESS SAND AND TOPSOIL TRAIN	2,771.55
10/13/2026	204	THE SWEATSHOP CUSTOM EMBROIDE	EMBROIDERED HATS/GAME COAT	665.00
10/13/2026	205	SHAUN HOLLAND	Driver Reimbursement	59.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK DATE 10/01/2026 - 10/13/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/13/2026	206	SONYA FISCHER	Basic Yoga Instruction	126.00
10/13/2026	207	TRAVIS ERBY	Portrait Drawing	84.00
10/13/2026	208	USA SOFTBALL OF MICHIGAN	Softball for womens Fall 2026 season	154.00
10/13/2026	209	UNITED STATES POSTAL SERVICE	POC #08042461 REPLENISH POSTAGE MACHINE	10,000.00
10/13/2026	210	VLOUD TECH	VEEAM DATA PLATFORM	6,725.04
10/13/2026	211	WASTE MANAGEMENT	ACCT. #6-96630-02003	248,749.92
10/13/2026	212	WASHTENAW COUNTY WATER RESOUR	Vermin Management Services - 2026	4,320.73
10/13/2026	213	YPSILANTI ACE HARDWARE	KNIFE/TOILET SEAT	41.98
10/13/2026	214	CDW GOVERNMENT INC	BitDefender GravityZone Renewal	5,456.00
10/13/2026	215	COLONIAL LIFE	Remittance Check	400.76
10/13/2026	216	ZAWIYAH FOUNDATION OF MICHIGA	Check Request For Escrow: BL25-0001	8,790.00
10/13/2026	217	BOWMAN, STEPHEN	Check Request For Bond: FB26-0002	15,520.00
10/13/2026	218	TEICHNER LAW PLC	LEGAL SERVICES	10,000.00
10/13/2026	219	CHARTER TOWNSHIP OF SUPERIOR	ACCT. #HURO-007200-0000-01	50.29
Total Paper Check:				1,095,736.94
GEN TOTALS:				
Total of 158 Checks:				47,136,408.23
Less 0 Void Checks:				0.00
Total of 158 Disbursements:				47,136,408.23

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

October 20, 2026 BOARD MEETING

ACCOUNTS PAYABLE ACH -	\$	937,864.11
ACCOUNTS PAYABLE EFT -	\$	298,940.74
HAND CHECKS -	\$	0.00
ACCOUNTS PAYABLE CKS	\$	915,877.30
GRAND TOTAL -	\$	2,152,682.15

Clarity Health Care Deductible –

MONTHLY UTILIZATION – \$28,760.18 (SEPTEMBER)
ADMIN FEE - \$ 1,705.92 (SEPTEMBER)

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: ACH Transaction GEN				
10/23/2026	45(A)	ANN ARBOR CLEANING SUPPLY	PARKS & GROUNDS - 33X58 TRASH BAGS	283.50
10/23/2026	46(A)	ORCHARD, HILTZ & MCCLIMENT	IN Engineering Review and Construction Ins	350.00
10/23/2026	47(A)	ORCHARD, HILTZ & MCCLIMENT	IN MS4 Permit Assistance	171.25
10/23/2026	48(A)	ORCHARD, HILTZ & MCCLIMENT	IN Engineering for Loonfeather Pointe Park	865.50
10/23/2026	49(A)	ORCHARD, HILTZ & MCCLIMENT	IN LEC DRIVEWAY ENGINEERING	591.50
10/23/2026	50(A)	ORCHARD, HILTZ & MCCLIMENT	IN 2171 GROVE RD CAR WASH	1,108.75
10/23/2026	51(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BP26-0015	1,693.00
10/23/2026	52(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Escrow: BE26-0001	338.00
10/23/2026	53(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BP26-0020	1,964.00
10/23/2026	54(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BPSPF-0029	844.00
10/23/2026	55(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Escrow: BC26-0001	1,152.00
10/23/2026	56(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BP26-0018	1,412.00
10/23/2026	57(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Escrow: BE23-0006	169.00
10/23/2026	58(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BP26-0011	168.00
10/23/2026	59(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Escrow: BC26-0003	1,892.75
10/23/2026	60(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Escrow: BC26-0002	2,068.00
10/23/2026	61(A)	ORCHARD, HILTZ & MCCLIMENT	IN Check Request For Bond: BSE24-0008	2,129.00
10/23/2026	62(A)	PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - FORD LAKE PARK	190.00
10/23/2026	63(A)	PARKWAY SERVICES, INC.	Port a John service - Hydro	140.00
10/23/2026	64(A)	PARKWAY SERVICES, INC.	PORTABLE TOILET RENTAL - FORD HERITAGE	190.00
10/23/2026	65(A)	SOUTHERN COMPUTER WAREHOUSE	Environmental Controls Monitoring Senso	252.54
10/23/2026	66(A)	SOUTHERN COMPUTER WAREHOUSE	Environmental Controls Monitoring Senso	239.73
10/23/2026	67(A)	PRIORITY ONE EMERGENCY	WORK BOOTS - ART CARTES	125.99
10/23/2026	68(A)	W.J. O'NEIL COMPANY	LEC - TROUBLESHOOT AIR HANDLER	1,682.00
10/23/2026	69(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	85.03
10/23/2026	70(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	86.26
10/23/2026	71(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	190.40
10/23/2026	72(A)	MICHIGAN LINEN SERVICE, INC.	Annual Laundering of shop Towels and Ru	24.00
10/23/2026	73(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	85.03
10/23/2026	74(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	86.26
10/23/2026	75(A)	MICHIGAN LINEN SERVICE, INC.	LINEN SERVICES	190.40
10/23/2026	76(A)	MICHIGAN LINEN SERVICE, INC.	Annual Laundering of shop Towels and Ru	24.00
10/23/2026	77(A)	MICHIGAN LINEN SERVICE, INC.	Civic Center Laundry Service for 2026	95.10
10/23/2026	78(A)	MICHIGAN LINEN SERVICE, INC.	Community Center Laundry Service for 20	54.50
10/23/2026	79(A)	MICHIGAN LINEN SERVICE, INC.	LEC Laundry Service for 2026	73.25
10/23/2026	80(A)	MICHIGAN LINEN SERVICE, INC.	laundry services	47.00
10/23/2026	81(A)	MICHIGAN LINEN SERVICE, INC.	Golf Pro Shop - Seasonal Laundry Servic	66.00
10/23/2026	82(A)	MICHIGAN LINEN SERVICE, INC.	laundry services	44.00
10/23/2026	83(A)	MICHIGAN LINEN SERVICE, INC.	Holmes Rd Laundry Service for 2026	18.50
10/23/2026	84(A)	MICHIGAN LINEN SERVICE, INC.	Community Center Laundry Service for 20	54.50
10/23/2026	85(A)	MICHIGAN LINEN SERVICE, INC.	Civic Center Laundry Service for 2026	95.10
10/23/2026	86(A)	JEFFREY C. PASK	VIDEO PRODUCTION SERVICES	300.00
10/23/2026	87(A)	JEFFREY C. PASK	VIDEO PRODUCTION SERVICES	300.00
10/23/2026	88(A)	BARR ENGINEERING MICHIGAN LLC	PROFESSIONAL SERVICES FROM 9/5 TO 10/2/	4,533.00
10/23/2026	89(A)	WASHTENAW COMMUNITY COLLEGE#	10-9-2026 WKLY TAX DISBURSEMENT	75,000.00
10/23/2026	90(A)	LINCOLN SCHOOL DISTRICT	10-9-2026 WEEKLY TAX DISBURSEMENT - ACH	124,000.00
10/23/2026	91(A)	YPSILANTI COMMUNITY SCHOOLS -	10-9-2026 WKLY TAX DISBURSEMENT	110,000.00
10/23/2026	92(A)	WASHTENAW INTERMEDIATE	10-9-2026 WKLY TAX DISBURSEMENT	145,000.00
10/23/2026	93(A)	VAN BUREN SCHOOL DISTRICT	10-9-2026 WKLY TAX DISBUR	25,000.00
10/23/2026	94(A)	WASHTENAW COUNTY - S.E.T.	TAX DISBURSEMENTS - ACH	160,000.00
10/23/2026	95(A)	WASHTENAW COUNTY - LEVY	10-9-2026 WEEKLY TAX DISBURSEMENT	100,000.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: ACH Transaction GEN				
10/23/2026	96(A)	AAATA	10-9-2026 WKLY TAX DISBURSEMENT	50,000.00
10/23/2026	97(A)	BILL CARR SIGNS, INC.	Replacement LEF Panels LEC Sign	8,591.50
10/23/2026	98(A)	COMMUNICATION SQUARE LLC	Monthly Office 365	4,912.91
10/23/2026	99(A)	COMMUNICATION SQUARE LLC	Monthly Office 365	4,912.91
10/23/2026	100(A)	CARLISLE/WORTMAN ASSOCIATES	Planning Department Support	5,614.26
10/23/2026	101(A)	CARLISLE/WORTMAN ASSOCIATES	1241 E CROSS - PRELIMINARY REVIEW	1,360.00
10/23/2026	102(A)	DETECTION SYSTEMS AND ENGINEE	Public Camera Work	326.25
10/23/2026	103(A)	DETECTION SYSTEMS AND ENGINEE	Public Camera Work	290.00
10/23/2026	104(A)	DETECTION SYSTEMS AND ENGINEE	Camera Hardware and Installation for Fo	11,879.00
10/23/2026	105(A)	DETECTION SYSTEMS AND ENGINEE	PUBLIC CAMERA WORK	435.00
10/23/2026	106(A)	DETECTION SYSTEMS AND ENGINEE	REPLACEMENT CAMERA FRONT OF CIVIC CENTE	1,917.00
10/23/2026	107(A)	FIBER LINK	MissDig Response and Locate Services	26.25
10/23/2026	108(A)	LIFE AFTER INCARCERATION	LAITR Community Beautification Services	12,600.00
10/23/2026	109(A)	MUNIVATE LLC	CONFIGURATION/TRAINING REMOTE (EMAIL/PH	138.75
10/23/2026	110(A)	OOMA, INC.	Ooma Services	249.44
10/23/2026	111(A)	RHETT REYES	RECOVERY COURT PAYROLL	792.00
10/23/2026	112(A)	RHETT REYES	RECOVERY COURT PAYROLL	396.00
10/23/2026	113(A)	SALADINO CONSTRUCTION COMPANY	CONCRETE SIDEWALK REPLACEMENT - INVOICE	12,950.00
10/23/2026	114(A)	YPSILANTI COMMUNITY SCHOOLS -	10-9-2026 WKLY TAX DISBURSEMENT	55,000.00
Total ACH Transaction:				937,864.11
Check Type: EFT Transfer GEN				
10/20/2026	17(E)	STANDARD INSURANCE COMPANY	Remittance Check	6,507.01
10/20/2026	44(E)	BLUE CROSS BLUE SHIELD OF MIC	Remittance Check	180,475.07
10/20/2026	115(E)	BLUE CROSS BLUE SHIELD OF MIC	Remittance Check	111,958.66
Total EFT Transfer:				298,940.74
Check Type: Paper Check GEN				
10/20/2026	220	A.F. SMITH ELECTRIC	POWER RAN OUT TO NEW ELECTRICAL SIGN	1,083.38
10/20/2026	221	ASSOCIATED FENCE	GREEN OAKS GOLF COURSE - SECURITY FENCE	925.00
10/20/2026	222	ASSOCIATED FENCE	GREEN OAKS GOLF COURSE - SECURITY FENCE	550.00
10/20/2026	223	GRAINGER	14B Court - Water filters	217.38
10/20/2026	224	GRAINGER	LOON FEATHER PARK - SOAP DISPENSER	129.39
10/20/2026	225	AUTO VALUE YPSILANTI	BATTERY AND OIL	143.37
10/20/2026	226	AUTO VALUE YPSILANTI	55 GALLON DEF	379.58
10/20/2026	227	AUTO VALUE YPSILANTI	BATTERY - GROUP 24 (4100)	102.21
10/20/2026	228	AUTO VALUE YPSILANTI	BATTERIES FOR #254	260.38
10/20/2026	229	AUTO VALUE YPSILANTI	BATTERY BOLTS FOR #254	4.47
10/20/2026	230	AUTO VALUE YPSILANTI	CIVIC - OIL FOR GARAGE COMPRESSOR	49.52
10/20/2026	231	MCLAIN AND WINTERS	LEGAL SERVICES - SEPTEMBER 2026	197,809.38
10/20/2026	232	MICHIGAN ASSESSORS ASSOC	MEMBERSHIP DUES TO MAA FOR ASSESSING ST	380.00
10/20/2026	233	NFPA INTERNATIONAL	Annual Membership - Densmore	225.00
10/20/2026	234	SAFEGUARD BUSINESS SYSTEMS	LASER CHECKS - NEW POOLED CASH ACCOUNT	262.74
10/20/2026	235	RAFT	MEMBERSHIP RENEWAL 2027	1,400.00
10/20/2026	236	WASHTENAW COUNTY TREASURER#	MIDC GRANT - 14B REVENUE SHARE 25-26	42,677.90
10/20/2026	237	Y.C.U.A	ESTIMATED WATER REBATE FOR 2026	2,160.00
10/20/2026	238	Y.C.U.A	Fuel charges for Compost Site 2026 YCUA	2,048.22
10/20/2026	239	HOME DEPOT	MOTOR POOL SHOP SUPPLIES - CONT. - USED	168.46
10/20/2026	240	HOME DEPOT	MOTOR POOL SHOP SUPPLIES - USED FOR VEH	50.94
10/20/2026	241	HOME DEPOT	FLP HOUSE - DOWN SPOUT, ELBOWS, CAULK	47.90
10/20/2026	242	HOME DEPOT	FLP - STORAGE CONTAINERS - WIRE	288.00
10/20/2026	243	HOME DEPOT	FLP - STORAGE CONTAINERS - 500 FT. ROLL	288.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/20/2026	244	ALLGRAPHICS CORPORATION	FALL YOUTH SOCCER COACHES SHIRTS 2026	345.98
10/20/2026	245	SAM'S CLUB DIRECT	OPERATING SUPPLIES AND FOOD AND BEVERAG	215.18
10/20/2026	246	MICHIGAN DEPT. OF TREASURY	Electronic Writs of Garnishment Filing	525.00
10/20/2026	247	CHARTER TOWNSHIP OF SUPERIOR	ACCT. #HURO-007200-0000-01	68.65
10/20/2026	248	BS & A SOFTWARE	CLOUD MIGRATION	79,856.00
10/20/2026	249	ACCUSHRED LLC	SHRED SERVICES	220.00
10/20/2026	250	JOYCE CAROL CROCKER	REFUND - 50 & BEYOND TRIP CANCELLATION	98.00
10/20/2026	251	STADIUM TROPHY	PLAQUE FOR STAFF	24.99
10/20/2026	252	DIUBLE EQUIPMENT INC.	BLADE SET AND FILTERS FOR FERRIS MOWERS	241.72
10/20/2026	253	VERIZON WIRELESS	ACCT. #542198411-00001	2,613.14
10/20/2026	254	SPARTAN DISTRIBUTORS	PARTS FOR 4100 AND 3150 MOWER REPAIRS	1,430.00
10/20/2026	255	ULLIANCE	Q4 EAP PROGRAM FEE	1,239.00
10/20/2026	256	WASHTENAW COUNTY SHERIFF'S OF	RECOVERY COURT DRUG TESTING	27.00
10/20/2026	257	MESSENGER PRINTING	reminder postcards summer 2026 taxes	829.52
10/20/2026	258	MATTA BLAIR, PLC	Legal Services	340.00
10/20/2026	259	MATTA BLAIR, PLC	Legal Services	558.20
10/20/2026	260	GREG MCKINNEY	SOFTBALL OFFICIATED 9/28-10/6	320.00
10/20/2026	261	WASTE MANAGEMENT	ACCT. #10-11022-83003	1,094.01
10/20/2026	262	WASTE MANAGEMENT	ACCT. # 32-81987-93001	7,565.94
10/20/2026	263	SPICER GROUP	2026 General Grant Assistance	5,996.00
10/20/2026	264	WEINGARTZ	2 PUSH MOWERS FOR P&G	998.00
10/20/2026	265	MLIVE MEDIA GROUP	LEGAL NOTICE PUBLISHING	216.76
10/20/2026	266	MLIVE MEDIA GROUP	MLIVE JOB POSTINGS - AUGUST 2026	455.00
10/20/2026	267	EMERGENT HEALTH PARTNERS	FIRE DISPATCHING SERVICES - OCT 2026	11,047.14
10/20/2026	268	OFFICE EXPRESS	Business Cards - Brad Barrett	22.00
10/20/2026	269	OFFICE EXPRESS	Business Cards - Travis Flores (Social	24.00
10/20/2026	270	UNIVERSITY TRANSLATORS	INTERPRETER SERVICES	220.00
10/20/2026	271	UNIVERSITY TRANSLATORS	INTERPRETER SERVICES	220.00
10/20/2026	272	UNIVERSITY TRANSLATORS	INTERPRETER SERVICES	220.00
10/20/2026	273	UNIVERSITY TRANSLATORS	TRANSLATOR SERVICES	220.00
10/20/2026	274	BRANDON SLAVEN	UNIFORM ALLOWANCE 2026	600.00
10/20/2026	275	MANNIK & SMITH GROUP INC.	2025 MDNR TF Grant Engineering Services	5,246.35
10/20/2026	276	ULINE	14B COURT - HEAVY-DUTY STACK AND NEST C	112.66
10/20/2026	277	ULINE	P&G - DOGGIE WASTE BAGS FOR PARK	263.85
10/20/2026	278	MTA	JOB POSTINGS ON MTA - AUGUST 2026	30.00
10/20/2026	279	GRIFFIN PEST SOLUTIONS	LEC Pest Solutions for 2026	72.00
10/20/2026	280	UTILITIES INSTRUMENTATION SER	SERVICE CALL FOR PROGRAMMING 9/26	3,680.00
10/20/2026	281	LOOKING GOOD LAWNS	Looking Good Lawns invoice YTM826-03 v	1,325.00
10/20/2026	282	VICTORY LANE	#716 FULL SYNTHETIC OIL CHANGE	112.63
10/20/2026	283	VICTORY LANE	#715 HIGH MILEAGE OIL CHANGE	82.54
10/20/2026	284	ABBEY DOOR	ER REPAIR ON SPRINGS @STATION 3	2,105.00
10/20/2026	285	DES MOINES STAMP MFG. CO.	STAMPS	159.55
10/20/2026	286	BIO-CARE, INC.	Annual physicals	5,455.00
10/20/2026	287	CISLO TITLE	Title Search Invoices - Q1 2026	225.00
10/20/2026	288	CISLO TITLE	Title Search Invoices - Q1 2026	200.00
10/20/2026	289	ADVANCED COMMUNICATIONS & DAT	INTERNET UTILITY SERVICE	1,369.29
10/20/2026	290	ACTIVE911, INC	ACTIVE 911 MEMBERSHIP	5.52
10/20/2026	291	ADVANCED TURF SOLUTIONS	Fertilizer for tees - late fall applica	270.00
10/20/2026	292	APPLIED INNOVATION	Quarterly Printer Charges	339.57
10/20/2026	293	AMAZON CAPITAL SERVICES	office supplies / park supplies	94.86

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
			CREDIT 2027 NPLANNER	(16.14)
				78.72
10/20/2026	294	AMAZON CAPITAL SERVICES	supplies/cabinet	213.82
10/20/2026	295	AMAZON CAPITAL SERVICES	chain wrench	22.88
10/20/2026	296	AMAZON CAPITAL SERVICES	Cleaning products, tractor tie rod, dir	393.65
10/20/2026	297	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	41.12
10/20/2026	298	AMAZON CAPITAL SERVICES	ID HOLDERS AND LANYARDS	46.85
10/20/2026	299	AMAZON CAPITAL SERVICES	PROCLAMATION FRAMES	26.55
10/20/2026	300	AMAZON CAPITAL SERVICES	Ink for postage machine	223.98
10/20/2026	301	AMAZON CAPITAL SERVICES	COLOR COPY PAPER	21.96
10/20/2026	302	AMAZON CAPITAL SERVICES	2027 PLANNERS	38.24
10/20/2026	303	AMAZON CAPITAL SERVICES	OFFICE ITEMS	57.02
10/20/2026	304	AMAZON CAPITAL SERVICES	Anycubic Kobra S1 Max Combo	939.86
10/20/2026	305	AMAZON CAPITAL SERVICES	ASSESSING OFFICE CALENDERS	47.35
10/20/2026	306	AMAZON CAPITAL SERVICES	BOOK FOR PROGRAM PARTICIPANTS	39.96
10/20/2026	307	AMAZON CAPITAL SERVICES	RACK MANAGEMENT ITEMS	118.90
10/20/2026	308	AMAZON CAPITAL SERVICES	RESTOCK SAFETY STORE	181.92
10/20/2026	309	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	47.32
10/20/2026	310	ARC BRAND AND CREATIVE AGENCY	Data Center Community Information Video	4,000.00
10/20/2026	311	ATCHINSON FORD	OIL AND FILTER CHANGE	102.10
10/20/2026	312	B-BALL SKILLS LLC	PAY OUT FOR B-BALL SKILLS 9/22-10/6	1,188.75
10/20/2026	313	BLUEALLY TECHNOLOGY SOLUTIONS	Barracuda Message Archiver Virtual Lice	4,397.01
10/20/2026	314	CEI MICHIGAN LLC	Roof Repairs at Community Center	1,007.00
10/20/2026	315	CRYSTAL FLASH, INC.	UNLEADED FUEL FOR GOLF MAINTENANCE	1,199.85
10/20/2026	316	CRYSTAL FLASH, INC.	Ford Lake Park: Refill Gas Fuel Tank -	2,502.45
10/20/2026	317	CRYSTAL FLASH, INC.	Comm. Center: Refill Gas Fuel Tank - St	1,466.92
10/20/2026	318	CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 9/2026	21.88
10/20/2026	319	CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 9/2026	47.23
10/20/2026	320	CINTAS FIRST AID & SAFETY	FIRST AID CABINET SERVICE - 9/2026	82.88
10/20/2026	321	CINTAS FIRST AID & SAFETY	Eye wash Station Rental	99.18
10/20/2026	322	CINTAS FIRST AID & SAFETY	Monthly Service for AED at Holmes Road	134.42
10/20/2026	323	CINTAS FIRST AID & SAFETY	AED Rentals for Civic, 14b, Rec	135.00
10/20/2026	324	CINTAS FIRST AID & SAFETY	AED Rentals for Civic, 14b, Rec	270.00
10/20/2026	325	CENTER FOR INTERNET SECURITY	CIS Albert Service	18,300.00
10/20/2026	326	CLI CONCRETE LEVELING INC.	SIDEWALK LEVELING - 10/2/2026 INVOICE 1	1,330.00
10/20/2026	327	COMCAST BUSINESS	Comcast Metro-e Service	16,198.95
10/20/2026	328	COMCAST	ACCOUNT 8529102340124352	138.09
10/20/2026	329	COMCAST	INTERNET FOR HOLMES ROAD - 2026	260.90
10/20/2026	330	DAMRON INVESTIGATIONS, INC	BACKGROUND INVESTIGATION FOR ENTRY-LEVE	1,500.00
10/20/2026	331	DAMRON INVESTIGATIONS, INC	BACKGROUND INVESTIGATION FOR ENTRY-LEVE	1,500.00
10/20/2026	332	A DESIGN LINE	TRUNK OR TREAT BAGS	1,322.65
10/20/2026	333	DISPUTE RESOLUTION CENTER	MEDIATION SERVICES INVOICE	1,875.00
10/20/2026	334	ELIZABETH GIORDANO	FALL YOUTH SOCCER OFFICIATED 9/12	60.00
10/20/2026	335	ELITE TECHNICAL SERVICES GROU	2 man rescue team for turbine #2 mainte	1,837.80
10/20/2026	336	FISHBECK	Preliminary Engineering and Constructio	440.00
10/20/2026	337	FROHM & WIDMER, INC	APPRAISAL REPORT FOR 1106 E MICHIGAN AV	6,500.00
10/20/2026	338	HUNTINGTON NATIONAL BANK	SPRAY ADHESIVE - MOTOR POOL SHOP SUPPLI	17.48
10/20/2026	339	HUTSON INC OF MICHIGAN	PRICE DIFFERENCE FOR TIEROD EXCHANGE	11.04
10/20/2026	340	HUTSON INC OF MICHIGAN	TIE ROD FOR JD4720	116.12

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/20/2026	341	INTEGRITY BUSINESS SOLUTIONS	Copy paper - General	974.75
10/20/2026	342	INTEGRITY BUSINESS SOLUTIONS	Copy Paper - Community Center	116.97
10/20/2026	343	JIBRIL NAEEM	MODERN DAY MARTIAL ARTS 9/22-10/6 MEMBE	1,120.00
10/20/2026	344	KELLY DOE	Uniform Reimbursement for 2026	166.14
10/20/2026	345	KCI	WINTER 2026 TAX BILLS - PRINTING AND MA	11,019.65
10/20/2026	346	KCI	2027 PERSONAL PROPERTY STATEMENTS- MAIL	237.00
10/20/2026	347	KRONOS SAASHR, INC	UKG TIME CLOCK FEES	480.00
10/20/2026	348	KRONOS SAASHR, INC	UKG TIME CLOCK FEES	3,281.55
10/20/2026	349	KRONOS SAASHR, INC	UKG TIME CLOCK FEES	480.00
10/20/2026	350	KRONOS SAASHR, INC	UKG TIME CLOCK FEES	471.00
10/20/2026	351	KRONOS SAASHR, INC	UKG TIME CLOCK FEES	483.00
10/20/2026	352	LILLIAN HENSLEY	YOUTH DANCE INSTRUCTOR	64.00
10/20/2026	353	LINDE GAS & EQUIPMENT INC	O2 RENTAL	577.34
10/20/2026	354	LINDE GAS & EQUIPMENT INC	O2 RENTAL	209.53
10/20/2026	355	LANGUAGE LINE SERVICES	AUGUST 26 INVOICE FOR INTERPRETER SERVI	662.65
10/20/2026	356	LANGUAGE LINE SERVICES	INTERPRETER SERVICES FOR SEPTEMBER 26	668.60
10/20/2026	357	DOHRING, MATTHEW J	Uniform Reimbursement for 2026	316.24
10/20/2026	358	MICHELE DURHAM	REFUND - 50 & BEYOND TRIP CANCELLATION	114.00
10/20/2026	359	MACQUEEN EMERGENCY GROUP	HURST REPAIR TOOL	300.00
10/20/2026	360	MICHIGAN FIRE INSPECTORS SOCI	Society member - full conference	525.00
10/20/2026	361	MARIA GIORDANO	FALL YOUTH SOCCER OFFICIATED 10/3 3 GAM	60.00
10/20/2026	362	MICHAEL EDWARD HALL	SOFTBALL OFFICIATED 9/28-10/5 PLUS SOCC	220.00
10/20/2026	363	MIDWEST VISUAL WORKS	SENIOR AV PROJECT	39,071.00
10/20/2026	364	MINUTES SERVICES LLC	JULY 14TH, 2026 MEETING MINUTES	120.00
10/20/2026	365	MICHIGAN PUBLICATIONS	PUBLICATION	90.00
10/20/2026	366	MICHIGAN PUBLICATIONS	CLERK'S OFFICE ADS	70.00
10/20/2026	367	MICHIGAN PUBLICATIONS	CLERK'S OFFICE ADS	35.00
10/20/2026	368	MICHIGAN PUBLICATIONS	CLERK'S OFFICE ADS	70.00
10/20/2026	369	MARVINA WILLIS	REFUND CREDIT RECEIPT	45.00
10/20/2026	370	LAVONDA JACKSON	REFUND/CREDIT 115470384	45.00
10/20/2026	371	CARLISLE WORTMAN ASSOCIATES I	HOLIDAY INN EXPRESS	1,040.00
10/20/2026	372	CARLISLE WORTMAN ASSOCIATES I	U-BOX STORAGE BUILDING	1,360.00
10/20/2026	373	CARLISLE WORTMAN ASSOCIATES I	2171 GROVE RD CAR WASH	640.00
10/20/2026	374	CARLISLE WORTMAN ASSOCIATES I	Check Request For Bond: BCB23-0006	527.50
10/20/2026	375	CARLISLE WORTMAN ASSOCIATES,	2151 WASHTENAW - CLASS A	320.00
10/20/2026	376	Sebastian Robins & Mona Hayda	Check Request For Bond: BP24-0015	406.50
10/20/2026	377	ZAWIYAH FOUNDATION OF MICHIGA	Check Request For Bond: BSB25-0023	2,500.00
10/20/2026	378	ZAWIYAH FOUNDATION OF MICHIGA	Check Request For Escrow: BC25-0001	1,482.00
10/20/2026	379	ZAWIYAH FOUNDATION OF MICHIGA	Check Request For Escrow: BE25-0001	1,003.00
10/20/2026	380	ZAWIYAH FOUNDATION OF MICHIGA	Check Request For Bond: BCB24-0015	510.00
10/20/2026	381	STALLWORTH TRUST, IRA C. & DE	2026 Sum Tax Refund K -11-21-420-001	2,643.52
10/20/2026	382	LERETA, LLC	2026 Sum Tax Refund K -11-03-111-010	1,521.66
10/20/2026	383	CORELOGIC CENTRALIZED REFUNDS	2026 Sum Tax Refund K -11-33-309-359	3,530.55
10/20/2026	384	CORELOGIC CENTRALIZED REFUNDS	2026 Sum Tax Refund K -11-06-382-028	2,107.00
10/20/2026	385	JOHNSON, RICHARD B	2026 Sum Tax Refund K -11-11-280-006	449.91
10/20/2026	386	MICHIGAN WORKS SOUTHEAST WORK	Summerworks Planning Intern	1,814.24
10/20/2026	387	NICHOLAS BENNETT	Uniform Reimbursement for 2026	18.86
10/20/2026	388	NOAH VAMVOUDAKIS	YOUTH SOCCER OFFICIATED 9/26 3 GAMES	60.00
10/20/2026	389	ONSITE SUBSTANCE ABUSE TESTIN	RECOVERY COURT DRUG TESTING	41.00
10/20/2026	390	PD HOME EXTERIORS, LLC	Siding Repairs and window Replacement F	6,143.51
10/20/2026	391	PK CONTRACTING, LLC	Re-Paint Veteran's Drive	2,250.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI

CHECK DATE 10/20/2026 - 10/23/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN 101 GENERAL FUND MAIN GENPOOL				
Check Type: Paper Check GEN				
10/20/2026	392	PLUNKETT COONEY	Legal Services	8,456.40
10/20/2026	393	PLUNKETT COONEY	Legal Services	1,347.50
10/20/2026	394	PLUNKETT COONEY	Legal Services	1,677.50
10/20/2026	395	PLUNKETT COONEY	Legal Services	5,280.00
10/20/2026	396	PPM LANDSCAPE CONTRACTORS INC	TOWNSHIP WIDE CHIPPING IN RESPONSE TO S	66,832.00
10/20/2026	397	PPM LANDSCAPE CONTRACTORS INC	LIMB REMOVAL BUD AND BLOSSOM PARK	700.00
10/20/2026	398	ROBERT ACTON	ROBERT ACTON CONTRACTUAL INSPECTIONS SE	550.00
10/20/2026	399	ROY KRONEMAN	2026 UNIFORM REIMBURSEMENT	600.00
10/20/2026	400	REBECCA BATES	YOUTH DANCE INSTRUCTOR	96.00
10/20/2026	401	RNA FACILITIES MANAGEMENT	2026 Annual Mowing Contract - Board Awa	13,154.00
10/20/2026	402	STEPHEN BROWN	STEVE BROWN CONTRACTUAL INSP SEPTEMBER	1,200.00
10/20/2026	403	THE SWEATSHOP CUSTOM EMBROIDE	JOB SHIRTS/POLO/T-SHIRTS	161.00
10/20/2026	404	SITEONE LANDSCAPE SUPPLY, LLC	IRRIGATION PARTS FOR REPAIRS	367.92
10/20/2026	405	STRYKER SALES LLC	LUCAS SUCTION CUPS	556.14
10/20/2026	406	WILLIAM SWEENEY	Reimbursement for uniform allowance for	358.24
10/20/2026	407	WASTE MANAGEMENT	ACCT. #6-96630-02003	248,652.60
10/20/2026	408	YAMAHA MOTOR FINANCE CORPORAT	2026 GOLF CART LEASE	11,473.20
10/20/2026	409	YAMAHA MOTOR FINANCE CORPORAT	2026 GOLF UTILITY CART LEASE	661.06
10/20/2026	410	YAMAHA GOLF CARS PLUS	REPAIRS TO GOLF CART #46 AND #6.	49.90
10/20/2026	411	YPSILANTI ACE HARDWARE	HQ BATHROOM LIGHT SWITCH	31.97
10/20/2026	412	YPSILANTI ACE HARDWARE	FLEX HOSE	49.99
Total Paper Check:				915,877.30

GEN TOTALS:

Total of 266 Checks:

2,152,682.15

Less 0 Void Checks:

0.00

Total of 266 Disbursements:

2,152,682.15

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

**CHARTER TOWNSHIP
OF YPSILANTI**

**RESOLUTION NO. 2026-17
In Reference to Ordinance 2026-517**

**2nd READING RESOLUTION 2026-17,
PROPOSED ORDINANCE 2026-517, AN
ORDINANCE TO AMEND ZONING ORDINANCE
TEXT: LAND USE TABLE, FORM BASED CODE
REGULATIONS, AND CHANGES AND
AMENDMENTS**

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 from time-to-time wants to update and clean up the zoning ordinance for easier to understand and implement process and regulations that continue to align with the Master Plan; and

Whereas, this Ordinance proposes zoning text amendment updates to three sections of the code, which include the land use table, the form-based code regulations and to the Changes and Amendments for rezonings and conditional rezonings; and

Whereas, at is regularly scheduled meeting held July 14, 2026 the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2026-517 attached hereto, by reference, in its entirety.



MEMORANDUM

To: Ypsilanti Charter Township Board

From: Mark Yandrick, AICP, Planning Director
Sally Elmiger, AICP, Planning Consultant, Carlisle Wortman & Associates

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters

Date: July 2, 2026 , Upddated August 12, 2026

Re: Zoning Ordinance Text Amendment: Cleanup (Various Items)

Process

A Zoning Ordinance Text Amendment is a change to the written regulations of a township's zoning ordinance. To evaluate a text amendment, the Michigan Zoning Enabling Act requires the Planning Commission to first hold a public hearing and then discuss and possibly refine the language before making a recommendation on the amendment to the Township Board. The Township Board is then required to hold at least two (2) readings of the Text Amendment before making a decision.

Background

The township passed the current Zoning Ordinance on February 15, 2022, and since that time occasionally proposed Township-initiated ordinance amendments. The current proposals aim to clean up or refine the ordinance for better regulations and process, while ensuring alignment with the Township's Master Plan. For this round, there are three (3) buckets of changes:

- Bucket #1: Land Use Table
- Bucket #2: Form Based Code
- Bucket #3: Changes and Amendments (Rezoning)

Proposal

Bucket #1 Land Use Table

Staff identified that Section 420. – Table of Uses does not align with *Religious Land Use and Institutionalized Persons Act*, which was passed by the Federal Government in 2000. This act protects individuals, houses of worship, and other religious institutions from discrimination in land use regulations. The law requires zoning to process Places of Worship not more restrictively than how it processes other places of assembly, such as theatres, concert halls, etc. Currently, the General Business District allows Places of Worship with a Special Land Use approval by the Planning Commission while Theatres and Places of Assembly are Permitted Uses. This amendment to the General Business district will require Special Land Use review of the following uses:

Theaters, public assembly halls, concert halls or similar places of public assembly.

There have been documented public safety issues and increased service calls with places of assembly in the Township in recent years. So, requiring Special Land Use review for places of assembly provides additional standards for the township to evaluate the use by, and determine if the use is appropriate at the proposed location.

Bucket #2: Form Based Code

Mixed-Use Development traditionally allows residential and commercial uses on the same property; however, the current Form Based Code Regional and Neighborhood Corridor zoning districts do not allow Use Group 4, including retail and restaurants on the same property as residential uses and other land uses from Use Groups 1, 2, and 3. This modification would allow mixed-use development to have a mix of land uses from Use Groups 1, 2, 3, and 4. The Town Center already allows a mix of Use Groups 1, 2, 3, and 4.

Additionally, there are some minor changes in the design element section that allow flexibility in transparency requirements. This follows multiple variance requests that were approved for Sheetz, Aldi's, and Culvers, and provides more avenues for applicants to meet the requirement and reduce variance requests.

Bucket #3: Changes and Amendments (Rezoning)

This proposal requires a pre-application meeting for rezoning requests. This aligns with the current pre-application meeting requirement for site plans. The rezoning and conditional rezoning pre-application meeting provides an opportunity to assess a request, provide feedback from the various technical agencies, if this is the best zoning district to request and lastly, if the rezoning is even needed.

Conclusion

This Ordinance proposes to clean up several sections of the Zoning Ordinance to provide a better process and flexibility for the Township and applicants and aligns with state and federal laws.

Planning Commission Recommendation

Planning Commission held a public hearing at it's July 14, 2026 and after the hearing, approved a motion recommending APPROVAL, 5-0 without conditions of the proposed zoning text amendments.

YPSILANTI CHARTER TOWNSHIP

PROPOSED ORDINANCE NO. 2026-517

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Amend Various Sections of the Zoning Ordinance, including Article IV. – District Regulations, Section 420. – Table of Uses; Article V. – Form Based Districts, Section 502. – Applicability and Organization, Section 504. – Neighborhood Corridors, Section 505. – Regional Corridors, Section 506. – Town Center, and Section 507. – Design Standards; Article XVIII. – Changes and Amendments, Section 1802. – Application Procedure and Section 1805. – Conditional Rezoning Procedures.

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text.

*[Modify Article IV. – DISTRICT REGULATIONS]***Section 420. – Table of Uses**

4. Business districts table of uses identifies the uses allowed in the following commercial districts:

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special use Township Board Approval A = Accessory Use — = Not Permitted			
Civic/Institutional			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	P	P	
Public utility buildings, without storage yards; water and sewage	—	—	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	—	SL-PC	
Recreation			
Theaters, public assembly halls, concert halls or similar places of public assembly	—	P SL-PC	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Outdoor children’s amusement parks, miniature golf courses, golf driving ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Small group or one-on-one exercise studios	P	P	

Fitness, gymnastics, and exercise centers	—	SL-PC	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	—	SL-PC	Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[Modify Article V. – FORM BASED DISTRICTS]

Sec. 502. - Applicability and organization:

2. *Regulating plan:* The Form Based District shall be governed by a Regulating Plan that is specific to the area.
 - A. The Regulating plan based on the site type determines building form and allowable use for each property within a form-based district.
 - B. The Regulating plan is based on four (4) factors: Corridor Type, Site Type; Building Form; and Use Group.
 - (1) Corridor Type: Corridor types are identified as Neighborhood, Regional, or Town Center as determined by the Master Plan.
 - (2) Site Types: Site Types are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
 - (3) Building Form Standards and Types: Building form standards and types establish the parameters for building form, height, and placement; specifically applied to each district based upon the regulating plan.
 - (4) Authorized Use Groups: Authorized land uses are organized by use groups. Authorized use groups are specifically applied to each District based upon the regulating plan.
 - C. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
 - (1) Find the site in question on the regulating plan map.
 - (2) Identify the corridor type: Corridors will be classified Neighborhood, Regional, or Town Center.
 - (3) Identify the site type for the site in question. Sites will be classified Site Type A, B, ~~or C,~~ or D, as applicable in each district.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[NO CHANGES ARE PROPOSED TO SECTION 503. - STANDARDS.]

Sec. 504. - Neighborhood corridors:**2. Use groups by category-neighborhood corridors:**

Neighborhood Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, ~~or 3~~ , <u>or 4</u> that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167 .
Any single use building over ten thousand (10,000) sq/ft.
Veterinary clinics or hospitals, subject to regulations in Section 1116 , or Section 1117 .
Commercial kennels/pet day care, subject to regulations in Section 1161 .
Technology centers/office research.

Mortuaries/Funeral homes, subject to regulations in Section 1115 .
Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129 .
Financial Institution with drive-through, subject to regulations in Section 1118 .
Vehicle fueling/multi-use station, subject to conditions in Section 1126 .

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

Sec. 505. - Regional corridors:*2. Use groups by category-regional corridors:*

Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, ~~or 3~~ , <u>or 4</u> that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117 , as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167 .
Retail over 30,000 sq/ft.
Commercial kennels/pet day care, subject to regulations in Section 1161 .

Hospitals.
Technology centers/office research.
Mortuaries/Funeral homes, subject to regulations in Section 1115 .
Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118 .
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Outdoor commercial recreational facilities, subject to regulations in Section 1130 .
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129 .
Vehicle fueling/multi-use station, subject to conditions in Section 1126 .
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121 .

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

Sec. 506. – Town center:**2. Use groups by category-Town Center:**

Town Center ~~Corridors~~
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, 3, or 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117 , as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161 .
Retail over 10,000 sq/ft.
Technology centers/office research.

Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light industrial/warehousing.
Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118 .

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

Sec. 507. - Design standards:

1. *Design standards:* In addition to standards set forth in this ordinance, all proposed development shall comply with the standards set forth herein.

[NO CHANGES ARE PROPOSED TO PARAGRAPHS A - C.]**D. Architectural design and building materials:**

- (1) Intent: To create a character for the form-based district that encourages the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.
- (2) Building materials: Building materials should be of high quality and durable, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
- (3) Architectural design standards:
 - a. Building massing and scale:
 - i. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur though step-backs as a building ascends upward.
 - ii. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.
 - iii. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
 - b. Façade variation:
 - i. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.
 - ii. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
 - iii. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.

E. Transparency:

- (1) Intent: The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street and parking areas are visible to occupants of the building.
- (2) Transparency standards:
 - a. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective, or opaque glass do not meet the definition of façade transparency. Visibility through the required transparency must portray the principal use of the operation and shall not portray secondary or back-of-house operation areas, including but not limited to, laundry, cleaning supply, stock or storage areas.
 - b. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by

- the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty percent (30%) of the façade.
- c. First-floor transparency is measured between ~~two (2)~~ three (3) and eight (8) feet above the first-floor elevation.
 - d. Nothing shall be placed on or inside windows to reduce transparency less than the fifty percent (50%) requirement.
 - e. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.
- (3) Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted towards the transparency requirements for facades that face on a right-of-way.
- a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
 - i. Expression of structural system and infill panels through change in plane not less than three inches.
 - ii. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
 - iii. System of horizontal and vertical reveals not less than one inch in width/depth.
 - iv. Variations in material module, pattern, and/or color.
 - v. System of integrated architectural ornamentation.
 - vi. Green screen or planter walls.
 - vii. Translucent, frosted, fritted, patterned, or colored glazing/glass.
 - b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
 - c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.
 - d. Flag poles on masonry base surrounded by landscaping.

[Modify ARTICLE XVIII. – CHANGES AND AMENDMENTS]**[NO CHANGES ARE PROPOSED TO SEC. 1801.]****Sec. 1802. - Application procedure:**

Before formally requesting an amendment to this ordinance text or the Official Zoning Map, the applicant shall schedule a pre-application meeting with the Township to discuss the request, submittal requirements, and review procedures and criteria. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine any additional required review procedures related to the amendment. Requesting a pre-application meeting requires submission of a meeting application form, fee, and materials that illustrate the proposed amendment.

After the pre-application meeting is conducted, An-an applicant shall formally request an amendment to this ordinance text or the Official Zoning Map ~~shall be initiated~~ by submission of a completed application on a form supplied by the Zoning Administrator, including an application fee, which shall be established by resolution of the Township Board. Amendments initiated by the Township Board or Planning Commission do not require an application or fee.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]**[NO CHANGES ARE PROPOSED TO SEC. 1803 or 1804.]****Sec. 1805. - Conditional rezoning procedures:**

1. Authorization and limitations. The Township Board shall have the authority to place conditions on a rezoning, provided the conditions have been voluntarily offered in writing by the applicant and are acceptable to the Township Board. In exercising its authority to consider a conditional rezoning, the Township is also authorized to impose the following limitations:
 - A. 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 as set forth below.
 - B. The owner's offer of conditions may not authorize uses or developments not permitted in the requested new zoning district. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested.
 - C. Any use or development proposed as part of an offer of conditions that would require special use approval under the terms of this ordinance may only be commenced if special use approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
 - D. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
 - E. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the terms of this ordinance.
2. Amendment of conditions. The offer of conditions may be amended during process of conditional rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner and confirmed in writing. An owner may withdraw in writing all or part of its offer of conditions any time prior to final rezoning action of the Township Board, provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing and recommendation of the original rezoning request, then the rezoning application shall be referred back to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

3. Procedure. The procedure for consideration of Conditional Rezoning request shall be the same as provided in Section 1804 for other rezoning requests and the requirements of said Sections shall be applicable to Conditional Rezoning Agreement shall include the following:
- A. Before formal application for a Conditional Rezoning, the applicant shall schedule a pre-application meeting with the Township to discuss the request, submittal requirements, and review procedures and criteria. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine any additional required review procedures related to the . Requesting a pre-application meeting requires submission of a meeting application form, fee, and materials that illustrate the proposed amendment.
 - B. After a pre-application meeting is conducted, an applicant shall formally request a Conditional Rezoning request ~~shall be initiated~~ by the submission ~~by the applicant~~ of a proposed Conditional Rezoning Agreement. A Conditional Rezoning Agreement shall include the following:
 - (1) A written statement prepared by the applicant that confirms the Conditional Rezoning Agreement was proposed by the applicant and entered into voluntarily.
 - (2) A written statement prepared by the applicant that confirms that the property shall not be used or developed in a manner that is inconsistent with conditions placed on the rezoning.
 - (3) A list of conditions proposed by the applicant.
 - (4) A time frame for completing the proposed improvements.
 - (5) A legal description of the land.(6)A Sketch Plan in sufficient detail to illustrate any specific conditions proposed by the applicant.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

Severability

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

Non-Exclusivity

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

Publication

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

Effective Date

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

I, 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

Zoning Ordinance Text Amendment

Various Ordinances

September 15, 2026, Township Board

ZONING ORDINANCE AMENDMENT- APPENDIX A, ARTICLE 4 –
DISTRICT REGULATIONS, ARTICLE 5 – FORM BASED DISTRICTS AND
ARTICLE 18 – CHANGES AND AMENDMENTS.



YPSILANTI
TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Zoning Ordinance Text Amendment

THE AMENDMENTS INCLUDE:

1. PROPOSED AMENDMENTS TO SEC. 420. – BUSINESS DISTRICT USE TABLE;
2. PROPOSED AMENDMENTS TO SEC. 502. – APPLICABILITY AND ORGANIZATION;
3. PROPOSED AMENDMENTS TO SEC. 504 THROUGH 506. – NEIGHBORHOOD CORRIDOR, REGIONAL CORRIDOR, AND TOWN CENTER;
4. PROPOSED AMENDMENTS TO SEC. 507. – DESIGN STANDARDS;
5. PROPOSED AMENDMENTS TO SEC. 1802. – APPLICATION PROCEDURE;
6. PROPOSED AMENDMENTS TO SEC. 1805. – CONDITIONAL REZONING PROCEDURES.



YPSILANTI
TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Process: Zoning Ordinance Text Amendment

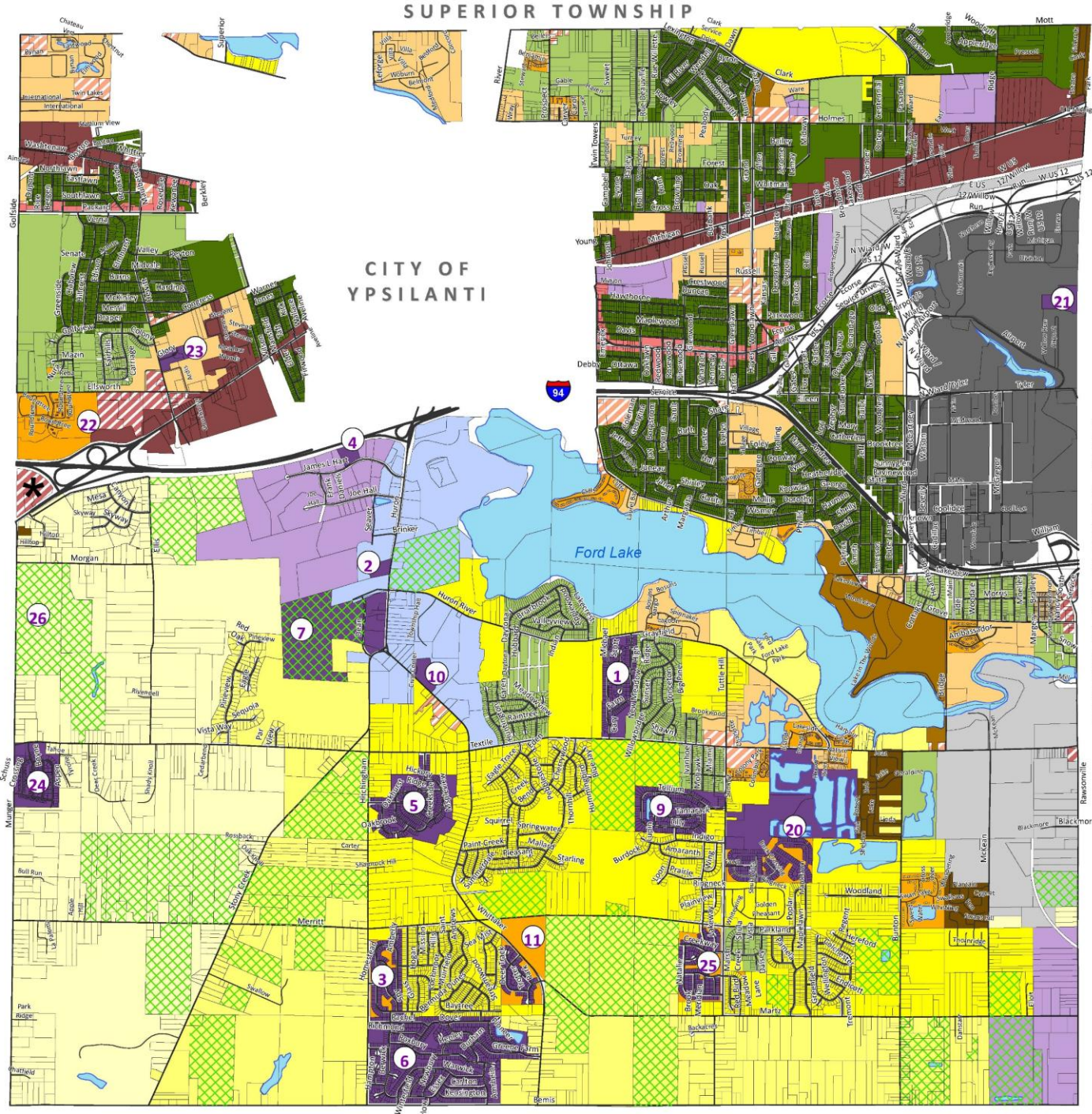
- June 23 Planning Commission Work Session
- June 30 Notice in Paper (Ann Arbor News/MLive)
- July 14 Planning Commission Public Hearing
- August 18 Township Board Meeting, 1st Reading
- **September 15 Township Board Meeting, 2nd Reading**

Three (3) Buckets of Zoning Ordinances

Bucket #1: Theatres, Public Assembly Hall, Concert Halls, or Similar Places of Public Assembly in General Business (GB) Zoning District
(Alignment with RLUIPA)

Bucket #2: Form Based Code *(Mixed Use and Design/Transparency)*

Bucket #3: Changes and Amendments (Rezoning / Conditional Rezoning): Pre-Application Meeting Requirement



Zoning Map

Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

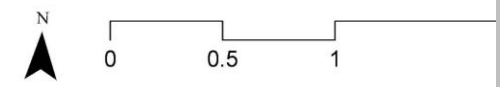
Adopted: February 15, 2022

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

* Conditional Zoning

Planned Developments

- | | |
|-----------------------------|----------------------------------|
| 1 Ford Lake Village | 11 Whittaker Village Condominium |
| 2 Post Office | 12-19 N/A |
| 3 Amberly Grove Condominium | 20 Majestic Lakes |
| 4 Burning Bush | 21 Yankee Air Museum (YAM) |
| 5 Paint Creek Farms | 22 Villas at McCalla Woods |
| 6 Greene Farms | 23 Latter Rain Ministries |
| 7 Paint Creek Crossing | 24 Aspen Ridge |
| 8 N/A | 25 Creekside South/Manors |
| 9 Whispering Meadows | 26 Forestview Estates |
| 10 Library | |



Zoning Map

Bucket #1 Proposal

- Aligns Theaters, Place of Assembly and similar uses to the House of Worship Land Use in the General Business Zoning District. It would change it from **Permitted** to **Special Land Use (PC)**.
- This change makes it compliant with RLUIPA, which requires that Houses of Worship are not discriminated against and it should be treated the same as similar land uses (like theaters, etc)
- Also aligns the township to evaluate places of assembly to ensure an approved use/business is in the right location and does not negatively impact the surrounding area(s).

Bucket #1: Zoning Ordinance

Section 420. – Table of Uses

4. Business districts table of uses identifies the uses allowed in the following commercial districts:

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special use Township Board Approval A = Accessory Use — = Not Permitted			
Civic/Institutional			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	P	P	
Public utility buildings, without storage yards; water and sewage	—	—	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	—	SL-PC	
Recreation			
Theaters, public assembly halls, concert halls or similar places of public assembly	—	P SL-PC	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Outdoor children's amusement parks, miniature golf courses, golf driving ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Small group or one-on-one exercise studios	P	P	

Bucket #2 Proposal

Part A: Form Based Land Use Group Table

- Allows Mixed Use Development in Regional and Neighborhood Corridors (RC, NC) to allow Use Groups 1, 2, 3, and 4.
- Previously, it did not allow use group 4, where residential mixed with restaurant and retail are traditionally encouraged land uses within a mixed use development, building or property.
- No change is proposed to Town Center, which already has this allowance.

Bucket #2 Proposal

Part B: Form Based Design Standards

- There have been multiple variances sought and approved by the ZBA for Sheetz, Aldi's, and Culver's to meet the transparency requirements.
- The following changes are proposed:
 - Additional flexibility for transparency and provision of alternatives, such as green screen planter walls and translucent, frosted glass, etc.
 - Moving the transparency heights from **2' to 8'** to **3' to 8'**

Bucket #3 Proposal

- Currently, the Zoning Ordinance requires pre-application meetings with township staff and review agency for Site Plans.
- This provides the applicant an opportunity to understand the process and regulations required while receiving feedback from staff and agencies.
- Applications are often more “Polished”, organized and code requirement after this meeting.
- Staff proposes the requirement for pre-application meetings for rezonings and conditional rezonings to:
 - Understand the desires of applicant and if this is the most applicable zoning district.
 - Have the applicant understand capacity for service for a new zoning district if approved.

Planning Commission Recommendation

Planning Commission recommended APPROVAL, 5-0 of the Zoning Ordinance Text Amendments without conditions to the Township Board.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, July 14, 2026
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Darrell Kirby, Secretary
Bianca Tyson
Amy Kehrer
Crystal Lecoq

**Gloria Peterson was excused for a Election Committee Meeting in the Township Civic Center*

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:31 pm.

- **APPROVAL OF AGENDA**

MOTION: Mr. Kirby **MOVED** to **APPROVE** the agenda as presented. The **MOTION** was **SECONDED** by Ms. Kehrer and **PASSED** by unanimous consent.

- **APPROVAL OF THE JUNE 17 AND JUNE 23, 2026, REGULAR MEETING MINUTES**

MOTION: Ms. Kehrer **MOVED** to **APPROVE** the June 17 and June 23, 2026, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

**ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 –
DISTRICT REGULATIONS, ARTICLE 5 – FORM BASED DISTRICTS AND**

ARTICLE 18 – CHANGES AND AMENDMENTS. THE AMENDMENTS INCLUDE:

1. PROPOSED AMENDMENTS TO SEC. 420. – BUSINESS DISTRICT USE TABLE; AND
2. PROPOSED AMENDMENTS TO SEC. 502. – APPLICABILITY AND ORGANIZATION; AND
3. PROPOSED AMENDMENTS TO SEC. 504 THROUGH 506. – NEIGHBORHOOD CORRIDOR, REGIONAL CORRIDOR, AND TOWN CENTER; AND
4. PROPOSED AMENDMENTS TO SEC. 507. – DESIGN STANDARDS; AND
5. PROPOSED AMENDMENTS TO SEC. 1802. – APPLICATION PROCEDURE; AND
6. PROPOSED AMENDMENTS TO SEC. 1805. – CONDITIONAL REZONING PROCEDURES.

Planning Staff noted the process of zoning ordinance amendments. A Planning Commission work session was held on June 23, 2026. There was a notice in the Ann Arbor News on June 30, and the public hearing was on July 14. There would be a minimum of two readings at the Township Board meeting. Before the amendments could go to the Board, the minutes had to be approved, which was expected to occur at the July 28 meeting, with the readings in August and September.

Planning Staff referred to the zoning map. The zoning ordinance had three general buckets. The first included theaters, public assembly halls, concert halls or similar places of public assembly, the second related to mixed-use and design transparency and the third included pre-application meeting requirements for changes and amendments.

The first bucket of changes aligned theaters, places of assemblies, and similar uses with the house of worship use in the general business district. It would change from permitted to special land use. The change would make it compliant with the Religious Land Use and Institutionalized Persons Act, which prohibits discrimination against houses of worship. The special land use also required an evaluation to ensure that the places of worship were in the correct location and did not negatively impact the surrounding area. The special land use required a development agreement.

The second bucket of changes related to the form-based code. In the regional and neighborhood corridors, mixed-use, where multiple uses were allowed, was permitted only in Use Groups 1, 2, and 3. The modification would allow mixed-use development from Use Groups 1, 2, 3, and 4 to include retail and restaurants. Most mixed-use zones had retail and restaurants in the same building, so it aligned with the long-term goal for the Township. The Town Center already allows mixed use, so there would be no change there. There were also changes to the design-based standards to allow for some flexibility in transparency requirements and to change the transparency height from two feet to three feet to reduce the window area.

The third bucket of changes related to the requirement of pre-application meetings. Pre-application meetings were currently required for site plans, and they were helpful to get advisory comments to applicants about the process. It also reduced the amount of review. The requirement was introduced for rezonings or conditional rezonings to ensure that applicants applied to the most appropriate zoning district and to assess utility capacity.

Planning Staff recommended approval of the proposed amendments.

Mr. Kirby (Commissioner) asked whether the amendments presented were the same as those reviewed in the table. Planning Staff confirmed that there had been no significant changes since the work session, only minor changes to correct any grammatical errors.

PUBLIC HEARING OPENED AT 6:42 PM

PUBLIC HEARING ENDED AT 6:42 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS, ARTICLE 5 – FORM BASED DISTRICTS AND ARTICLE 18 – CHANGES AND AMENDMENTS. THE AMENDMENTS INCLUDE:**

- 1. PROPOSED AMENDMENTS TO SEC. 420. – BUSINESS DISTRICT USE TABLE; AND

2. PROPOSED AMENDMENTS TO SEC. 502. – APPLICABILITY AND ORGANIZATION; AND
3. PROPOSED AMENDMENTS TO SEC. 504 THROUGH 506. – NEIGHBORHOOD CORRIDOR, REGIONAL CORRIDOR, AND TOWN CENTER; AND
4. PROPOSED AMENDMENTS TO SEC. 507. – DESIGN STANDARDS; AND
5. PROPOSED AMENDMENTS TO SEC. 1802. – APPLICATION PROCEDURE; AND
6. PROPOSED AMENDMENTS TO SEC. 1805. – CONDITIONAL REZONING PROCEDURES.

MOTION: Ms. Kehrer **MOVED** to recommend **APPROVAL** to the Township Board of the Township Initiated Zoning Ordinance Text Amendments relating to the various cleanup items in the Zoning Ordinance, including Article IV. – District Regulations, Section 420. - Table of Uses; Article V. – Form Based Districts, Section 502. - Applicability and Organization, Section 504. - Neighborhood Corridors, Section 505. - Regional Corridors, Section 506. - Town Center, and Section 507. - Design Standards; and Article XVIII. – Changes and Amendments, Section 1802. - Application Procedure, and Section 1805. - Conditional Rezoning Procedures (collectively “Text Amendments.”) to improve the health, safety, and welfare of the Township. The **MOTION** was **SECONDED** by Mr. Kirby.

Roll Call Vote: Ms. Tyson (Yes), Ms. Kehrer (Yes), Ms. Lecoq (Yes), Mr. Kirby (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**

None to Report

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

Planning Staff thanked Dennis McLain for his work. Projects ongoing in the Township included Culver's, Zippy's, and Tortillas Tita. On July 28, 2026, a public hearing would be held for a conditional rezoning with an agriculture overlay. There was nothing officially scheduled for August, but the final site plan for Creek Side North was anticipated. A work session in August for the next round of text amendments was anticipated. In December 2025, the special land use site plan for 1241 Cross was tabled. Several rounds of reviews were conducted, and a brief work session may be held.

Ms. Lacoq asked about the ag overlay and why more comments were anticipated at the meeting. Planning Staff reported that everyone within 300 feet of the change was notified.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Kirby **MOVED** to adjourn at 6:49 pm. The **MOTION** was **SECONDED** by Ms. Kehrer and **PASSED** by unanimous consent.

=====

Respectively Submitted by Minutes Services

NEW BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2026-27 In Reference to Ordinance 2026-518

RESOLUTION 2026-27 TO ADOPT PROPOSED ORDINANCE 2026-518, AN ORDINANCE TO AMEND ZONING ORDINANCE TEXT: LAND USE TABLE, FORM BASED CODE REGULATIONS, AND CHANGES AND AMENDMENTS

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 from time-to-time wants to update and clean up the zoning ordinance for easier to understand and implement process and regulations that continue to align with the Master Plan; and

Whereas, the Township and Region have seen significant improvements to the utility infrastructure in the area in recent years.

Whereas, the Township is concerned about negative impacts to the surrounding environmental and residential land uses of any facility, structure or building.

Whereas, this Ordinance proposes zoning text amendment updates to require a Special Land Use by the Township Board for Utility Buildings and similar facilities located on private properties to protect the health, safety, and well-being of the community; and

Whereas, the Charter Township of Ypsilanti Planning Commission held a public hearing pursuant to MCL 125.3306 on October 13, 2026 the Charter Township of Ypsilanti Planning Commission, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment as presented.

WHEREAS, The proposed amendments are consistent with the policies of the Township;

WHEREAS, The Charter Township of Ypsilanti Board of Trustees has decided to adopt the Township Zoning Ordinance Text Amendments;

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2026-518 attached hereto, by reference, in its entirety.



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: October 5, 2026

Re: Zoning Text Amendment Ordinance: Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses

Process

A Zoning Text Amendment is a change to the written regulations of a city's or county's zoning ordinance, other than the zoning map. The Michigan Zoning Enabling Act requires a public hearing to be held at Planning Commission meeting. The Planning Commission must make a recommendation to the Township Board. The Township Board is required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background & Proposal

The township has seen a significant increase in utility and transmission improvements in recent years in both the township. While this helps the public good, the scale of improvements can also negatively affect adjoining residential and environmental properties. Townships can only regulate certain items related to utilities that are not already pre-empted by the State of Michigan or State Utility Agency.

The proposal is to modify Section 420 that *Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses* would be permitted by Special Land Use by the Township Board in Industrial Districts as opposed to the current permitted by right. It gives the Planning Commission (in their review/recommendation) and the Township Board (in their review/decision) the ability to assess the Special Land Use criteria where if a utility buildings and infrastructure on private property does not negatively impact the surrounding neighborhoods and areas of a proposal. If it is appropriate, this may include land use conditions to mitigate that impact.

Such facility would require a Site Plan process as part of the Special Land Use application.

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



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

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

Conclusion/Recommendation

This Ordinance proposes a modification to require Utility Buildings and Facilities obtain a Special land Use as opposed the current permitted by right.

Staff recommends APPROVAL of this Ordinance.

**YPSILANTI CHARTER TOWNSHIP PROPOSED ORDINANCE
NO. 2026-518**

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Amend Various Sections of the Zoning Ordinance, including Article II. – Construction of Language and Definitions, Section 201. - Definitions; Article IV– District Regulations, Section 420. – Table of Uses

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text.

[MODIFY ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS]

ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Sec. 201. – Definitions:

Public Service Building and Facilities: Building or facility used for a public service or purpose.

Public Utilities: A person, firm, corporation, municipal department, board, or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations or franchise agreements to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation, or water. Wireless communications towers or antennas shall not be considered public or private utilities under this section.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

*[MODIFY ARTICLE IV – DISTRICT REGULATIONS]***ARTICLE IV. – DISTRICT REGULATIONS****Sec. 420. - Table of uses**

1. In all districts, no building or land shall be used, and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a special use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this Zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 11.
2. The schedules of use regulations identifies uses as follows:
 - A. P: Principal permitted uses. Uses permitted by right in the applicable zoning district, subject to compliance with all other applicable requirements of this Zoning Ordinance.
 - B. SL-PC: Special land uses approved by the Planning Commission. Uses which may be permitted upon the granting of a permit for such use by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
 - C. SL-TB: Special land uses approved by the Board of Trustees. Uses which may be permitted upon the granting of a permit for such use by the Board of Trustees, upon recommendation by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Board of Trustees are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
 - D. A: Accessory uses. Uses which may be permitted as an accessory use incidental to the principal use of the premises, subject to compliance with all other applicable requirements of this Zoning Ordinance.
 - E. —: Not permitted. Uses not permitted within the district.
3. Residential districts table of uses identifies the uses allowed in the following residential districts:

[Note: No changes are proposed to the Residential Districts Use Table]

4. Business districts table of uses identifies the uses allowed in the following commercial

districts: ***[Note: No changes are proposed to the Business Districts Use Table]***

5. Industrial districts table of uses identifies the uses allowed in the following industrial

districts: ***[Note: Changes to this table start with the “Civic/Institutional” subcategory]***

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use; SL -PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval; A=Accessory Use; – = Not Permitted				
Industrial Uses [No changes are proposed in this subcategory]				
Product Assembly [No changes are proposed in this subcategory]				
Green Industry and Energy [No changes are proposed in this subcategory]				
Agricultural [No changes are proposed in this subcategory]				
Office and Financial [No changes are proposed in this subcategory]				
Retail and Services [No changes are proposed in this subcategory]				
Medical Marijuana [No changes are proposed in this subcategory]				
Recreational Marijuana [No changes are proposed in this subcategory]				
Lodging and Restaurants [No changes are proposed in this subcategory]				
Civic/Institutional				
Hospitals	P			
Trade or industrial schools	P	P	P	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143
Public/government buildings	P	P	P	
Public utility buildings, excluding wastewater treatment plants	PSL-TB	PSL-TB	PSL-TB	
Transfer and electricity and gas service buildings, facilities, and yards	PSL-TB	PSL-TB	SL-PCTB	
Wastewater treatment plants			P	Subject to conditions in Section 1154
Recreation [No changes are proposed in this subcategory]				
Automotive/Transportation [No changes are proposed in this subcategory]				
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table, unless otherwise regulated by ordinance provisions for the specific accessory building or use.	A	A	A	

[No Other Changes are Proposed for this Section.]



CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION RESOLUTION (2026-02)

In Reference to Ordinance (2026-518)

Zoning Ordinance Text Amendment Regarding Zoning Text Amendment for Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses

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

Whereas, the Township adopted the Zoning Ordinance in 2022 to establish specific zoning districts and control how property is developed to protect public health, safety, and community welfare; and

Whereas, there has been significant investment in utilities and infrastructure in recent years in the state, region and the Township; and

Whereas, The Township may regulate utility structures on private property as long as it's not preempted by state law or state-utility commissions; and

Whereas, these uses are currently permitted by right in the Industrial and Commercial Revitalization District ; and

Whereas, Township desires to modify this for discretion through a Special Land use to ensure utility infrastructure does not negatively impact the character, aesthetics or public health of the surrounding residential, environmental and related uses; and

Whereas, at its regularly scheduled meeting held on October 13, 2026 the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Planning Commission recommends approval to the Township Board by reference Ordinance No. 2026-518 attached hereto, in its entirety.

AYES:
NAYES:
ABSTAIN:

Elizabeth El-Assadi, Chair
Planning Commission

I certify that the foregoing is a true and complete copy of a resolution adopted by the Ypsilanti Charter Township Planning Commission, County of Washtenaw, State of Michigan, at a regular meeting held on October 13, 2026 that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: _____, 2026

Darrell T Kirby, Secretary
Planning Commission

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

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

Date: October 14, 2026

RE: **Request to approve Change Order #2 for Spicer Group For additional funds for construction engineering administration services for the Locker Room Renovation Project at the Community Center in the amount of \$25,000.00 from line 213-901-975.535, to be reimbursed by the Washtenaw County Community Development Block Grant (CDBG)**

The Residential Services Department is requesting to approve the second change order for Spicer Group for construction administration services for the Community Center Locker Room Renovation Project. These services will add \$25,000.00 to the amended agreement that was approved for \$19,450.00 then \$23,400.00 for a grand total of \$67,850.00 from line 213-901-975.535. The Washtenaw County Community Development Block Grant (CDBG) will be reimbursing this project.

The board approved Spicer Group for Design and Engineering services for the project at the June 17, 2025 board meeting and then the first change order for construction administration at the December 2, 2025 meeting. At that time, there was a directive from Washtenaw County to bring forward projects to be completed in 2025. Since that time, due to funding and timing, the directive was not as urgent and the Township was asked to pause the project. This pause lasted until July of 2026. Since July, the project was bid and bids were opened, and an award was officially approved by the board at the September 15, 2026 board meeting. Spicer has made the change order 2 request due to using a majority of the original construction administration allotment on bidding, interviewing, design changes and the contract process. The additional funds would cover the time remaining for construction administration and grant coordination to see the project completed.

The CDBG program is a subaward of Federal Funding through the United States Department of Housing and Urban Development. For the 2024-2025 funding years, the Township applied for the renovation of the men and women's locker rooms at the Community Center. Spicer Group, Washtenaw County and Township staff are currently working with the awarded bidder, Braun Construction to finalize the contract to be signed by all parties. If that is completed in October, the plan would be to start construction in November and have completion in Winter 2027.

Thank you for your consideration.

OWNER'S WORK DIRECTIVE CHANGE

NO. 2 TO PROFESSIONAL SERVICES

OWNER: Ypsilanti Township

PROJECT: A/E Services

DATE OF ORIGINAL AGREEMENT: June 17, 2025

PROFESSIONAL'S WORK ORDER: 138815SG2025

In order to help permit the PROFESSIONAL to meet the OWNER'S needs for Construction Administration and Engineering the OWNER hereby directs the PROFESSIONAL to revise the PROFESSIONAL'S contracted responsibilities (scope of work) according to the following items:

Construction Administration: An estimated hourly amount of **\$20,000 increase**.

Engineering/Design Plan set update: An estimated hourly amount of **\$5,000 increase**.

The PROFESSIONAL'S receipt of the fully signed copy of this work directive change from the OWNER shall be the PROFESSIONAL'S notice to proceed with the changes. This document shall be attached to the Letter Agreement and made part of it.

Approved by Owner:

YPSILANTI TOWNSHIP

By: _____
Authorized Signature

Date: _____

Prepared by Engineer

SPICER GROUP, INC.

By:  _____
Project Manager

Date: October 1, 2026

Instructions to Owner: Please have both copies signed and dated by an authorized representative.
Return one completed copy to Spicer Group, Inc.



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: John Hines, Municipal Services Director

CC: Matt Dohring, Park Superintendent

Date: October 14, 2026

RE: **Request authorization to waive portion of financial policy requiring posting on MITN and approve Kevin's All Season Lawn & Landscaping to install a 24' x 10' Concrete Slab in the Maintenance Area in the amount of \$16,839.50 from budget line 213-753-977.000, contingent on Line Item Transfer.**

Request authorization to waive portion of financial policy requiring posting on MITN and approve Kevin's All Season Lawn & Landscaping to install a 24' x 10' Concrete Slab in the Maintenance Area in the amount of \$16,839.50 from budget line 213-753-977.000, contingent on Line Item Transfer.

This request from Township Parks and Grounds staff due to the winter salt supply issues that has happened during the last few winters. Currently, the Township stores salt in a pull barn in the maintenance area. The area is limited in size due to the other needs of the building and with the un-predictability of the winter and vendor salt supplies; we have run into availability issues. The concrete pad that we are requesting would be the base for a salt specific storage area that would now be housed outside the pull barn. The slab would allow for staff to place concrete blocks for structure walls with a cement dome on top to provide all weather housing for the sale. This housing would allow for us to hold more salt at any given time, which will allow us to order more in off peak times to save costs and then be able to utilize the pull barn for many more operation needs throughout the year. Township staff received three quotes for the concrete slab and they are listed below:

Kevin's All Season Lawn and Landscaping:	\$16,839.50
Atlantic Construction:	\$17,000.00
Edge Collective Lawn and Landscaping:	\$24,375.60

Kevin's All Season Lawn and Landscaping is being requested due to being the lowest qualified bidder. They also have experience placing a slab for this type of purpose and understand the foundation needs for the amount of weight that will be placed on it.

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

The request to approve now and waive the bidding portion on MITN will allow for this slab to be built before the winter this year. If approved, the slab will be poured at the beginning of November.

Thank you for the consideration.

John Hines
Municipal Services Director

CONTRACT

Kevin's All Season lawn & Landscaping, LLC

2795 S. Fort street
Detroit, MI 48217
(313) 294-4545



To:
Ypsilanti Township Parks (Matt Dohring)
7200 S. Huron River Drive
Ypsilanti, MI 48197

Contract #	2983
Contract Date	09/28/2026
Total Amount	\$16,839.50

Item	Quantity	Price	Tax1	Tax2	Line Total
Concrete Slab 24' x 26' at 6" thick	936.0	\$8.75 / Square Feet			\$8,190.00
Concrete approach 24' x 10' at 6" depth	600.0	\$8.75 / Square Feet			\$5,250.00
18" deep footing for slab. Footing is 2' wide (to support bin blocks)	523.0	\$6.50 / Square Feet			\$3,399.50

Subtotal:	\$16,839.50
Tax:	\$0.00
Past Due Amount:	\$0.00
Total Amount:	\$16,839.50

All material is granted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate.

All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

Warranty: ACTS OF MOTHER NATURE & ANIMALS ARE NOT COVERED.

Notes

Contract

We propose to furnish labor and materials to pour a new concrete slab measuring 24' wide and 26' long at a 6 inch depth of concrete. Also pouring a new concrete approach connected to the slab measuring 24' wide and 10' long at a 10 inch depth of concrete. Underneath the slab there will be a concrete footing poured that will be 18 inches deep and 2' wide, running around three sides of the slab, the two lengths to the back and the width across the back of the slab. The footing is 2' wide to support 2' wide bin blocks, which are planned to be placed later.

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: October 14, 2026

RE: Request to set public hearing for 2027 Fiscal Year Budget

Please place the following on the October 20th agenda:

1. Request to set public hearing on Tuesday, December 1st, 2026 at approximately 6 PM for the 2027 Fiscal Year Budget.

cc: Brad Barrett, Finance Director

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

Resolution No. 2026-28

APPOINTMENTS

Ypsilanti Community Utility Authority

Peterson, Gloria

Exp. Date

12/31/2029

Zoning Board of Appeals

Cargor, Sr., Eddie R.

Kopmanis, Jeff

Jones, Max (Alternate)

Welliver, Alisha (Alternate)

Exp. Date

12/31/2028

12/31/2027

12/31/2029

12/31/2029



MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Township Supervisor

Date: October 13, 2026

Re: Authorize two-year contract extension with Life After Incarceration: Transition and Reentry (LAITR) for beautification services in the amount of \$13,020 a month, budgeted in 266-301-830.004, contingent on attorney review

The Community Engagement team is recommending a two-year contract extension with LAITR until December 2028. This extension would allow LAITR to continue the Township beautification services that they have provided for over two years. This is a work program for justice-involved individuals (JII) to gain hands on experience through beautification of the community, which includes litter/trash pickup throughout the Township. This program has gotten great feedback as having a clean community is a top priority. Workers in purple received many compliments from Township residents on improved cleanliness and reduced litter and trash, which is typically a top complaint.

A change for this contract is that DM19 Collaborative Reentry Services will be taking over SHINE but LAITR will continue to receive invoices and subcontract with this nonprofit created by a SHINE crew member. Another change is that the original contract covered five areas done weekly and the 2027 proposal covers the original five areas done weekly and adds an additional 5 areas done every other week within the same number of hours. The proposed increase for this contract is 3%.

This work will continue to be under the supervision of LAITR, with before/after pictures along with monthly progress reports being provided. Community Resources Coordinator Laurie Lutomski will continue to be the point of contact and administrator for this contract. This work at \$13,020 a month is budgeted in 266-301-830.004. Approval will be contingent on Attorney Winters' approval.

Your consideration is greatly appreciated.

cc: Laurie Lutomski, Community Resource Coordinator
McLain & Winters, Township Attorneys

LAITR

PROPOSAL FOR SERVICES

Elyse Boyle, MOT, OTR/L, CTP

OVERVIEW

LAITR is pleased to submit this updated proposal in support of Ypsilanti Township's mission to promote sustainable community development through innovative workforce and reentry initiatives. As part of the continued growth and sustainability of the Supportive Hands in Neighborhood Enhancement (SHINE) program, LAITR will subcontract direct service delivery to DM19 Collaborative Reentry Services, led by Leroy Harris. Mr. Harris has been an integral member of the SHINE team since the program's inception and has demonstrated exceptional leadership, commitment, and understanding of the program's mission and participants. Through this transition, DM19 Collaborative Reentry Services will assume all responsibility of the SHINE work crew. Under this arrangement, LAITR will continue to receive funding from Ypsilanti Township and will contract with DM19 Collaborative Reentry Services.

This transition represents a meaningful step toward empowerment and leadership within the reentry community. The SHINE program is built upon principles of dignity, skill development, paid employment, and community contribution. By transitioning operational leadership to an organization led by an individual with lived experience and longstanding involvement in the program, the initiative advances community-led solutions that reduce stigma, foster social inclusion, strengthen community connections, and create visible opportunities for justice-involved individuals to contribute to the neighborhoods in which they live and work.

LAITR remains committed to increasing equitable opportunities for justice-involved individuals and is grateful for the opportunity to continue supporting this important work

THE OBJECTIVE

To expand upon the partnership with Ypsilanti Township to meet various needs of the community, environment and residents through the SHINE work program for justice-involved individuals.

UPDATED PROPOSAL AND RECOMMENDATIONS

Recommendation: We request that the current contract (ending December 2026) be extended to December 2028. We will continue with litter clean-up throughout all months of the year, including the colder months.

Continue litter clean up in these 5 zones *weekly*:

Zone 1: • US 12 from Gates to Wiard (E. Bound) • Service Drive Gates to Wiard • US 12 from Wiard to Ford • Wiard to Tyler to McCartney to Grove • Wiard Rd. from McCartney to Rawsonville
Zone 2: Ecorse Business District • Ecorse Rd. from Ford to Michigan Ave • Ford Rd from Ecorse to S. Side of Bridge (no bridge) • Trash pickup/drain clearing on the Ford Blvd. bridge over Michigan Ave. • Russel St. that is West of Ford Blvd. up to Harris Rd.
Zone 3: Harris Rd. Area • Harris Rd- Ecorse to Share-Bridge • Share Rd to Service Dr. • Service Dr. from Share Rd. to Grove • Tyler Rd- Grove to Dubie • Grove from Service to Rawsonville • Bridge Rd from Grove to Textile
Zone 4: Huron St. Area • 94 Exchanges- 94 E Entrance to James L. Hart • 94 Exchanges- 94 W Entrance to City Border • Huron/Whittaker from James L. Hart to Textile • Morgan from S. Huron River Dr. to Stony Creek (behind Kroger)
Zone 5: • I-94 Interchanges onto Michigan Ave. to Hewitt Rd.

Continue litter clean up in the these 5 zones *biweekly*:

Zone 6: Bunton Rd from Textile to Bemis
Zone 7: Mckean Rd from Textile to Martz
Zone 8: Textile Rd between Bridge and

Rawsonville
Zone 9: Parkwood East of Ford Blvd
Zone 10: North East corner of Ellsworth and Hewitt

Liability

DM19 Collaborative Reentry Services shall be solely responsible for the operation and administration of the SHINE Program, including maintaining ownership, insurance, operation, and maintenance of the vehicle; providing and supervising drivers; and obtaining and maintaining all insurance coverage required by law or reasonably necessary for program operations, including but not limited to commercial automobile liability insurance, general liability insurance, and workers' compensation insurance.

Materials Required

Ypsilanti Township has agreed to supply:

- 🗑️ Trash bags

DM19 Collaborative Reentry Services has agreed to supply:

- 👤 Employees
- 👤 Employee gear (shirts, pickers, safety gloves, masks, other needed PPE)
- 🚗 Transportation for employees as needed
- 👤 Employee training and supervision
- 👤 Walkie talkies
- 🚗 Vehicle for work

Reports/Invoicing

DM19 Collaborative Reentry services will provide the township with monthly reports regarding work completed/hours completed and any pending needs. LAITR will invoice Ypsilanti Township monthly and provide funding to DM19 Collaborative Reentry Services based on the subcontract agreement.

EXPECTED RESULTS

Benefits for Clients

- Result #1: Increase in individual goal attainment.

This outcome was achieved through the establishment of four long-term positions within the work crew program, including one Team Lead, two Supervisors, and one long-term Crew Member

position, while the remaining positions continue as 90-day employment opportunities. Additionally, several participants successfully completed parole during or after their employment with the team and demonstrated increased financial and housing stability, reflecting meaningful progress toward their employment and reintegration goals.

- Result #2: Increased quality of life and health.

This outcome continues to show positive progress, as three current crew members have transitioned from chronic homelessness to stable housing. Additionally, crew members participate in a weekly peer support group led by our team lead, which they describe as therapeutic and beneficial to their overall well-being, contributing to improved quality of life and health.

- Result #3: Improved integration into work and social life with transferrable skills.

This outcome was achieved as crew members demonstrated growth in transferable employment and interpersonal skills. By their third month of employment, individuals met or exceeded expectations in all nine essential work skill areas, indicating successful integration into the workplace and increased readiness for long-term employment.

- Result #4: Improved sense of purpose and responsibility fostering community connection.

This outcome continues to be demonstrated through participant feedback, with many crew members reporting that the work crew serves as a valuable support system and that the work itself is therapeutic. Participants have also expressed a stronger connection to their community, with some sharing that they are now helping to build and improve a community they once felt disconnected from

Benefits for Township

- Result #1: Decreased economic instability.
- Result #2: Improved care for community/physical space and aesthetics.
- Result #3: Reduced incidence of community violence and/or crime.
- Result #4: Decreasing racial inequities in criminal legal system by empowering and enabling this population to succeed with supportive employment.

These outcomes continue to be met through the ongoing work of the crew and its impact on both participants and the broader community. Township zones are frequently maintained in a state of visible order and cleanliness, supporting research that suggests well-maintained neighborhoods can help deter future crime and contribute to improved community well-being and mental health. Community recognition of the crew's efforts has increased significantly, with residents regularly acknowledging crew members' work and a recent feature on Positively Ypsilanti Facebook post receiving over 1,000 likes. The program continues to partner with organizations that empower individuals on parole and probation through supportive employment opportunities, helping to reduce economic instability and promote successful reentry. Additionally, the expansion of partnerships with Youth Justice has created new employment opportunities for young people, further advancing equity, workforce development, and positive community engagement.

PRICING

The following table details the pricing for delivery of the services outlined in this proposal starting December 2026 (ending December 2028) with an estimated cost of services which are subject to change monthly with approval from the Township. This pricing is valid for 30 days from the date of this proposal:

Recommendation: (transportation/vehicle/gas, materials, supervision, training) + (part-time employees 420 total hours p/month)

Total Estimated p/month: \$13, 020 = \$31 p/hour

QUALIFICATIONS

LAITR's qualifications are relevant in the following ways:

- The SHINE program has completed 2+ years working with Ypsilanti Township to provide litter clean-up/beautification services to high-needs zones in the Township.
- SHINE has developed strong partnerships with local residents, businesses and some Ypsilanti Township leaders through its visible contributions to community improvement efforts. These relationships have enhanced community engagement, reduced stigma toward justice-impacted individuals, and strengthened collaboration between participants and the broader community.
- Leroy Harris, Team Lead, is an original SHINE crew member who has contributed to the development of the program since March 2024. While on site, he also provides informal outreach by engaging individuals in the community and connecting them to potential employment opportunities and available community resources.
- As an occupational therapist at LAITR and a creator of SHINE, Elyse Boyle is a Certified Trauma Professionals, trained in the Life Skills Workbook, and trained and experienced with delivering interventions to this population.

CONCLUSION

We look forward to our ongoing partnership and have especially enjoyed contributing to the new zones and pollinator garden this year. We are grateful to work alongside a governing body that values community well-being and creates opportunities for justice-involved individuals to succeed while making a meaningful difference in the places they call home.

If you have questions on this proposal, feel free to contact Elyse Boyle at your convenience by email at eboyle@lifeafterincarceration.com

Thank you for your consideration.

If you agree to the terms of this proposal, please sign and date below to initiate services:

X_____ Date:_____
Brenda Stumbo
Ypsilanti Township Supervisor

X_____ Date:_____
Debbie Swanson
Ypsilanti Township Clerk

X_____ Date:_____
Elyse Boyle, OTR/L
Executive Director of LAITR

Motion to Amend the 2026 Budget (#15)

Move to increase the General Fund budget by \$12,828 to \$13,101,855 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI
2026 BUDGET AMENDMENT # 15

October 20, 2026

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

Budget before
amendment Budget After
Amendment

101 - General Fund	Total Increase	<u>\$12,828.00</u>	<u>\$13,089,027.00</u>	<u>\$13,101,855.00</u>
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Request to increase expenditures associated with PTO hours payout for a departed employee

Revenues:	Appropriated Prior Year	101-000-699.999	<u>\$12,828.00</u>
		Net Revenues	<u>\$12,828.00</u>
Expenditures:	Salaries Pay Out-PTO&Sick Time	101-191-708.004	<u>\$12,828.00</u>
		Net Expenditures	<u>\$12,828.00</u>

AUTHORIZATIONS AND BIDS



To: Charter Township of Ypsilanti Board of Trustees
From: Community Engagement Staff
cc: Myla Harris, Purchasing Clerk
Date: October 13, 2026

RE: Request Authorization to Award the Branding, Marketing & Communications Services Bid to ARC Brand and Creative Agency, LLC, for \$9,000 per Month (\$108,000 Annually), Contingent Upon Township Attorney Review and Approval and the Necessary Budget Amendment for Account #266.303.801.000.

The Charter Township of Ypsilanti solicited competitive bids through MITN/BidNet Direct for professional Branding, Marketing & Communications Services. A total of 37 bids were received by the September 28, 2026 deadline and opened on September 29, 2026. The bids varied considerably in pricing and proposed services, giving the Township an opportunity to consider different approaches to meeting its communications needs. Given the nature of these professional services, the Community Engagement Staff's recommendation considers the proposed scope of services, qualifications, experience, and overall value rather than price alone.

ARC's proposed services include brand assessment and refinement, development of consistent brand standards, social media graphics and content, video campaigns, quarterly newsletter and direct-mail support, community storytelling, employee brand training, and strategic communications guidance.

The proposal also includes monthly planning meetings with Township leadership and designated staff, along with ongoing creative support to help maintain consistency across Township communications.

The Community Engagement Staff believes ARC's proposed services will help strengthen the Township's identity, improve external communications, increase community engagement, and provide a more coordinated approach to promoting Township programs, services, neighborhoods, businesses, and community assets.

The Community Engagement Staff recommends that the Board of Trustees authorize the award of the Branding, Marketing & Communications Services bid to ARC Brand and Creative Agency, LLC, at a cost of \$9,000 per month (\$108,000 annually), contingent upon review and approval of the final agreement by the Township attorney, establishment of an approved contract term, and approval of the necessary budget amendment for account #266.303.801.000.



Branding, Marketing & Communications Services

Arc's bid for a monthly brand and creative partnership with the Charter Township of Ypsilanti.

PREPARED FOR

Charter Township of Ypsilanti

7200 S. Huron River Drive
Ypsilanti, MI 48197

PREPARED BY

Arc Brand and Creative Agency, LLC

Dexter, Michigan
welcometoarc.com

PRIMARY CONTACT

Michael Steinbeck, Cofounder

michael@welcometoarc.com
734.657.8675

PROPOSAL

1011_PROP_092126_01

September 21, 2026

SECTION 1

Company information and experience

Arc is a brand and creative studio based in Dexter, Michigan, working with organizations locally and nationally to shape stronger brands and bring them to life. Michael Steinbeck and Jeremy Dulac founded Arc two years ago, after years of working together at Pratt Miller.

We work from the top down. Before the campaign, the video, the newsletter or the social post, there has to be clarity around what the brand stands for and where it wants to go. From there, we carry that story through everything people see, hear and experience.

Behind that work are three values: Story, Consistency and Integrity. Story gives a brand meaning. Consistency keeps every message, visual and campaign connected. Integrity shapes how we work with clients. We give thoughtful guidance, communicate clearly and recommend what we believe is right for the brand.

Together, our principals bring nearly 40 years of experience across municipal and public-sector, education, healthcare, nonprofit, manufacturing and national consumer brands. Arc's current public-sector work includes the Charter Township of Ypsilanti, where we produce community information video campaigns and branded social content, and Dexter Community Schools. For Community Vet Partners, Arc produced print, email and direct mail campaigns for more than 150 veterinary practices.

Our size keeps us close to the work and close to our clients. The people you meet are the people doing the work.

SECTION 2

Proposed project team

Michael Steinbeck

COFOUNDER · PRIMARY CONTACT

Michael leads brand strategy and creative direction at Arc and serves as the Township's primary point of contact. He has more than 25 years of experience building and managing brands, including 15 years of work with public-sector clients at the federal and local level. He served as Brand and Creative Director at Pratt Miller, overseeing the brand across three divisions, and as Head of Brand and Creative at HVIS, where he built the brand from the ground up. He holds a BFA in Media Arts and Animation from The Art Institutes.

Jeremy Dulac

COFOUNDER

Jeremy shares creative leadership across everything Arc delivers and leads the operational side of every engagement, including scoping, scheduling, staffing and delivery. Before Arc, he spent nine years at Pratt Miller, first as a video producer and later as Creative Department Manager, where he led the team responsible for the company's design and video work. He began his career in broadcast television. He holds a BS in Television and Digital Media Production from Ferris State University.

SECTION 3

Understanding of the Township's needs

Ypsilanti Township already has strong neighborhoods, successful businesses, active residents, valuable community assets and stories worth sharing. This partnership brings those pieces together through clear brand direction and consistent creative work, so the Township feels more connected internally and presents a stronger image externally.

Build and maintain a recognizable brand. Bring greater consistency to the Township's visuals, messaging and public-facing communications so individual efforts reinforce one another over time.

Make social media more engaging. Create useful, approachable and visually strong content that gives residents and prospective businesses a positive window into the Township, and gives residents reasons to take part.

Strengthen community identity and unity. Connect neighborhoods, residents, local organizations, events and businesses through recurring storytelling that builds familiarity, pride and a shared sense of place.

Show what the Township has to offer. Use video, writing and design to feature Township history, amenities, programs, businesses and the people who make the Township distinctive.

Keep priorities moving. Provide dependable creative support, planning and follow-through so recurring communications and approved initiatives are completed on schedule.

SECTION 4

Approach and scope of services

Included in the monthly fee

BRAND

- Review and refinement of the Township's existing brand identity and external communications
- Implementation of clear brand standards and guidelines for logos, colors, messaging and graphics
- Ongoing brand management and creative consulting across Township departments and communications
- Redesign of internal and external marketing and outreach materials to align with the brand
- Brand training session for Township employees

CREATIVE AND COMMUNICATIONS

- Two basic social video campaigns per month*, beginning with Township history and community storytelling
- Branded social media graphics and supporting content
- Quarterly newsletter and email copywriting, design and coordination
- Direct mail design and coordination
- Development of recurring community-storytelling opportunities based on Township priorities
- A Township history and tourism film, produced within the retainer and filmed over time

GUIDANCE AND PLANNING

- Strategic communications and creative guidance for Township leadership
- Social media planning and guidance, including audience engagement, advertising and boosting
- Copywriting for recurring Township communications
- Monthly planning meeting with Township leadership and designated staff

Consulting for social media and recurring copywriting is included in the monthly fee, with no separate hourly billing.

Level of support and limits

The monthly fee covers the scope above, prioritized within active monthly capacity. Outside the video campaigns described below, there are no fixed counts on graphics, written pieces or design work. Output depends on the size of active assignments, approval timelines and the priority order set with Township leadership.

*The two basic video campaigns assume two local shoots per month, each at one primary location, with planning, production, shooting and editing generally representing approximately 20–30 Arc labor hours per month. More complex or expanded productions may be quoted separately with Township approval, or distributed across multiple months.

Response times

Arc acknowledges every Township request within one business day.

Meeting availability

Arc meets monthly with Township leadership and designated staff, in person or by video. Additional meetings are available as projects require.

Prioritizing projects

Priorities are set together at the monthly planning meeting, where we review progress, confirm objectives and agree on the order of upcoming work. Between meetings, the Township's primary contact can add or reorder requests at any time.

Time-sensitive communication needs

Urgent public-information needs to move to the front of the schedule. When that happens, Arc adjusts the timing of other work and lets the Township's primary contact know.

SECTION 5

Work samples

Examples of relevant work, including social video, branded social content, identity and print design, are attached at the end of this proposal.

SECTION 6

References

Ryan Bruder

Superintendent, Dexter Community Schools
bruderr@dexterschools.org · 734-649-1895

Jen Nordstrom

Former Director of CRM Marketing, Community Vet Partners
jnordstrom7809@gmail.com · 734-717-9486

Doug Breaker

Former CEO, MDHearing
dbreaker@gmail.com · 312-286-3161

SECTION 7

Pricing

Monthly fee for ongoing services	\$9,000 per month
Hourly rate for optional consulting services	Included in monthly fee

Work outside the regular scope will be quoted as a separate project and requires Township approval before work begins.

Larger projects. The Township history and tourism film and other large projects remain part of the retainer. When a project goes beyond what a single month can hold, Arc will either break it into phases produced over time or, with Township approval, quote it separately.

Third-party and pass-through costs. The monthly fee covers Arc's professional services. Printing, postage, paid media, permits, venue costs, talent, specialty vendors, substantial travel and other third-party expenses are not included and will require prior Township approval.

Portfolio and promotional use. Arc retains the right to display public-facing work created through this partnership in its portfolio, website, social media, proposals, presentations, case studies, award submissions and demo reels. Arc will not disclose confidential, embargoed or nonpublic Township information without authorization.

Township collaboration. The Township will identify a primary contact and provide timely access to information, personnel, locations, approvals and feedback. Delays in these items may affect schedules and monthly output. Arc will make good-faith efforts to complete agreed priorities efficiently, though timing may also be affected by circumstances outside Arc's reasonable control.

SECTION 8

Required forms

Form A: Iran Business Relationship Affidavit, signed and attached.

We appreciate the opportunity to continue working with the Charter Township of Ypsilanti, and we look forward to helping the Township tell its story.

Michael Steinbeck and Jeremy Dulac

COFOUNDERS · ARC BRAND AND CREATIVE AGENCY, LLC



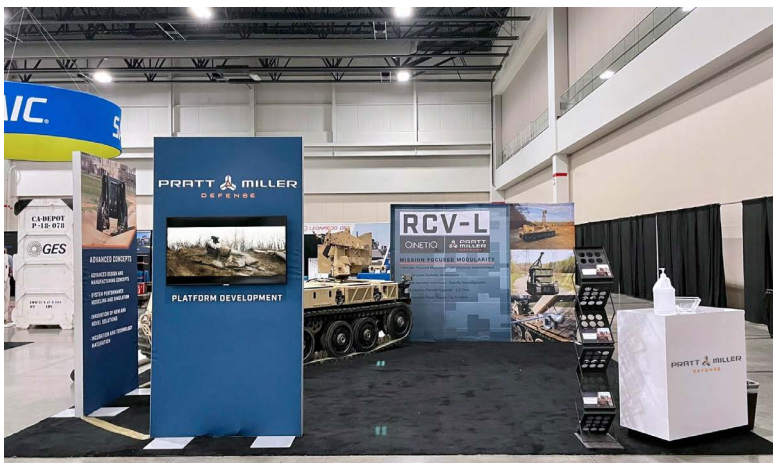
<https://vimeo.com/showcase/11598953>

Features verified examples of our cinematic storytelling, custom motion graphics, and professional color grading across national & local campaigns



PRATT MILLER

brand development, brand guide, marketing collateral, trade show & conference materials



KMS Medical / HVIS & Community Veterinary Partners

brand development, social, product catalogs, marketing collateral, questionnaire, direct mail



CHARTER TOWNSHIP OF YPSILANTI
Community Engagement – Marketing & Branding Bid
Bid Opening: September 29, 2026 @2:30 pm, Civic Center 1st Floor Conference Room
Bids Due on September 28, 2026 @ 1:00 pm

COMPANY NAME	DELIVERY METHOD	BID AMOUNT	IRAN AFFIDAVIT
American Eagle Co.	B	\$6,500.00	X
Arce Brand D Creative Studio	B	\$9,000.00	X
Atypical Global Inc.	B	\$78,000.00 (\$6,500 per month)	X
Austin Media Group	B	\$3,000.00	X
Burch	B	\$6,500.00	X
Chervitz Enterprise	B	\$32,400.00 (\$5,400 per month)	X
Creative Arcade	B	\$8,800.00	X
DDM Marketing & Communication	B	\$34,000.00	N.A.
Decima LLC	B	\$58,500.00 (\$9,750 per month)	X

CHARTER TOWNSHIP OF YPSILANTI
Community Engagement – Marketing & Branding Bid
Bid Opening: September 29, 2026 @2:30 pm, Civic Center 1st Floor Conference Room
Bids Due on September 28, 2026 @ 1:00 pm

Defy Communication	B	\$90,000.00 (\$7,500 per month)	X
DHD Marketing	B	\$108,400.00	X
Double Haul Solutions	B	\$23,000.00 (\$9,000 per month)	X
Echo Media of Michigan	B	\$9,750.00	X
Eric Beasley Corp.	B	\$2,075.00	N.A.
Frances Eugenia Design	B	\$3,250.00	X
Get Impact Flow	B	\$39,000.00 (\$6,500 per month)	X
Grey Matter Group	B	\$7,500.00	X
Hyper Digital Marketing	B	\$8,160.00	X
Ideology Pro. LLC	B	\$24,500. Per month	X
Imagine Communications	B	\$8,750.00	X
Impact Beacon LLC-C-FZ	B	\$3,950.00	X
Jones Unit Impact Group LLC	B	\$51,000.00	X

CHARTER TOWNSHIP OF YPSILANTI
Community Engagement – Marketing & Branding Bid
Bid Opening: September 29, 2026 @2:30 pm, Civic Center 1st Floor Conference Room
Bids Due on September 28, 2026 @ 1:00 pm

Joy Riot	B	205,740.00 (\$17,145 per month)	X
JRworks Technical Solutions	B	\$105,500.00	X
King Media	B	\$5,000.00	X
Lambert & Co.	B	\$139,600.00 (\$7,800 per month)	X
Marx Layne & Co.	B	\$40,500.00 (\$6,700 per month)	X
McClure Marketing	B	\$88,500.00 (\$14,750 per month)	X
Nephew	B	\$23,600.00 (\$5,000 per month)	X
Newton Automation LLC	B	\$10,500.00	X
Real Integrated	B	\$150,000.00 (\$12,500 per month)	X
SB Dream Coach LLC	B	\$6,400.00	X
Seeds Advertising Marketing & Design	B	\$119,280.00 (\$19,880 per month)	X
The Impact Kind LLC	B	\$35,700.00 (\$5,950 per month)	X

CHARTER TOWNSHIP OF YPSILANTI
Community Engagement – Marketing & Branding Bid
Bid Opening: September 29, 2026 @2:30 pm, Civic Center 1st Floor Conference Room
Bids Due on September 28, 2026 @ 1:00 pm

The Write Direction	B	\$54,000.00 (\$4,500 per month)	X
Visual Lion LLC	B	\$20,000.00	X
Yellow Lime	B	\$69,000.00	X

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
