

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES STUDY SESSION**

Tuesday, May 16, 2017
7:00 PM



CALL TO ORDER at _____ P.M.

ROLL CALL: Kurt Heise____, Mark Clinton____, Chuck Curmi ____, Jerry Vorva____
Bob Doroshewitz ____, Jack Dempsey ____, Gary Heitman _____

OATH OF OFFICE – POLICE OFFICER CHRISTOPHER WILDER – Clerk Vorva

A. APPROVAL OF AGENDA

Study Session - Tuesday, May 16, 2017

B. PUBLIC COMMENTS AND QUESTIONS

C. TUSCANY RESERVES OF PLYMOUTH - Laura Haw

**D. CONSTRUCTION BOARD OF APPEALS ORDINANCE – Attorney Bennett &
Building Official Lewis**

D. TAX ADMINISTRATION FEE – Treasurer Clinton

E. TAX PENALTY FEE – Treasurer Clinton

F. FIRE STATION #2 UPDATE – Supervisor Heise and Fire Chief Phillips

G. SUPERVISOR AND TRUSTEE COMMENTS

H. PUBLIC COMMENTS AND QUESTIONS

**I. CLOSED SESSION – At _____ pm, _____ moved that a closed
session be called for the purpose of discussing the sale of property and acquisition
pursuant to OMA Section 8(d). Seconded by _____.**

J. RETURN TO OPEN SESSION

K. ADJOURNMENT

PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800-649-3777 (Michigan Relay Services)

**THE PUBLIC IS ENCOURAGED AND INVITED TO ATTEND ALL BOARD OF
TRUSTEE MEETINGS!**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
MAY 16, 2017**

**ITEM C
TUSCANY RESERVES OF PLYMOUTH
LAURA HAW**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD CONSIDERATION

MEETING DATE: May 16, 2017

ITEM: Application 2230-0117 – Tuscany Reserves of Plymouth: Cluster Housing Option (CHO) Final Site Plan

PRESENTER: Laura Haw, Community Development Director / Planner

OTHER INDIVIDUALS IN ATTENDANCE: Applicant, Leo Gonzalez

BACKGROUND: Application 2230-0117 pertains to Parcels R-78-036-99-0008-000, R-78-036-99-0011-000, and R-78-036-99-0012-000. The entire development property consists of approximately 9.5 acres and is located south of Ann Arbor Trail, east of McClumpha and is zoned R-1-S, Single Family Residential. The applicant has requested final site plan approval to develop 18 detached, single-family residences.

The residential development is considered a Cluster Housing Option (CHO), which was approved by the Board of Trustees in September of 2016. The CHO was found to be an ideal development approach for this site as it would permit the area south of Tonquish Creek to remain as open space, allow for the preservation of existing vegetation and is a compatible density of 2.02 dwelling units per acre, which is less than the permitted maximum density of 3.05 dwelling units per acre, under the R-1-S district.

On April 19, 2017 the Planning Commission recommended approval of the above site plan request to the Board of Trustees, contingent on the items identified in the Staff Reports to be addressed administratively; please find the attached Planning Commission minutes, highlighted in yellow, for a full summary.

The Township Attorney has also reviewed the draft legal documents, please find the attached memo. The applicant is working to incorporate these recommendations and any approval is conditional upon the legal documents addressed to the satisfaction of the Township Attorney.

CONSIDERATION REQUESTED: To consider and discuss the above final site plan approval request.

BUDGET/ACCOUNT NUMBER: N/A

RECOMMENDATION: To consider the above final site plan approval request at a regularly scheduled Board of Trustees meeting.

MODEL RESOLUTION: N/A

ATTACHMENTS:

Staff Reports to Planning Commission
Proposed Minutes of the April 19, 2017 Planning Commission Meeting
Township Attorney Memo re: Legal Documents
Materials Submitted by Applicant



**PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH**



Application: 2230-0117
Application Type: Site Plan Review - Cluster Housing Option
Applicant: Tuscany Reserves of Plymouth
Tax I.D(s): R-78-036-99-0008-000; R-78-036-99-0011-000;
R-78-036-99-0012-000

April 13, 2017

Planning Commission
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

RE: Project: 2230 - 0117 | *Tuscany Reserves of Plymouth*
Address / Location: South of Ann Arbor Trail, East of McClumpha and West of Sheldon Road
Applicant / Developer: Gonzalez Enterprise
Tax ID: R-78-036-99-0008-000; R-78-036-99-0011-000; and R-78-036-99-0012-000
Review Type: Cluster Housing – Final Site Plan Review
Review Number: Written Review #2

Dear Commission Members,

We have reviewed the above final site plan request for a residential development under a Cluster Housing Option. Approximately 9.5 acres in size, the subject site is zoned R-1-S (Single Family Residential) and was granted the Cluster Housing Option by the Board of Trustees in September of 2016 for the development of 18 detached, single-family residential units.

The Cluster Housing Option was found to be an ideal alternative development as it would permit:

- The area surrounding the Tonquish Creek to remain as natural open space and would also allow existing vegetation to be preserved; and
- A compatible density of 2.02 dwelling units per acre, less than the maximum potential density of 3.05 dwelling units per acre under the R-1-S Zoning District.

On February 15, 2017, the Planning Commission granted tentative site plan approval, contingent on a number of items to be addressed prior to final site plan review. The applicant has since submitted plans for final site plan approval.

We have reviewed the above request in light of the Township's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site. We offer the following comments for your consideration:

OUTSTANDING SITE PLAN REVIEW COMMENTS

Tentative site plan approval was contingent that the following items be addressed on a revised site plan prior to final site plan approval, as follows:

1. DIMENSIONAL REQUIREMENTS

The site plan has since been revised to illustrate setback and building separation dimensions and the proposed development is in compliance with the required yard and building separation standards of Section 22.10.8, expect for the minimum setback from the Ann Arbor Trail ROW, proposed 25 feet (30 feet required by Ordinance). However, the Planning Commission has the authority to grant a lesser setback, provided it is not less than 25-feet.

2. LANDSCAPING

- a. **Residential Screening** – Section 22.10.4 requires an orderly transition between developments when a cluster development abuts a conventional single family residential development / property. When requiring an evergreen screen, per Section 26.11(3), proposed evergreens must be planted 10-15 feet on center in two (2) staggered rows, 10 feet apart. The following buffers are proposed (please note the applicant is proposing additional landscaping around each residential unit):
 - i. **East Buffer:** Approximately 24 additional trees are proposed along the western boundary, a mix of deciduous and evergreen species. It is unclear if additional screening is necessary and must be addressed to the satisfaction of the Planning Commission.
 - ii. **West Buffer:** During the Cluster Housing Option approval process, it was noted that existing vegetation would be retained within the 50-foot setback area of the western property line, which runs over 350 feet (impacted vegetation north of Tonquish Creek). It appears that due to the location of the detention basins, the 50-foot vegetated area has been encroached upon. It is unclear if additional screening is necessary and must be addressed to the satisfaction of the Planning Commission.
- b. **ROW Landscape Buffer** – Section 26.12 requires a landscape buffer, min. 20 feet, along the Ann Arbor Trail right-of-way. While a landscaped buffer space has been provided, it is approximately 15 feet in width and must be expanded / enhanced to meet this requirement. Further, the Ordinance calls for a mix of deciduous, evergreen tree and shrubs, ornamental trees, and flowers within this area. Especially with the expansion of the buffer widths, there is ample space for additional greenery, including flowering species, along Ann Arbor Trail.
- c. **Detention Basin Landscaping** – Section 26.16 requires detention basin landscaping. It is recommended that a mix of native wildflowers and grasses be incorporated into the detention site.

3. PEDESTRIAN CIRCULATION & ACCESS

A five (5) foot concrete sidewalk is proposed along the Ann Arbor Trail frontage. No internal sidewalk (minimum four (4) feet) is proposed on either side of the internal street. Given the low-volume of traffic and cul-da-sac design of the internal street, the absence of an internal sidewalk may be appropriate and must be addressed to the satisfaction of the Planning Commission and Township Engineer. Payment in lieu of sidewalk installation may be determined as the best course for the proposed development.

4. ENTRY FEATURE SIGN & GATED ENTRANCE

The applicant previously stated that an entrance, ground monument sign may be proposed along Ann Arbor Trail. Actual signage must be reviewed by the Building Department, prior to the issuance of a permit. A note to that effect must be provided on the site plan.

Additionally, details regarding the proposed gate and brick columns / fence have been illustrated on the landscaping plan. The height of the proposed fence, appears to be approximately seven feet, exceeds the maximum height permitted for fencing in the R-1-S district by three feet. The Planning

Commission has the authority to grant addition fence heights, provided the applicant demonstrates a need.

5. ARCHITECTURE & BUILDING DESIGN

The conceptual elevations of the proposed homes for the Cluster Housing Option illustrate the building materials as brick and stone. Labeled building elevations must be provide with the site plan package and material samples presented to the satisfaction of the Planning Commission.

6. LIGHTING

It is unclear if entry or street lighting is proposed as part of this project. Lighting details, including a photometric plan (if necessary) must be provided or if no lighting is proposed, so noted on the site plan.

7. MAILBOX FACILITIES

The location of mailboxes facilities and their appearance (if proposed) must be detailed on the site plan.

8. CLUSTER HOUSING DOCUMENTS

A finalized Cluster Housing Contract, Master Deed and Bylaws, (including Exhibit B) must be submitted for review and are subject to the Township Attorney's approval. The Attorney is currently in the process of reviewing the documents.

9. ADDITIONAL APPROVALS

Final approval from the Township Engineer, Fire Department, and Township Board of Trustees is necessary, prior to the issuance of any building permits.

RECOMMENDATION

Provided the above underlined items are addresses to the satisfaction of the Planning Commission, final site plan approval is recommended at this time, with the above items detailed on a revised and dated site plan for administrative review.

If you have any questions, please do not hesitate to contact me. Thank you.

Respectfully submitted,



Laura E. Haw, Senior Planner, McKenna Associates

April 13, 2017

The Planning Commission
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, Michigan 48170

Re: La Casa/Tuscany Reserve – Final Site Plan Review
South of Ann Arbor Trail, East of McClumpa and West of Sheldon Road
SDA Review No. PL16143

Dear Commission Members:

We have reviewed the above-referenced plan set dated March 16, 2017. The following are our comments regarding the site plans:

Site Location

The site is located at the south side of Ann Arbor Trail, east of McClumpha Road.

Site Plan Review

For Final Site Plan approval, the engineering plans must be complete, in conformance with Township requirements, approved by SDA, all permits secured and provided, and engineering escrow fees deposited with Plymouth Township Treasurer.

Our Final Site Plan review comments are as follows:

A. GENERAL

1. Extend proposed 5' wd. concrete sidewalk up to west property line.
2. Note the elevation of the 100-year floodplain contour on plans.
3. The water main near Ann Arbor Trail depicts two 90 degree bends, which are not allowed in Township water main. In place of the 90 degree bends, two 45 degree bends should be depicted on the plans.

B. PERMITS REQUIRED

The following permits are required and need to be provided to the Township:

1. Soil Erosion and Sedimentation permit from Wayne County Department of Public Services, Land Resource Management Division.


2. MDEQ N.P.D.E.S. Notice of Coverage Documentation.
3. Copy of Wayne County Department of Public Services Approval and/or Permit.
4. Right-of-Way Dedication received and recorded with WCDPS.
5. Copy of State (MDEQ) Construction Permit where public water main construction is proposed.
6. Copy of State (MDEQ) Construction Permit where public sanitary sewer construction is proposed.
7. All necessary easements. Easements must be on Plymouth Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals to this office.
8. MDEQ Permit for all proposed work in 100-year flood plain.
9. MDEQ Drain Tap Permit.
10. Storm Water Agreement.
11. Maintenance Bond and Insurance.

RECOMMENDATION

We would not have any concerns with the planning commission granting final site plan approval with the conditions of receiving revised engineering plans, and securing all necessary permits. The above comments are not to be construed as approvals and are not necessarily conclusive. If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER ASSOCIATES, INC.



David E. Richmond, PE
Project Manager

BA

cc: Patrick Fellrath, Director of Public Utilities, Charter Township of Plymouth (via Email)
Laura Haw, Interim Community Development Director, McKenna Associates (via Email)
Carol Martin, Administrative Assistant, Charter Township of Plymouth (via Email)



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Road

(734) 354-3221 • Fax: (734) 354-9672

Plymouth, Michigan 48170-4673

Emergency - Dial 911

TO: PLYMOUTH TOWNSHIP COMMUNITY DEVELOPMENT

FROM: PLYMOUTH TOWNSHIP FIRE DEPARTMENT

DATE: 04/13/2017

RE: APPLICANT

Gonzalez Enterprizes

Project;

Tuscany Reserves of Plymouth

Location:

South of Ann Arbor Road, East of McClumpha, West of Sheldon Road.

Tax I.D. No:

R-78-036-99-0008-000; R-78-036-99-0011; R-78-036-99-0012-000

DEAR COMMUNITY DEVELOPMENT.

The Plymouth Township Fire Department has completed the review of the **Site Plan Approval** of above referenced project in accordance with the fire protection requirements of the International Building Code 2012, and the International Fire Code 2012, N.F.P.A. Standards, and good fire protection engineering

The Office of Fire Prevention has no objection to Site Plan Approval.

As is often the case, certain aspects of code compliance can involve interpretation and judgmental decisions. It is important that you review these comments and contact us if you have any questions. This review is based upon and limited to information that has been provided.

William Conzdy

Fire Inspector/ Investigator
734-354-3219

**CHARTER TOWNSHIP OF PLYMOUTH
PLANNING COMMISSION -- REGULAR MEETING
WEDNESDAY, APRIL 19, 2017 • 7:00 PM
PROPOSED MINUTES**

Meeting called to order 7:03 p.m. by Chairman Cebulski.

MEMBERS PRESENT:	Kendra Barberena Robert Doroshewitz John Itsell Bill Pratt	Dennis Cebulski Jim Harb Keith Postell
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MEMBERS EXCUSED: None

OTHERS PRESENT: Laura Haw, McKenna Associates
Dave Richmond, Spalding DeDecker Associates
Alice Geletzke, Recording Secretary

ITEM NO. 1 – APPROVAL OF AGENDA

1. Regular Meeting – April 19, 2017

Chairman Cebulski noted that Item 6(1) will be Election of a Vice-Chairman rather than Zoning Board of Appeals appointment.

Moved by Commissioner Pratt and supported by Commissioner Postell to approve the agenda for the regular meeting of April 19, 2017 as amended. Ayes all.

ITEM NO. 2 – APPROVAL OF MINUTES

1. Regular Meeting – March 15, 2017

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the minutes of the regular meeting of March 15, 2017 as submitted. Ayes all.

2. Work Session Meeting – April 5, 2017

Moved by Commissioner Pratt and supported by Commissioner Barberena to approve the minutes of the work session meeting of April 5, 2017 as submitted. Ayes all.

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ITEM NO. 3 – WELCOME FOR COMMISSIONER JOHN ITSELL

Chairman Cebulski welcomed new member John Itsell, appointed to replace Ray Sturdy, who resigned.

ITEM NO. 4 – RECOGNITION OF RAY STURDY

Moved by Commissioner Barberena and supported by Commissioner Pratt:

WHEREAS, **Ray Sturdy** has been a resident of Plymouth Township for the last 40 years; and

WHEREAS, **Ray Sturdy** has served on the Plymouth Township Planning Commission for the past 16 years, having been appointed on July 17, 2001; and

WHEREAS, **Ray Sturdy** has served on the Plymouth Township Zoning Board of Appeals as the Planning Commission's representative for the past 14 years, having been appointed on March 11, 2003; and

WHEREAS, **Ray Sturdy's** dedication, ability, and talent have been invaluable to the execution of the duties charged to the Charter Township of Plymouth Planning Commission, Zoning Board of Appeals, and to citizens of Plymouth Township; and

WHEREAS, **Ray Sturdy's** professionalism, dedication, talents, and personal commitment to seek planning excellence, best practices, and advocacy of sound planning principles have contributed immeasurably to the continued progress and orderly development of the Plymouth community, and have been invaluable to the execution of the duties charged to the Charter Township of Plymouth Planning Commission and to the citizens of Plymouth Township; and

WHEREAS, the success of the democratic form of government depends upon the voluntary leadership and contribution of time and talent on the part of its citizens; now

THEREFORE BE IT RESOLVED that the Planning Commission of the Charter Township of Plymouth herewith expresses recognition and appreciation for the service and support rendered by **Ray Sturdy** to the Planning Commission and the people of Plymouth Township, and extends best wishes to him for the future.

Ayes all.

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ITEM NO. 5 – PUBLIC HEARINGS

1. P.C. No: 2237-0317

Applicant / Developer	Trowbridge Land Holdings
Project Name:	Lakes of Andover
Location:	South of Five Mile Road, East of Napier Road, North of N. Territorial Road and West of Ridge Road
Section No:	30
Tax I.D. No:	R-78-042-99-0002-701
Zoning:	R-1-S, Single Family Residential
Action Request:	Cluster Housing Option Review (CHO)

Laura Haw of McKenna Associates reviewed her report dated April 12, 2017 and David Richmond of Spalding DeDecker reviewed the engineering report. The Fire Department report was received.

Applicant Bruce Michael of Trowbridge Land Holdings addressed the Board and answered questions, including questions regarding the lack of a parallel plan, reduction in setbacks, accessible open space, the individual driveway onto North Territorial Road, and shoreline seasonal fluctuations.

Chairman Cebulski opened the public hearing at 7:35 p.m. There being no public comment, the hearing was closed at 7:36 p.m.

After further discussion, it was moved by Commissioner Pratt and supported by Commissioner Barberena to table Application 2237-0317, Lakes of Andover, up to the July meeting of the Planning Commission. Prior to the July 2017 meeting, the applicant was instructed to revised the proposed Cluster House Option concept plan to address the following concerns raised by the planner's report, engineering report, and Planning Commission, including but not limited to:

- Identification of the water line, taking into account seasonal fluctuations and the floodplain, in relation to required rear yard setbacks and the grade change;
- Programmable, open space and recreation development, including a pedestrian path along the water's edge;
- Refinement of building design and architecture, including façade calculations and greater incorporation of brick materials, architectural details, and windows;
- Elimination of individual driveways along N. Territorial, especially with the grade change and blind spot from the west; and
- Justification for reduction request in setbacks.

Ayes all.

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2. P.C. No: 2238-0317

Applicant / Developer	Anderson, Eckstein and Westrick, Inc
Project Name:	The Inn at St. John's
Location:	South of Five Mile Road, East of Sheldon Road, and North of M-14
Section No:	22
Tax I.D. No:	R-78-013-99-0001-001 & R-78-013-01-0001-301
Zoning:	TAR, Technology and Research
Action Request:	Amendment to Planned Unit Development Option (PUD)

Laura Haw and David Richmond reviewed their respective reports and the Fire Department report was received.

Michael McInerny of the Archdiocese of Detroit, Mike Noles of Toll Brothers Land Development, and Lyle Winn of Anderson, Eckstein and Westrick addressed the Commission and answered questions regarding their intent to reduce the golf course from 27 to 18 holes, incorporate 174 multi-family townhouses into the golf course, convert the monastery retreat center to 120 hotel rooms, and introduce a small commercial, office or multifamily use along Sheldon Road.

Chairman Cebulski opened the public hearing at 8:31 p.m. There being no public comment, the hearing was closed at 8:32 p.m.

Moved by Commissioner Pratt and supported by Commissioner Barberena to recommend to the Board of Trustees the amendment to the Planned Unit Development Option requested in Application 2238-0317, The Inn at St. John's, with the planning and engineering staff report comments to be addressed during the site plan review process. Ayes all.

3. P.C. No: 2239-0317

Applicant / Developer	Contact Paintball
Project Name:	Outdoor Sports
Location:	East of Haggerty, North of Plymouth Road, and West of Concept Drive
Section No:	25
Tax I.D. No:	R-78-026-99-0002-705
Zoning:	IND, Industrial
Action Request:	Special Land Use Approval

Ms. Haw reviewed her report dated April 11, 2017 regarding the request for special land use on the grounds of the Burroughs building. The proposed use would include an outdoor play area for airsoft, archery tag, low impact paintball, Nerf tag, speedball and "woodsball

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Among the items reviewed by the applicants were the hours of operation, types of activities involved, safety netting for the play areas, parking, lighting, aesthetics of the facilities, and working with DTE regarding the electric lines.

The applicant's use statement, provided March 20, 2017, is as follows:

“Location

The location of the proposed activity will be at the Burroughs building located at 41100 Plymouth Road currently zoned for industrial use. The area of our playfields will be in the existing grass lots east of the Burroughs building, and behind the fence located at the powerhouse. The entire proposed special use area is currently completely fenced in.

Activities

Outdoor activities will include airsoft, archery tag, low impact paintball, nerf tag, speed ball, and woodsball. Activities are primary intended for private parties of approximately 10 players each and will be geared to promote a family friendly atmosphere for players of all ages. These private sessions are expected to be for birthday parties, corporate events, and other private gatherings. There will be no smoking, vaping, or alcohol allowed on the premises.

The main purpose of this facility will be to provide a safe, designated area for players to come and enjoy the sports that we will provide. As part of our packages we will provide not only all the gear to safely play paintball and airsoft, but will also provide trained referees to ensure that everyone is playing safely. All of the equipment that will be provided to participants will meet or exceed ASTM and industry standards.

Hours of Operation

All of the sports activities proposed depend greatly on weather which may reduce hours of operation accordingly.

Spring/Fall

*Monday, Tuesday, and Thursday - By appointment only Wednesday and Friday - 4:30 PM - Dusk
Weekends- 9Am- 5 Pm*

Summer

Weekdays - 10:00 AM - Dusk Saturdays - 9:00 AM - Dusk Sundays - 11:00 AM – Dusk

Employees

The total number of initial employees is anticipated to be between ten and fifteen. These will consist of a minimum of one employee acting as team leader and referee per private party to ensure the safety of players and a positive experience. Five to ten referees will be required. Two employees will be required for registration, rental, and consumable sales. A minimum of one groundskeeper will also be required. Maximum number of employees per shift should not exceed ten.

Maximum Occupancy

We would set a maximum occupancy of 75 players. The property and employees should easily handle this. There is ample parking on the south side of building and will also be parking to the east of the building. As our main focus will be private parties, we will use a staggered scheduling system so that there is never a buildup of players.

Material Delivery

Consumable supplies and a limited quantity of items for retail sales will be brought to the site as needed

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on a daily basis from our pro shop in Livonia and do not represent any significant volume or require any material handling equipment. Because of the nature of private parties, we have seen most people will car pool. This will cause less traffic and require fewer spaces. We also will not be using any of the parking to the west of the building.

Site Impact

There will not be any substantial or permanent changes to the landscape. There will be no increase in the amount of impervious surface. The lawn and existing trails will be groomed and play will be rotated between fields to mitigate turf damage. Safety netting, designed for the application, will be installed around all play fields, to protect non- players, buildings, and vehicles from being accidentally struck. The net supporting poles will be up to 20 feet tall and will be removable. Obstacles and inflatable bunkers used in play will not be permanently installed and will be moved on a regular basis. There will be no changes to the existing structures on the property relative to the proposed special land use.

Supplies for Nerf and Archery Tag are reusable and will be picked up at the end of each session. All other supplies used are biodegradable, environmentally safe, and will have no lasting impact to the property. Attached you will find the MSDS sheets for the airsoft pellets and paintballs that will be used exclusively. Players will not be allowed to bring their own pellets or paint to the field.

A sign designating our facility that complies with township ordinances and limitations will be installed near Plymouth road.

Parking will be readily available as there will be 48 spaces to the east of the building and an additional 117 spaces to the south of the building for any overflow parking. All parking areas will be maintained by staff to ensure there is no garbage left behind that may become unsightly."

Chairman Cebulski opened the public hearing at 9:04 p.m. There being no public comment, the hearing was closed at 9:05 p.m.

After further discussion, it was moved by Commissioner Pratt and supported by Commissioner Harb to grant special land use approval requested in Application 2230-0317, Outdoor Sports, to be located on the grounds of Burroughs at Plymouth and Haggerty Roads, for reasons that in the industrial zoning these types of activities are permitted, that there is a history of outdoor recreation facilities as an allowable use at this site, and that the operations will be separate from the planned industrial activities located elsewhere on the site. The approval is limited to one year, with the applicant returning to the Planning Commission at least two months prior to reopening in 2018 with a report on their operations including numbers served, any injuries, and any outstanding lease issues or unforeseen circumstances. Reapproval is not to be unreasonably withheld. Ayes all.

ITEM NO. 4 – TOWNSHIP CAPITAL IMPROVEMENT PROJECTS

N/A

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ITEM NO. 5 – OLD BUSINESS

1. P.C. No:	2230-0117
Applicant / Developer	Gonzalez Enterprises
Project Name:	Tuscany Reserves of Plymouth
Location:	South of Ann Arbor Road, East of McClumpha, West of Sheldon Road
Section No:	28
Tax I.D. No:	R-78-036-99-0008-000; R-78-036-99-0011-000; R-78-036-99-0012-000
Zoning:	R-1-S, Single Family Residential
Action Request:	Final Site Plan Approval

Ms. Haw reviewed her report dated April 13, 2017 which recommended final site plan approval, subject to items detailed added to a revised and dated site plan for administrative approval. Dave Richmond reviewed his report and the Fire Department report was received.

Applicant Leo Gonzalez and his partner addressed the Commission and answered questions regarding the development of 18 detached, single-family residential units under a cluster housing option. Among the items discussed were setbacks, east and west buffer screening, fence height, and architecture and building design.

Moved by Commissioner Pratt and supported by Commissioner Barberena to recommended final site plan approval to the Board of Trustees as requested in Application 2230-0117 for Tuscany Reserves of Plymouth with the condition that the mailbox and sign specifications return for approval of the administrative committee and all other planning and engineering items, as identified in the respective review letters, to be addressed. Ayes all.

ITEM NO. 6 – NEW BUSINESS

1. Election of Vice-Chairman

Moved by Commissioner Barberena and seconded by Commissioner Harb to elect Commissioner Pratt as Vice-Chairman. Ayes all.

ITEM NO. 7 – OTHER PLANNING COMMISSION BUSINESS

1. Site Plan Extension Request for P.C. #2147-0194: EZ Storage

Moved by Commissioner Postell and seconded by Commissioner Barberena to grant site plan extension for a one-year period for P.C. #2147-014, EZ Storage. Ayes all.

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Ms. Haw spoke briefly with Commission members regarding a proposed lot split of 1.8 acres on Powell Road.

ITEM NO. 8 – COMMUNICATIONS AND/OR INFORMATION

N/A

ITEM NO. 9 – BOARD OF TRUSTEES ACTION

N/A

MOTION TO ADJOURN

Moved by Commissioner Pratt and supported by Commissioner Barberena to adjourn the meeting at 9:56 p.m. Ayes all.

Respectfully submitted,

Kendra Barberena, Secretary
Charter Township of Plymouth
Planning Commission

The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, MI 48170, (734) 354-3201, TDD users: 1-800-649-3777 (Michigan Relay Service).

Memo

*Confidential Attorney/Client
Privileged Information*

To: Laura Haw, Community Planner
From: Kevin L. Bennett
Date: May 3, 2017
Re: Tuscany Reserve Cluster Housing Project

I have reviewed the Tuscany Reserve Condominium Cluster Housing Agreement, Master Deed, and Bylaws. The following are my comments.

Cluster Housing Agreement

Section 22.9 of the Zoning Ordinance contains the requirements for the Contract:

. . . . Said contract shall provide:

1. The manner of ownership of the land, including mineral rights.
2. The manner of the ownership and of the dedication of the open land.
3. The restrictive covenants required for membership rights and privileges, maintenance and obligation to pay assessments for the open land.
4. The stipulations pertaining to commencement and completion of the phases of the development, to construction, installation, repairs and maintenance of improvements, to obligations for payment of any costs, expenses or fees planned or reasonably foreseen, and to the manner of assuring payment of obligations.
5. Provisions for the Township to effect construction, installation, repairs and maintenance and use of public utilities, storm and sanitary sewers and drainageways, water, streets, sidewalks and lighting, and of the open land and improvements thereon, and any other conditions of the plan, and the manner for the assessment, and enforcement of assessments for the costs, expenses, or fees incidental thereto against the applicant, or the future owners or occupants of the Cluster Housing Development.

6. The final site plan, final condominium site plan or final plat shall be incorporated by reference and as exhibits.

7. Provisions reasonably and necessarily intended to protect public health, safety, or general welfare of neighboring residents or the Township as a whole, to address any conditions of approval, or to further the purpose and intent of this Article.

With respect to these requirements, the Tuscany Reserve Contract is not fully compliant.

- Section 22.9.1 requirements are contained in paragraphs 2 and 3 of the Contract. However, the Agreement is silent with respect to mineral rights; the applicant should amend the contract to include ownership of mineral rights.
- Section 22.9.2 requirements are contained in paragraph 4 of the Contract.
- Section 22.9.3 requirements are contained in paragraphs 3, 5, 7, and 9 of the Contract.
- Section 22.9.4 requirements are contained in paragraph 4 of the Contract.
- Section 22.9.5 requirements are contained in paragraphs 4, 6(a), 6(b), 6(c), 7, and 8 of the Contract.
- Section 22.9.6 requirements are contained in paragraph 14 of the Contract. However, the Contract provides that the "Site Plan" "is approved by the Township." The Contract must be signed prior to the Township's approval of the Final Site Plan (Final Development Plan); as such, **paragraph 14 should be revised to read that "Exhibit A . . . is subject to approval by the Township pursuant to Ordinance 99."** Further, the Ordinance refers to the "Final Site Plan" whereas the Contract simply refers to the "Site Plan;" the Planning Commission should ensure that Exhibit A to the Contract is the Final Site Plan.
- Section 22.9.7 requirements are not fully addressed. Although paragraph 6(c) addresses this requirement from the standpoint of the residents of Tuscany Reserve, the Contract fails to explicitly address public health, safety, or general welfare of neighboring residents or the Township as a whole. The applicant should amend the Contract to comply with Section 22.9.7.
- On page 1, the reference to Article "XVII" should be "XXII."
- Exhibit A (the general development plan and final site plan) was not attached.
- There is no contact information for the "Owner," the "Developer," or the "Association." Such information should be included in the Contract.

Master Deed

The minimum requirements for a Master Deed are set forth in Sections 8, 9, 37(3), and 69 of the Michigan Condominium Act, and Rule 559.301 of the Michigan Administrative Code. The Master Deed appears to comply with each requirement, except:

- I was unable to locate within the Master Deed a statement that “the detailed architectural plans and specifications for the project have been filed with the Township.” **This is contrary to MCL 559.108(d).**

Other Concerns

- The legal descriptions contained in the Contract and the Master Deed should be reviewed and approved by a qualified person.
- The “Association” as contemplated by the Contract is listed as Tuscan Reserve of Plymouth Homeowners Association, a Michigan nonprofit corporation. **The Michigan Department of Licensing and Regulatory Affairs has no record of Tuscan Reserve of Plymouth Homeowners Association; if the entity has not yet been formed, it cannot be a party to the Contract.**

TUSCANY

Proposed 2300/2750

Alternate Elevations

3-29-17



T K D E S I G N

— & —

A S S O C I A T E S



Proposed Ranch
Elevation A



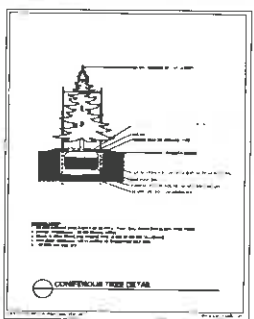
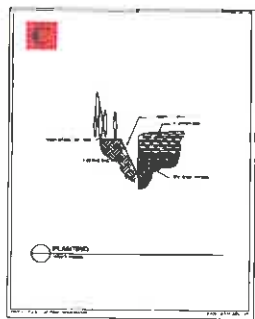
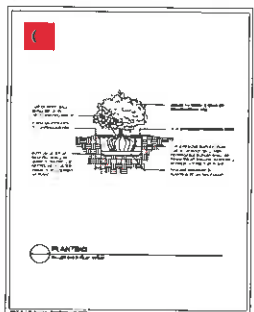
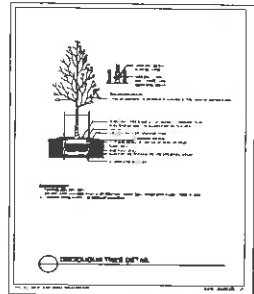
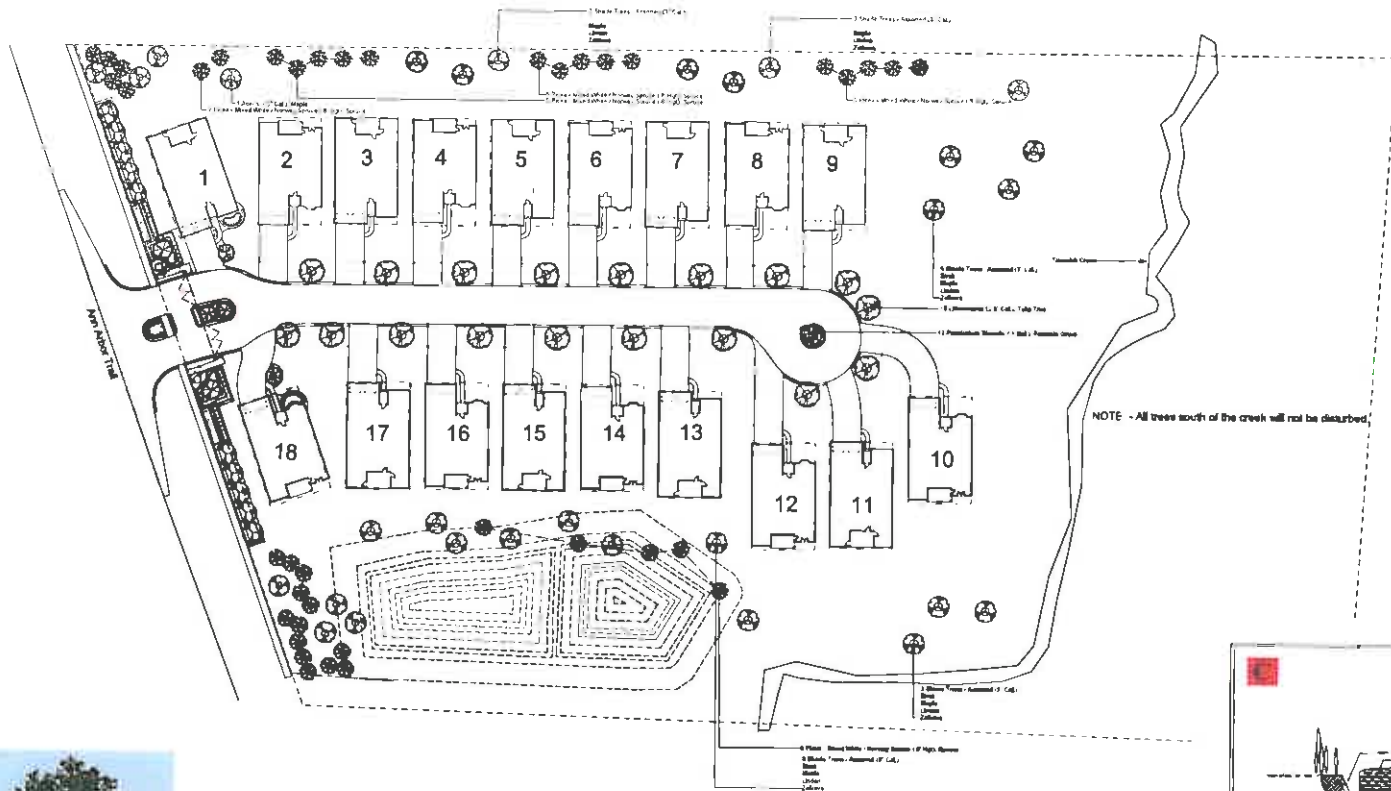
Proposed Ranch
Elevation B



Proposed 1-1/2 Story
Elevation A



Proposed 1-1/2 Story
Elevation B



Plant Schedule: Site Plan

Botanical Name / Common Name	Size	Density	Description	Quantity
Adiantum Thelypteris - Maidenhair Fern	2' Cal	15	BBB	100
Artemisia tridentata - Sagebrush	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100
Asplenium platyneuron - Maidenhair Fern	2' Cal	15	BBB	100

- NOTE**
- All landscape areas are to be kept in a neat, orderly and healthy growing condition free of debris and refuse.
 - Landscape planting shall be executed to assure proper maturation of plants.
 - All landscape areas will be irrigated by an automatic underground irrigation system.
 - Lawn areas will be mowed weekly at the proper height.
 - Trees, shrubs and lawn areas will be maintained for pruned and disease regularly.
 - Tree / shrub and lawn areas will be managed by a professional fertilization company who will help maintain health and vigor of the plant material.

North

Michigan Landscape Design Services

No.	Date	Description	By	Checked	Scale	Sheet	Total

Michigan Landscape Design Services
 P.O. Box 1000
 115 N.E. Phoenix Township
 Wayne County, Michigan
 Phone: 313-554-7100
 Fax: 313-554-7101
 Website: www.michiganlandscape.com

Michigan Landscape Design Services
 P.O. Box 1000
 115 N.E. Phoenix Township
 Wayne County, Michigan
 Phone: 313-554-7100
 Fax: 313-554-7101
 Website: www.michiganlandscape.com

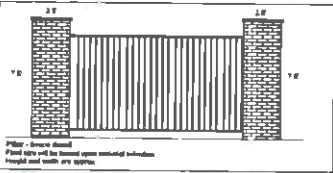
Michigan Landscape Design Services
 P.O. Box 1000
 115 N.E. Phoenix Township
 Wayne County, Michigan
 Phone: 313-554-7100
 Fax: 313-554-7101
 Website: www.michiganlandscape.com

Plant Schedule: Entrance

Botanical Name / Common Name	Size	Quantity	Description
Berberis 'Nana' - Dwarfed	3 Gal	20	Container
Cornus 'Nana' - Dwarfed	2.5" Cal	2	BBB - Low Branch
Sorbaria 'Marmorata' - Curvata	1 Gal	40	Container
Hydrangea 'Nana' - 100"	9 Gal	2	Container
Rosa 'Double Pink Arrow' - Rose	3 Gal	20	Container
Picea japonica - White Spruce	6" Hgt	8	BBB
Picea abies - Norway Spruce	6" Hgt	10	BBB
Pyrus 'Cleveland Select' - Pear	3" Cal	12	BBB
Taxus 'Waldner' - Sawtooth	1.5" Hgt	50	BBB
Thuja 'Whitegold' - Arborescens	4" Hgt	20	BBB

NOTE

- 1) All landscape areas are to be kept in a neat, orderly and healthy growing condition, free of debris and refuse.
- 2) Landscapes providing shade be reviewed to ensure proper maturation of plants.
- 3) All landscape areas will be irrigated by an automatic underground irrigation system.
- 4) Lawn areas will be mowed weekly at the proper height.
- 5) Trees / shrubs and lawn areas will be maintained for insects and diseases regularly.
- 6) Trees / shrubs and lawn areas will be managed by a professional fertilization company who will help maintain health and vigor of tree material.



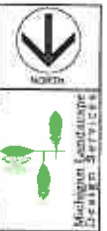
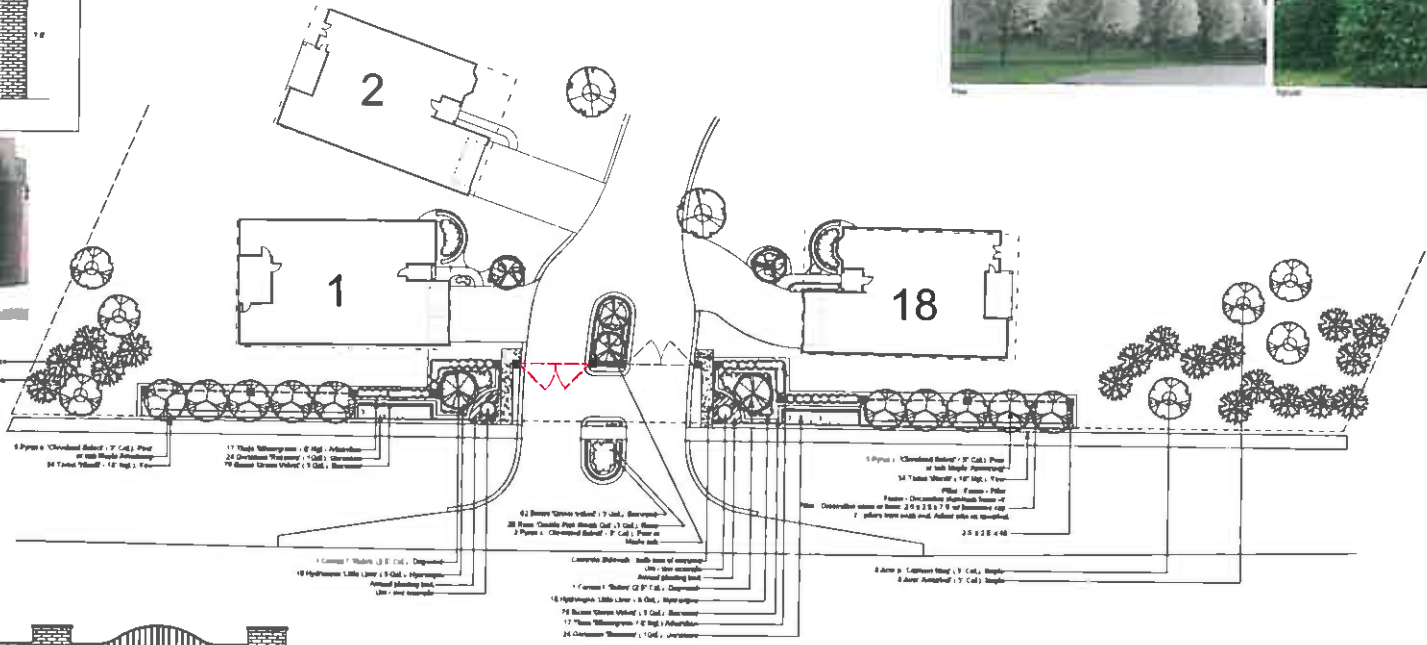
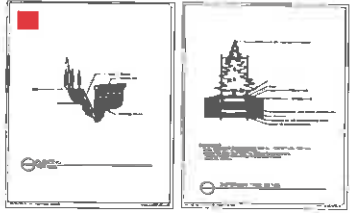
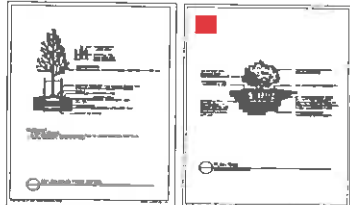
Pillar - Brick detail
Fence will be based upon attached information
Height and width are typical.



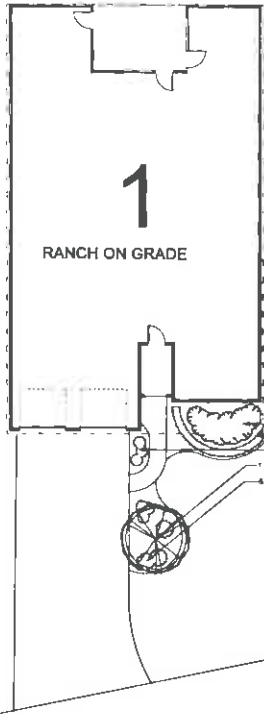
Gate - Brick detail
Fence will be based upon attached information
Height and width are typical.



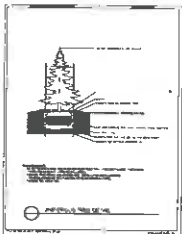
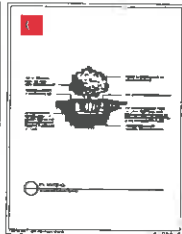
Pillar - Brick detail
Fence will be based upon attached information
Height and width are typical.



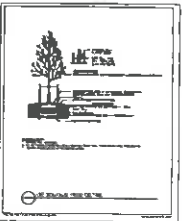
Project Name	Project No.	Scale	Date	Author	Checker	Project Manager
Tertiary Review of Plymouth State University 115 S.E. Plymouth to Campus Wayne County, Michigan Landscaping Design Services LCP - 002 Submittal plan	17-18-17	1/8" = 1'-0"	07/18/17	MS	MS	MS



1
RANCH ON GRADE

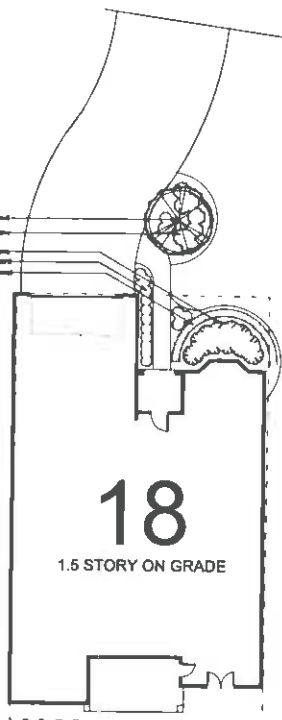


NOTE
 1. All landscape areas will be kept in a neat, orderly and healthy growing condition free of debris and refuse.
 2. Landscaping growing will be maintained to ensure proper maintenance of plants.
 3. All landscape areas will be irrigated by an automatic controlled irrigation system.
 4. Lawn areas will be mowed weekly at the proper height.
 5. Trees + shrubs and lawn areas will be monitored for insects and disease regularly.
 6. Trees + shrubs and lawn areas will be managed by a professional fertilization company who will help maintain health and vigor of the plant material.



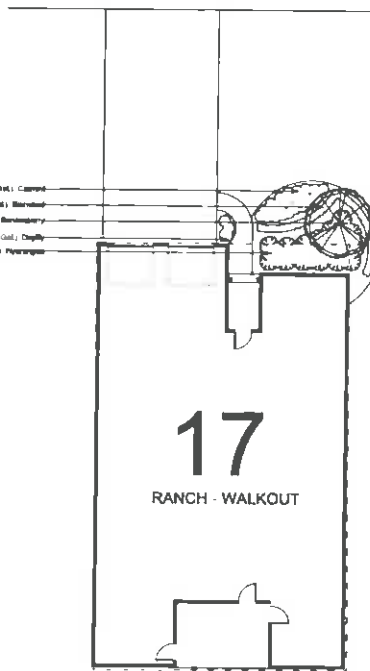
- 1 Corolla c. 'Parrot Peony' (7 Gal.) Perennial
- 2 Royal Double Pink Knock Out (1 Gal.) Rose
- 3 Hydrangea Little Bear (3 Gal.) Hydrangea
- 22 Barona Green Yehow (3 Gal.) Baronina
- 2 Niagara Walkers Low (1 Gal.) Camellia

- 1 Corolla c. 'Parrot Peony' (7 Gal.) Perennial
- 3 Royal Double Pink Knock Out (3 Gal.) Rose
- 8 Hydrangea Little Bear (3 Gal.) Hydrangea
- 12 Niagara Walkers Low (1 Gal.) Camellia
- 22 Barona Green Yehow (3 Gal.) Baronina



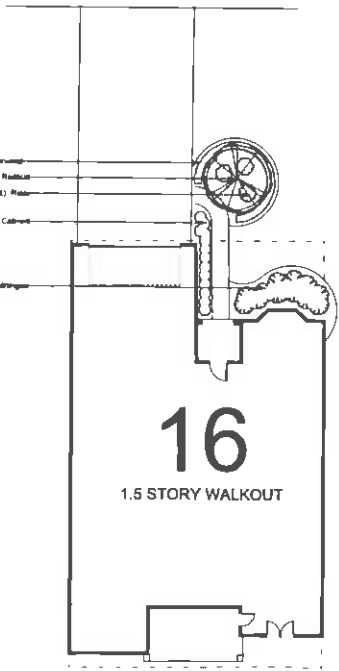
18
1.5 STORY ON GRADE

- 8 Niagara Walkers Low (1 Gal.) Camellia
- 22 Barona Green Yehow (3 Gal.) Baronina
- 1 Amelanchier c. Autumn Brilliance (8 Gal.) Deciduous
- 3 Hydrangea Little Bear (3 Gal.) Hydrangea
- 7 Hydrangea Little Bear (3 Gal.) Hydrangea



17
RANCH - WALKOUT

- 24 Barona Green Yehow (3 Gal.) Baronina
- 1 Corolla c. 'Parrot Peony' (7 Gal.) Perennial
- 3 Royal Double Pink Knock Out (3 Gal.) Rose
- 8 Niagara Walkers Low (1 Gal.) Camellia
- 7 Hydrangea Little Bear (3 Gal.) Hydrangea



16
1.5 STORY WALKOUT

Plant Schedule Units 2,4,6,8,10,12,14,16

Botanical Name / Common Name	Size	Quantity	Description
Royal Double Pink Knock Out	3 Gal.	22	Camellia
Corolla c. 'Parrot Peony'	7 Gal.	1	Perennial
Hydrangea Little Bear	3 Gal.	7	Hydrangea
Niagara Walkers Low	1 Gal.	8	Camellia
Royal Double Pink Knock Out	3 Gal.	3	Camellia

Plant Schedule Units 3,5,7,9,11,13,15,17

Botanical Name / Common Name	Size	Quantity	Description
Amelanchier c. Autumn Brilliance	8 Gal.	1	DBL
Barona Green Yehow	3 Gal.	22	Camellia
Hydrangea Little Bear	3 Gal.	7	Camellia
Hydrangea Little Bear	3 Gal.	7	Camellia
Niagara Walkers Low	1 Gal.	8	Camellia
Royal Double Pink Knock Out	3 Gal.	3	Camellia

Plant Schedule Unit 1

Botanical Name / Common Name	Size	Quantity	Description
Barona Green Yehow	3 Gal.	22	Camellia
Corolla c. 'Parrot Peony'	7 Gal.	1	Perennial
Hydrangea Little Bear	3 Gal.	7	Camellia
Niagara Walkers Low	1 Gal.	8	Camellia
Royal Double Pink Knock Out	3 Gal.	3	Camellia

Plant Schedule Unit 18

Botanical Name / Common Name	Size	Quantity	Description
Barona Green Yehow	3 Gal.	22	Camellia
Corolla c. 'Parrot Peony'	7 Gal.	1	Perennial
Hydrangea Little Bear	3 Gal.	7	Camellia
Niagara Walkers Low	1 Gal.	8	Camellia
Royal Double Pink Knock Out	3 Gal.	3	Camellia



Project Name	Project No.	Project Date	Project Status

Project Name	Project No.	Project Date	Project Status

Michigan Landscape Design Services
 705 S. Main Street
 Ann Arbor, MI 48106
 (734) 769-7200

Michigan Landscape Design Services
 705 S. Main Street
 Ann Arbor, MI 48106
 (734) 769-7200

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
MAY 16, 2017**

**ITEM D
CONSTRUCTION BOARD OF APPEALS
Attorney Bennett and
Building Official Lewis**

STILLE-DEROSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT (EXCERPT)
Act 230 of 1972

125.1514 Construction board of appeals; creation; appointment, qualifications, and terms of members; appeal to board; hearing; decision; statement of reasons for decision; appeal to commission; copy of decision; additional powers or duties; procedures; conducting business at public meeting; notice; availability of certain writings to public.

Sec. 14. (1) A construction board of appeals for each governmental subdivision enforcing the code shall be created consisting of not less than 3 nor more than 7 members, as determined by the governing body of the governmental subdivision. Unless otherwise provided by local law or ordinance, the members of the board of appeals shall be appointed for 2-year terms by the chief executive officer of a city, village, or township and the chairperson of the county board of commissioners of a county. A member of the board of appeals shall be qualified by experience or training to perform the duties of members of the board of appeals. A person may serve on the board of appeals of more than 1 governmental subdivision. If an enforcing agency refuses to grant an application for a building permit, or if the enforcing agency makes any other decision pursuant or related to this act, or the code, an interested person, or the person's authorized agent, may appeal in writing to the board of appeals. The board of appeals shall hear the appeal and render and file its decision with a statement of reasons for the decision with the enforcing agency from whom the appeal was taken not more than 30 days after submission of the appeal. Failure by the board of appeals to hear an appeal and file a decision within the time limit is a denial of the appeal for purposes of authorizing the institution of an appeal to the commission. A copy of the decision and statement of the reasons for the decision shall be delivered or mailed, before filing, to the party taking the appeal.

(2) This act does not prevent a governmental subdivision from granting its board of appeals additional powers or duties not inconsistent with this act, or from establishing procedures to be followed by its board of appeals insofar as the procedures do not conflict with this act. Except as otherwise provided by this act, or by other laws or ordinances, a board of appeals may by rules establish its own procedures.

(3) The business which the board of appeals may perform shall be conducted at a public meeting of the board of appeals held in compliance with Act No. 267 of the Public Acts of 1976. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976.

(4) A record of decisions made by the board of appeals, properly indexed, and any other writing prepared, owned, used, in the possession of, or retained by the board of appeals in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976.

History: 1972, Act 230, Eff. Jan 1, 1973.—Am 1977, Act 195, Imd Eff. Nov 17, 1977;—Am 1978, Act 442, Imd Eff. Oct. 9, 1978

Popular name: Act 230

Popular name: Uniform Construction Code

This statute mandates that we establish and utilize a construction board of appeals .

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
MAY 16, 2017**

**ITEM F
FIRE STATION #2 UPDATE
Supervisor Heise and
Fire Chief Phillips**



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3221 Fax (734) 354-9672
Emergency –Dial 911

Board of Trustees

Study session for May 16th

Attached are three Documents requested by the board from our last study Session

- Cost Breakdown from July 2017 through the end of 2020.
- Cost Associated with Opening the Building over and above Personnel costs
- Notification to Supervisor on approximately\$ 50,000 Grant from Department of Homeland Security for hand Held Radios.

There will be some Long term maintenance costs of the building. We have started compiling them but I do not expect them to jump considerably over previous years as we have continued to provide proper maintenance of the equipment over the last 5 years

The Furnaces, the Emergency generator, the Compressor system the Plymovent system have all continued to be serviced. We have contracts with companies that maintain this equipment for the Township.

Hiring 3 Firefighters in 2017

First year Firefighter				One Time Costs				2018 Cost				2019 Cost				Assumption (out of Contract)						
Wages	\$	43,041.03		Background	\$	2,000.00		Wages	\$	60,587.39		Wages	\$	69,493.32		Wages	\$	78,386.78				
Healthcare	\$	13,200.00	\$ 1,100.00	Physical	\$	700.00		Healthcare	\$	13,200.00	\$ 1,100.00	Healthcare	\$	13,200.00	\$ 1,100.00	Healthcare	\$	13,200.00	\$ 1,100.00			
Dental	\$	1,413.84	\$ 117.82	Psychological	\$	750.00		Dental	\$	1,413.84	\$ 117.82	Dental	\$	1,413.84	\$ 117.82	Dental	\$	1,413.84	\$ 117.82			
Optical	\$	160.08	\$ 13.34	Uniforms	\$	650.00		Optical	\$	160.08	\$ 13.34	Optical	\$	160.08	\$ 13.34	Optical	\$	160.08	\$ 13.34			
FICA/FUDA	\$	3,931.28	7.65%	Turnout Gear	\$	1,585.00		FICA/FUDA	\$	5,431.79	7.65%	FICA/FUDA	\$	6,107.88	7.65%	FICA/FUDA	\$	6,953.94	7.65%			
Food	\$	775.00		Helmet	\$	270.00		Food	\$	775.00		Food	\$	775.00		Food	\$	775.00				
Clothing	\$	500.00		Hood	\$	125.00		Clothing	\$	500.00		Clothing	\$	500.00		Clothing	\$	500.00				
Holiday	\$	2,299.20		Boots	\$	275.00		Holiday	\$	3,236.51		Holiday	\$	3,658.83		Holiday	\$	4,187.33				
Fair Labor Standard "604"	\$	2,128.40		Gloves	\$	75.00		Fair Labor Standard "604"	\$	2,996.08		Fair Labor Standard "604"	\$	3,387.03		Fair Labor Standard "604"	\$	3,876.27				
ALS pay	\$	2,645.62	1.5% +2000					ALS pay	\$	2,908.81	1.5% +2000	ALS pay	\$	3,027.40	1.5% +2000	ALS pay	\$	3,175.80	1.5% +2000			
LTD/Life	\$	621.00	51.75					LTD/Life	\$	621.00	51.75	LTD/Life	\$	621.00	51.75	LTD/Life	\$	621.00	51.75			
Health Savings	\$	1,950.00	75					Health Savings	\$	1,950.00	75	Health Savings	\$	1,950.00	75	Health Savings	\$	1,950.00	75			
Pension	\$	6,456.15						Pension	\$	9,088.11		Pension	\$	10,274.00		Pension	\$	11,758.02				
Total	\$	79,121.60		Total	\$	6,430.00		Total	\$	102,868.60		Total	\$	113,568.38		Total	\$	126,958.06				
3 Firefighters	\$	118,682.40			\$	19,290.00		Firefighters	3	\$	308,605.81		Firefighters	3	\$	340,705.15		Firefighters	3	\$	380,874.18	
PP Line item	\$	126,000.00						PP Line item	\$	135,000.00		PP Line item	\$	135,000.00		PP Line item	\$	135,000.00				
Additional Required		0				0		Cost over 2017	\$	173,605.81		Cost Over 2017	\$	205,705.15		Cost over 2017	\$	245,874.18				
Offsets								1 Retirement expected	\$	137,605.81		cost over 2018	\$	32,099.34		Cost over 2019	\$	40,169.02				

One Time Building Costs

	2017	2018	2019	2020
Station Radios	\$ 14,576.99	NA	NA	NA
Handheld Radio	DHS Grant	NA	NA	NA
Refrigerators	\$ 2,358.00	NA	NA	NA
Bedding	\$ 400.00	NA	NA	NA
Computer/Printer	\$ 2,000.00	NA	NA	NA
Office Supplies	\$ 1,000.00	NA	NA	NA
Vacuum	\$ 600.00	NA	NA	NA
Repalce Ceiling Tile	\$ 1,000.00	NA	NA	NA
Gear Grid Parts	\$ 500.00	NA	NA	NA
Replace Missing Tools	\$ 500.00	NA	NA	NA
Dishes	\$ 400.00	NA	NA	NA
	\$ 23,334.99			



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3221 Fax (734) 354-9672
Emergency –Dial 911

Supervisor Kurt Heise,

The Wayne County Department of Homeland Security has 8 handheld radios that are available for Plymouth Township. These 800 MHz Radios are still new in the box and identical to the ones we already use. This allows us to integrate them with our current radios with no additional training. If we are committed to opening Fire station #2 the Department of Homeland Security will grant us these radios. The cost is approximately \$50,000 dollars in savings vs purchasing them ourselves.

The two specific Questions they want answered are

1. Will Station #2 open?
2. What is the Projected Opening date?