

**Park  
Commission**

7200 S. Huron River Drive  
Ypsilanti, MI 48197  
Phone: 734-544-3800  
Fax: 734-544-3888  
www.ytown.org



David Streeter, Chair  
Tajalli Hodge, Vice Chair  
Brad O'Conner, Treasurer  
Jeff Neel, Secretary

Commissioners:  
Brad Hine  
Darrell Kirby  
Star Smith

*Charter Township of Ypsilanti*

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**YPSILANTI TOWNSHIP PARK  
COMMISSION**

**REGULAR MEETING**

Date: Monday, March 1, 2021

Time: 6:30 P.M.

**LOCATION**

Online via Zoom Webinar  
Ypsilanti Township Civic Center  
7200 S. Huron River Drive  
Ypsilanti, Michigan 48197

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*Charter Township of Ypsilanti*

**Charter Township of Ypsilanti  
Public Meeting Notice  
Park Commission Regular Meeting  
March 1, 2021 at 6:30pm**

**PLEASE TAKE NOTICE** that the Charter Township of Ypsilanti Park Commission will hold a Regular Meeting scheduled for March 1, 2021 at 6:30pm. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 under the Governor of Michigan's Executive Orders 2020-15 and 2020- 21.

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

If you need any assistance due to a disability please contact Mike Hoffmeister at least 48 hours in advance of the meeting at mhoffmeister@ytown.org or 734-544-3515.

**Meeting Information:**

You are invited to a Zoom webinar.  
When: March 1, 2021 06:30 PM Eastern Time (US and Canada)  
Topic: Charter Township of Ypsilanti Park Commission

Please click the link below to join the webinar:  
<https://ytown.zoom.us/j/93936756086>

Webinar ID: 939 3675 6086

Or iPhone one-tap :  
US: +13126266799, 93936756086# or +19292056099, 93936756086#

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

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

International numbers available: <https://ytown.zoom.us/j/aJXjr2xBX>

### **Zoom Instructions for Participants**

#### **To join the conference by phone:**

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

#### **Before a videoconference:**

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

#### **To join the videoconference:**

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

You may also join a meeting without the link by going to [join.zoom.us](https://join.zoom.us) on any browser and entering the Meeting ID provided.

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

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

**AGENDA OF THE MARCH 1, 2021 REGULAR MEETING**

- I. Call to Order**
- II. Roll Call**
- III. Determination of Quorum**
- IV. Approval of Agenda**
- V. Approval of Minutes**
- VI. Citizens Participation**
- VII. Reports**
  - A. Staff Reports**
  - B. Commissioner Reports**
- VIII. Unfinished Business**
  - A. Dog park – Chris Nordstrom: Carlisle Wortman
- IX. New Business**
  - A. Request for Spicer Group to apply on behalf of Ypsilanti Township for a Land and Water Conservation Fund MDNR grant to make improvements to Clubview Park
- X. Public Hearing**
  - A. Public comments regarding the Land and Water Conservation Fund grant application for improvements to Clubview Park
- XI. Announcements**
- XII. Recommendations to the Township Board**
  - A. Recommendation to adopt a resolution to authorize submittal of a Land and Water Conservation Fund grant through the MDNR for improvements at Clubview Park. The resolution also commits to the required local match. Total project cost is estimated at \$295,000. This grant has a 50% local match requirement, so the grant will fund \$147,500 and will require \$147,500 of local funds.
- XIII. Adjournment**

**CHARTER TOWNSHIP OF YPSILANTI  
PARK COMMISSION  
PROPOSED MINUTES OF THE FEBRUARY 1, 2021 REGULAR MEETING**

*Park Commission Agendas and Minutes are available on the township website at  
<https://ytown.org/park-commission>*

**I. Call to Order**

Commission Chair Streeter called the meeting to order at 6:33 p.m. via virtual public Zoom meeting.

**II. Roll Call**

**Commissioners Present:** Tajalli Hodge, Darrell Kirby, Jeff Neel, Brad O’Conner, Star Smith, David Streeter, Brad Hine

**Commissioners Not Present:** None

**Staff Present:** Mike Hoffmeister, Angela Verges, and Robin Castle-Hine

**III. Determination of Quorum**

Quorum present

**IV. Approval of Agenda**

Motion to approve the agenda made by Darrell Kirby

Seconded by Tajalli Hodge

Motion Carried Unanimously

**V. Approval of Minutes – January 4, 2021 Regular Meeting**

Motion to approve January 4, 2021 minutes made by Brad O’Conner

Seconded by Darrell Kirby

Motion Carried Unanimously

**VI. Citizens Participation**

Clerk Heather Roe called in briefly to offer her support and invited all to contact her if she could be of assistance.

**VII. Reports**

**A. Staff Reports**

Mike Hoffmeister gave an update. 1) Spicer group MDNR grant to renovate tennis court; 2) Township approved contract with Carlisle Wortman for study on location of dog park. 3) National Fitness campaign outdoor sports court: After discussion, the Township Board of Trustees decided to push this project to 2022. No location has yet been determined and there are too many projects currently under way to give the project due diligence. 4) Loonfeather Park renovation plans: \$250,000 grant - 50/50 match with Township; 5) Through efforts of Commissioner Hodge, the township applied for Green Gift grant through M- Parks, which will assist with funding, for Sugarbook Park. 6) Community Center flooring project underway. East Hall is done, West will start soon, and finish with Center. Staff can return Feb. 16. Plan is to re-open in March.

Brad O’Conner asked for details, example gender neutral bathrooms. Mike Hoffmeister: overview of renovating and upgrading inside; no change to structures. Making ADA compliant. New pad under main shelter, new sloping/grading are also included in the project.

Angela Verges gave an update: Ann Arbor Summer Festival looking for collaborators on summer events. Mentioned the two focus groups with citizens on programs

Robin Castle-Hine update. Starting to plan for hiring summer help. Details online at Ytown.org. Planning to open parks in summer, renew “Rosie the Riveter” festival.

## **B. Commissioner Reports**

Commissioner Hodge shared an update on community task force discussions. 1) grant application to improve neighborhood parks. Working with Sierra Club for advice on such things as pollinators, native plants and wildlife. 2) recreation discussion about E-sports, children’s program, but could improve on recreation for teens.

## **VIII. Unfinished Business**

### **A. Dog Park/Consultant update**

Chris Nordstrom (Carlisle Wortman) is championing this project. Looking at Ann Arbor dog parks for ideas and comparison. Key features to consider: shelter, shade, restrooms, water, fencing, etc. Likely a couple of rounds of public discussion to refine plan. Goal to present a plan in May or June, construction in fall.

Darrell Kirby asked about ease of access? Brad O’Conner asked about residency or permit access requirements? Mike Hoffmeister discussed access options in other communities. Key is safety of pets and people. Liability insurance will play a part. Might consider private sponsorship funding in the future. Also, all current locations being considered have trail access.

## **IX. New Business**

### **A. Willow Run Acres (Apple Ridge) Community Farm**

T C Collins represents Willow Run Acres non-profit. His programs have reached over 60,000 people. Collins wants to put up raised 15x15 plots for individuals to raise their own gardens as well as build “sensory gardens” which incorporate colorful plants, native wildlife, etc.

Darrell Kirby supports this initiative. David Streeter asked about rents: Collins replied that it is a yearly fee, similar to how community gardens are run in neighboring communities. TC Collins Jr (son) has a similar organization in Kalamazoo. David Streeter asked about “scholarships” for those who cannot afford the rent? Collins Jr. said there are options to address this. Tajalli Hodge asked about the application process and if there is a way to limit it to Ypsilanti residents? TC Collins has canvassed residents, most of whom are in favor of a community garden. Residency requirement is a difficult discussion from a public relations perspective, and also from an occupancy perspective. Prefer to engender goodwill and expand as necessary. Community feedback is critical in shaping policies and environment.

Mike Hoffmeister offered that this initiative fits well with existing community programs, marketing, and promotion. Major issue: how to supply garden with water. Probably more cost effective to install a well versus running a YCUA water line. Could establish a farmers’ market once the gardens are installed. Mike also has TC Collins’ contact information.

Motion of support for Willow Run Acres Community Market by Commissioner Kirby  
Seconded by Commissioner Hodge.  
Motion Carried Unanimously

**B. Community Focus Group Update**

Continuation of earlier discussion by Commissioner Hodge: Mike Hoffmeister described the process that started a year ago. Vic Chiasson of Eastern Michigan University, an expert in recreational studies and programs, helped to study viability of existing programs and opportunities for new ones. Focus groups were formed of people who use the programs the most. Angie Verges reports that the groups supplied important and actionable results.

Commissioner Smith asked about notes and future focus groups? Mike Hoffmeister has notes and will supply to whoever is interested,

**X. Announcements**

None

**XI. Recommendations to the Township Board**

Motion of support for Willow Run Acres Community Market by Commissioner Kirby  
Seconded by Commissioner Hodge.  
Motion Carried Unanimously

**XII. Adjournment**

Motion to adjourn made by Darrell Kirby  
Seconded by Jeff Neel  
Motion Carried Unanimously  
Meeting Adjourned at 7:40 p.m.

Minutes taken and prepared by Jeff Neel, Secretary



CLUBVIEW PARK  
WASHTENAW COUNTY, MICHIGAN  
YPSILANTI CHARTER TOWNSHIP



AREA MAP  
NOT TO SCALE

N

0 25 50 100 FEET

LEGEND

- STATE ROADS
- COUNTY ROADS
- LOCAL ROADS
- Park Boundary

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THIS SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN IN ACCORDANCE WITH THE CONDITIONS PREVALENT AT THE TIME THE DESIGN WAS DONE. THE ENGINEER DOES NOT GUARANTEE AND WILL NOT BE LIABLE FOR ANY OTHER LOCATION, CONDITION, DESIGN OR PURPOSE.			
CLUBVIEW PARK CHARTER TOWNSHIP OF YPSILANTI			
LW21-0018 CONCEPT PLAN			
		DUNDEE OFFICE 125 Hollie Blvd., Suite 2 Dundee, MI 48131 Tel. 734-623-3308 www.SpicerGroup.com	
DE. BY: K/JW	CH. BY: XXX	PROJECT NO.	
DR. BY: K/JW	APP. BY: XXX	127617SG2019	
STDS.		SHEET 1 OF 1	DR 1
DATE: FEBRUARY 2021		FILE NO.	
SCALE: 1"=50'			

PATH C:\USERS\BEN\SPICER GROUP\INCLUDES\MUNICIPAL GROUP\DOCUMENTS\YPSILANTI CHARTER TOWNSHIP\127617SG2019-2021 CLUBVIEW PARK GRANT APPLICATIONS\CONCEPT PLAN, PRINTED ON: 3/12/2021, BY: BENJAMIN

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# memo

To: Ypsilanti Township Board of Trustees  
From: David Streeter, Chair, Ypsilanti Township Park Commission  
CC: Michael Hoffmeister  
Date: 03/01/2021  
Re: Recommendation from the Ypsilanti Township Park Commission  
Clubview Park Land and Water Conservation Fund Grant Application

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The following motion was approved during the 03/01/2021 Ypsilanti Township Park Commission meeting:

- Recommendation to adopt a resolution to authorize submittal of a Land and Water Conservation Fund grant through the MDNR for improvements at Clubview Park. The resolution also commits to the required local match. Total project cost is estimated at \$295,000. This grant has a 50% local match requirement, so the grant will fund \$147,500 and will require \$147,500 of local funds.

The tennis courts at Clubview Park have deteriorated to the point they are unsafe for use. The proposed improvements project is consistent with our Parks and Recreation Master Plan.

# COMMONLY ASKED DOG PARK QUESTIONS

## Q: How much noise does a dog park make?

The impact of noise produced by a dog park varies depending on a number of different factors such as number of dogs present, proximity to other sources of sound (ambient noise), and the presense of noise barriers such trees, buildings, or walls.

Generally speaking, dog parks are assumed to produce decibel (dB) levels ranging from 60 to 90 dB. Higher levels have been recorded (up to 120 dB), but those were in enclosed kennels, not open air parks. For purposes of this study, we assumed a starting level of 90 dB at the edge of the dog park.

## Q: What does “decibel” mean, and how does it apply to dog parks?

Decibel is a measurement of sound impact. The higher the dB, the louder (and more painful) the sound. Some common decibel levels are:

- Normal conversation: 50 dB
- Average traffic: 70 dB
- Vacuum cleaner: 70 dB
- Freeway at 50 feet: 80 dB
- Alarm clock: 80 dB
- Power mower: 100 dB
- Motor boat: 100 dB

As part of this study, we measured decibel levels at Olson Park dog park and Swift Run dog park, both in Ann Arbor. Olson Park, which had six dogs present at the time of the measurement, had an average level of 60 dB with peaks at 73 dB. Swift Run’s average was 70 with a peak of 83. Over twenty dogs were present at the time of the reading.

Humans are not able to differentiate differences in decibel levels below 3 dB. A 10 dB change is heard as a doubling of sound.

Distance from the noise source has a direct impact on dB levels. Decibels are measured on a logarithmic scale; as distance is doubled, sound generally goes down by 6 dB.

Using a conservative 90 dB at 50 feet from the source as a starting point, you could expect to see the following sound levels at various distances:

- 50 feet 90.0 dB
- 100 feet 84.0 dB
- 200 feet 78.0 dB
- 400 feet 71.9 dB
- 800 feet 65.9 dB

... and so on.

Vegetation, walls, and other barriers have a significant impact on sound levels over distance. For every 90 feet of forested area, for example, decibels can fall anywhere from 5 to 10 dB. For purposes of this study, we assumed woodlands to have an impact of 5 dB for every 90 feet of continuous wooded area.

Finally, it’s important to note that decibels cannot build on each other. If two sound sources are producing noise, the decibels you experience will be the louder of the two sources, but not the combination of the two sources.

## Q: Are dog parks safe for the dogs and other park users?

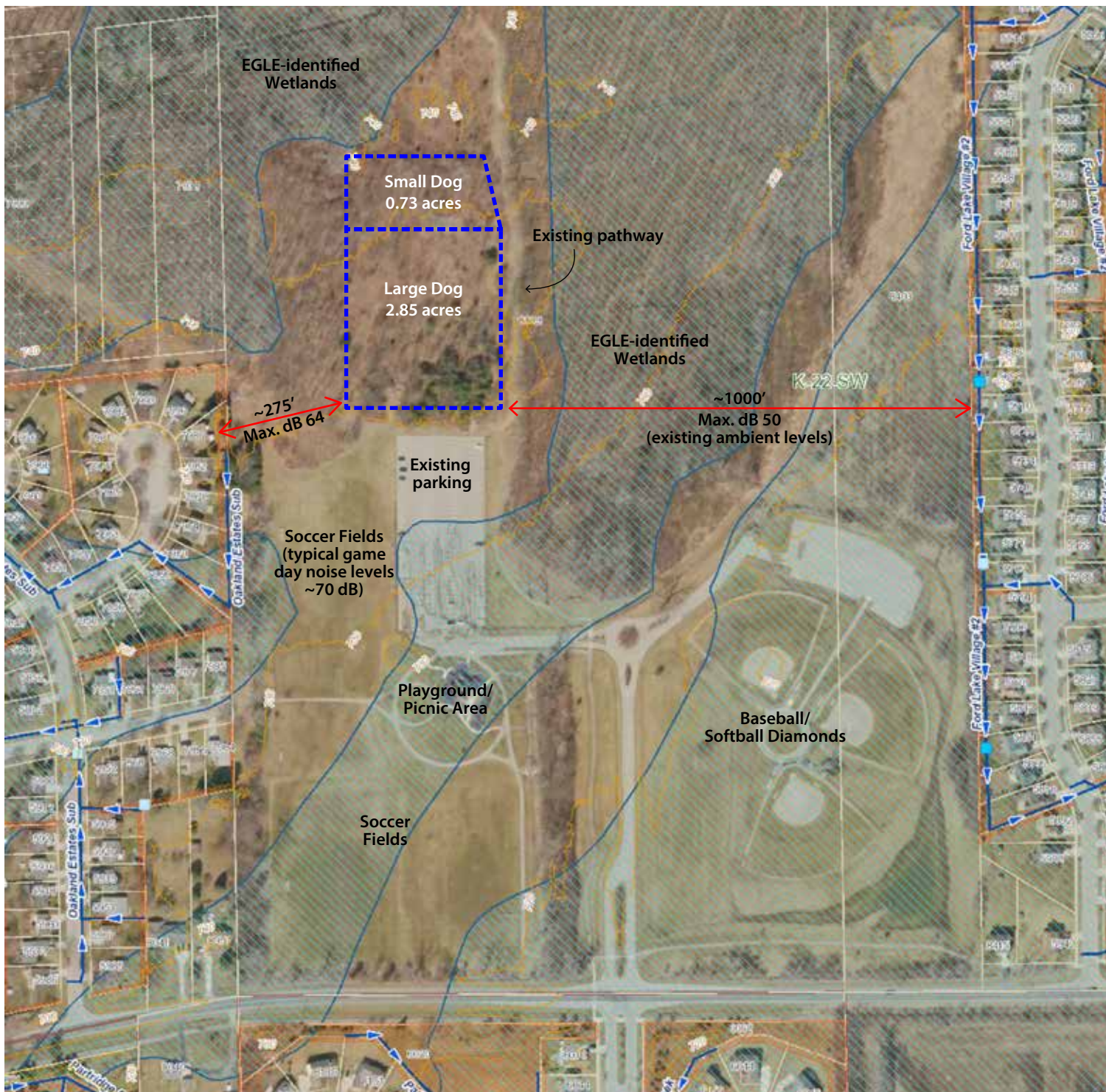
According to a UC Davis study, injuries to people and other dogs from bites are rare. Establishing regulations and educating dog owners are key to ensuring successful operation of a dog park and ensuring the safety of all park users.

## Q: Are dog parks sanitary?

Most dog owners are conscientious about picking up after their pets, especially in a dog park setting. By providing trash receptacles and disposable bags, the township can help to minimize waste concerns. Regular maintenance of the park (both “pooper scooper” duty and emptying of trash cans) will keep sanitation concerns under control.







## FORD HERITAGE PARK

### Pros:

- Most centrally located of the three parks under consideration
- Existing parking
- Existing pathway
- Large amount of space
- Existing mature trees that can be used to provide shade
- High park usage: noise levels from soccer and baseball games at same level as dog park

### Cons:

- Close proximity to homes
- Possible wetland issue
- Selective tree clearing required, increasing cost
- Lack of potable water and restrooms
- Potential conflicts with existing uses (parking, joggers/cyclists, sports teams)

**Ambient Noise Level: 50 dB**  
(taken 2/17/21)

0 150 300 feet

SCALE: 1" = 300'





## FORD HERITAGE PARK

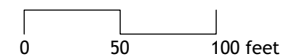
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**Ambient Noise Level: 50 dB**  
(taken 2/17/21)



SCALE: 1" = 100'





## FORD LAKE PARK

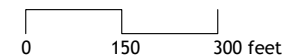
### Pros:

- Gated park, easier to control access
- Existing parking
- Residences well removed from preferred area
- Existing mature trees that can be used to provide shade
- High park usage: noise levels from boats would be at same or higher level than dog park
- Existing restroom in close proximity

### Cons:

- Slightly smaller area available for development
- Potential conflicts with existing uses (playground, picnic, basketball court, boaters)
- Gravel parking lot would require at least some paving to make lot ADA compliant
- No potable water

**Ambient Noise Level: 56 dB**  
(taken 2/17/21)



SCALE: 1" = 300'



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**Ambient Noise Level: 56 dB**  
(taken 2/17/21)

0 50 100 feet

SCALE: 1" = 100'





## LAKESIDE PARK

0 100 200 feet

SCALE: 1" = 200'

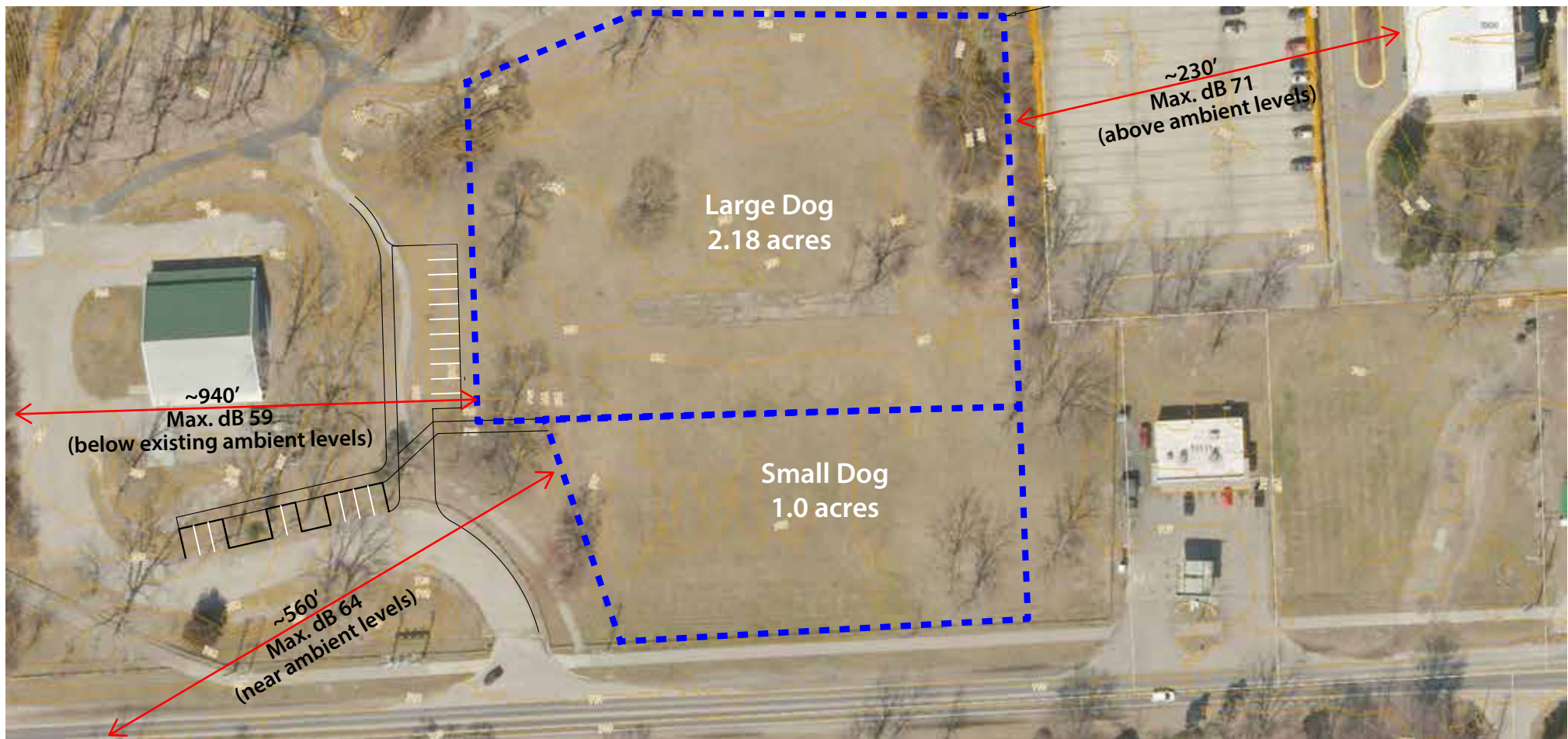
### Pros:

- Large, easily developable open space
- Existing parking
- Access to nearby stores
- Existing mature trees that can be used to provide shade
- Existing restroom in close proximity
- Potential to connect to potable water

### Cons:

- Potential conflicts with existing uses (crew teams, parking)
- Additional parking would need to be constructed near dog park area
- Close proximity to apartments (~230'). However, ambient noise levels are higher at this park due to close proximity to traffic, therefore the difference in noise levels would be less pronounced

**Ambient Noise Level: 62 dB**  
(taken 2/17/21)



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**Ambient Noise Level: 62 dB**  
(taken 2/17/21)



While the ultimate layout of a dog park will vary from park to park, all well-designed parks have some common amenities. In addition to these features, strategic placement of trees can help to mitigate noise issues and provide screening for neighbors.



Dog waste station

## COMMON DOG PARK AMENITIES

Benches and picnic tables



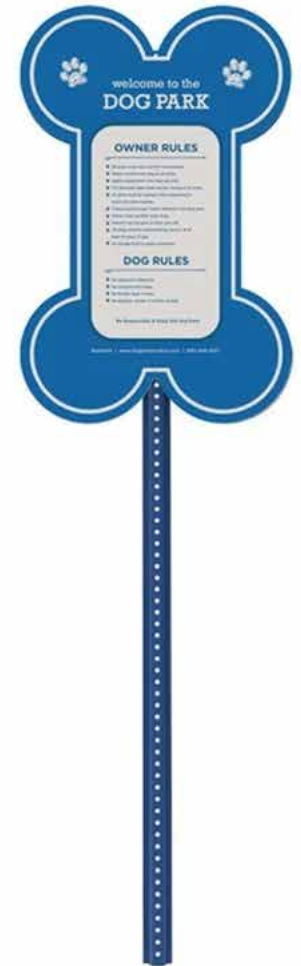
Trash receptacles



Leash caddies



Park rules signs



Shelters & Picnic Tables



Six to eight-foot tall fencing (chain link, decorative, or a combination of the two)

