

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

CALL TO ORDER

**ITEM A
ROLL CALL**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM B
PLEDGE OF ALLEGIANCE**

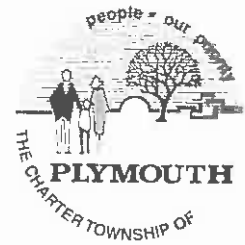
**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM B.1
TRIBUTES TO PUBLIC SAFETY
AND PUBLIC WORKS
EMPLOYEES**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM C
APPROVAL OF AGENDA
SPECIAL MEETING
MAY 15, 2018**

CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
Tuesday, May 15, 2018
7:00 PM



CALL TO ORDER at _____ P.M.

A. ROLL CALL: Kurt Heise_____, Mark Clinton_____, Chuck Curmi _____,
Bob Doroshewitz ____, Jerry Vorva ____, Jack Dempsey_____,
Gary Heitman _____

B. PLEDGE OF ALLEGIANCE

1. PRESENTATION OF TRIBUTES
DPW WORKERS
EMT'S
POLICE OFFICERS

C. APPROVAL OF AGENDA
Special Meeting - Tuesday, May 15, 2018

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:
Regular Meeting – Tuesday, May 8, 2018

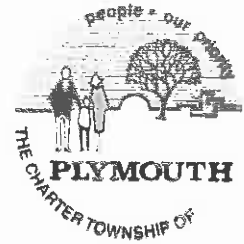
E. PUBLIC COMMENTS AND QUESTIONS

F. NEW BUSINESS

1. Review of Verona Park Cluster Housing Option Proposal – Planning Consultant Laura Haw
2. Review of The Ponds at Andover Cluster Housing Option Proposal – Planning Consultant Laura Haw
3. Fireworks Permit Request for Western Wayne County Conservation Association – Fire Chief Dan Phillips
4. Creation of Finance Director Position – **Resolution #2018-05-15-26** – Supervisor Kurt Heise
5. Budget Amendments, 2018 First Quarter - **Resolution #2018-05-15-27** – Cindy Kushner, Accountant

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING**

Tuesday, May 15, 2018
7:00 PM



6. Approval of Storm Drain Agreement with Auto Park, LLC – **Resolution #2018-05-15-28** – David Richmond, Engineer

7. Draft PARC Concession Agreement Discussion – Board Members

G. SUPERVISOR AND TRUSTEE COMMENTS

H. PUBLIC COMMENTS AND QUESTIONS

I. 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 Invited and Encouraged To Attend All Meetings of
the Board of Trustees of the Charter Township of Plymouth.**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM D.1
CONSENT AGENDA
APPROVAL OF MINUTES
MAY 8, 2018 MEETING**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

Supervisor Heise called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Kurt Heise, Supervisor
Mark Clinton, Treasurer
Charles Curmi, Trustee
Jack Dempsey, Trustee
Robert Doroshewitz, Trustee
Gary Heitman, Trustee
Jerry Vorva, Clerk

MEMBERS ABSENT: None

OTHERS PRESENT: Joann Coobatis, Human Resources Director
Dan Phillips, Fire Chief
Jon Brothers, Police Lieutenant
Kevin Bennett, Township Attorney
David Richmond, Spalding DeDecker Associates
Sandra Groth, Deputy Clerk
Sue Brams, Executive Assistant to the Supervisor
Cynthia Kushner, Accountant
Alice Geletzke, Recording Secretary
48 Members of the Public

A. PLEDGE OF ALLEGIANCE – Dorian Thompson

**1. PROCLAMATION TO RECOGNIZE INTERNATIONAL
FIREFIGHTERS DAY ON MAY 4, 2018**

Supervisor Heise presented the proclamation to Fire Chief Dan Phillips to be shared with his department, along with the Township's appreciation for their service.

B. APPROVAL OF AGENDA
Tuesday, May 8, 2018

Moved by Clerk Vorva and seconded by Trustee Dempsey to approve the agenda for the Board of Trustees regular meeting of May 8, 2018. Ayes all.

C. APPROVAL OF CONSENT AGENDA

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

- D.1 Approval of Minutes:**
Regular Meeting – Tuesday, April 24, 2018
- D.2 Acceptance of Communications, Resolutions, Reports:**
n/a
- D.3 Approval of Township Bills:**

| FUND | ACCT | ALREADY PAID | TO BE PAID | TOTAL: |
|---------------------------------|-------------|---------------------|---------------------|---------------------|
| General Fund | 101 | \$188,337.90 | \$130,818.19 | \$319,156.09 |
| Solid Waste Fund | 226 | 494.43 | 395.00 | 889.43 |
| Improvement Revolving (Capital) | 246 | .00 | .00 | .00 |
| Drug Forfeiture Fund | 265 | .00 | .00 | .00 |
| Drug Forfeiture State | 266 | .00 | .00 | .00 |
| Drug Forfeiture IRS | 267 | .00 | .00 | .00 |
| Golf Course Fund | 510 | 197.69 | 966.56 | 1,164.25 |
| Senior Transportation | 588 | 428.51 | 27.99 | 456.50 |
| Water/Sewer Fund | 592 | 30,987.44 | 333,834.80 | 364,822.24 |
| Trust and Agency | 701 | .00 | .00 | .00 |
| Police Bond Fund | 702 | 1,338.00 | .00 | 1,338.00 |
| Tax Pool | 703 | .00 | .00 | .00 |
| Special Assessment Capital | 805 | .00 | .00 | |
| TOTALS: | | \$221,783.97 | \$466,042.54 | \$687,826.51 |

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

Moved by Trustee Heitman and seconded by Clerk Vorva to approve the consent agenda for the Board of Trustees regular meeting of May 8, 2018. Ayes all.

E. PUBLIC COMMENTS AND QUESTIONS

Bill Pratt, long-time member of the Planning Commission and most recent Planning Commission liaison on the Zoning Board of Appeals, suggested to the Board they should consider revising Section 26 of the Zoning Ordinance which has a restriction on rear yard fences at 4 feet high. Seventy-five percent of the Zoning Board's variance requests have to do with this restriction. This section has not been revised, even when revisions were made to the ordinance in 2000.

Glenn Miller, a volunteer with the Miracle League of Plymouth (a league to give special needs children a chance to play baseball) thanked Supervisor Heise who came out to throw out the first pitch, a perfect strike, on opening day last Saturday.

John Stewart invited everyone to hear Dr. Edward Montgomery, President of WMU and the director of the auto recovery, speak on May 23 at a luncheon from 12:00-1:30 at PARC.

Bill Carter had questions about resolution with the City of Plymouth on the firefighter pension dispute, PARC, and OPEB issues.

F. NEW BUSINESS

1. Joint Recreation Master Plan - Public Hearing – Clerk Jerry Vorva

Moved by Clerk Vorva and seconded by Trustee Dempsey to open the Public Hearing on the Joint 5-Year Parks and Recreation Master Plan between the City of Plymouth and the Charter Township of Plymouth. Public Hearing is open at 7:15 p.m. Ayes all on a roll call vote.

Steve Anderson, Recreation Director of the City of Plymouth, introduced Leah Groya of Living Lab who reviewed the aspects of the plan and proposed edits on Page 10 to clarify the bullet to read "Both contribute funding and/or facility usage to Plymouth Council on Aging." and insertion of a couple of paragraphs on Page 56 to summarize the City's Strategic Plan particularly in relationship to anything related to Parks and Recreation. On Page 39, under "Other Recreation Facilities and Offerings", a brief paragraph should be added to note that the Township has existing residential subdivision open space throughout the community that is common shared open space.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

On Page 45, there is a graphic that shows parks and acres of park land and a note will be added that basically describes the same thing.

Trustee Curmi asked that the .00's be removed on the "Capital" page and had questions regarding senior health and wellness center.

There were no comments from the public.

Moved by Clerk Vorva and seconded by Trustee Heitman to close the Public Hearing at 7:34 p.m. Ayes all on a roll call vote.

Copies of the Resolutions listed below are available in the Clerk's office for public perusal.

2. Consideration to Adopt Joint Recreation Master Plan – **Resolution #2018-05-08-24** – Supervisor Kurt Heise

Moved by Clerk Vorva and seconded by Trustee Heitman that the Board of Trustees adopt **Resolution #2018-05-08-24** approving the Joint Recreation Master Plan for 2018-2022, with edits proposed during the presentation, and file same with all appropriate governmental entities. Ayes all on a roll call vote.

3. Acceptance of Multi-Year Fiber Optic Line Services Agreement with AT&T **Resolution #2018-05-08-25** – Lieutenant Jon Brothers

Lt. Jon Brothers explained the need for migrating off the current AT&T T1 line to a fiber optic line for future MPSCS radio usage and software support.

Moved by Trustee Heitman and seconded by Treasurer Clinton to approve **Resolution #2018-05-08-25** authorizing the Charter Township of Plymouth to enter into a 5-year agreement with AT&T for the fiber network for the MPSCS radio system at a cost of \$492.30 monthly, subject to review and approval by the Township Attorney. Ayes all on a roll call vote.

4. Presentation by Golf Course Committee

Members of the committee, Jason Winters, Bob McCurdy, Chris Hunter, and Joanne Lamar spoke on various aspects of the presentation. Among the items covered were an executive summary, review of what was learned, an analysis of potential courses of action and timeline and next steps.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

Supervisor Heise and Treasurer Clinton thanked all the members of the committee, including Trustee Doroshewitz and Trustee Dempsey, as well as member Andrew Malm for their time and efforts in serving on the committee and preparing the presentation.

Board members also commented on various aspects of the report.

Resident David Booker commented on other restaurants connected with golf courses and Bill Carter expressed his wishes for closing the golf course.

The Board recessed briefly at 8:52 p.m. and reconvened at 9:00 p.m.

5. Presentation by Corporate Benefit Solutions – Supervisor Kurt Heise and Treasurer Mark Clinton

Steve Mattar and Fred Elias of Corporate Benefit Solutions, John Waugh of MERS, Lindsay Tittensor of Paylocity, and Colleen Burke of EctoHR addressed the Board and answered questions regarding OPEB compliance, HR department restructuring, preparation for future expiring labor agreements, and retirement and health savings program restructuring.

Board members and employees Diane Leclair, Kathy Pumphrey and Cindy Kushner had questions and expressed concerns about some aspects of the presentation and Board members asked for references.

G. SUPERVISOR AND TRUSTEE COMMENTS

In answer to questions asked earlier by Bill Carter, Supervisor Heise said it is hoped there will be resolution by the end of the month for the pension dispute with the City of Plymouth, discussions are continuing with the City on PARC, and OPEP issues were part of the presentation this evening. He also noted there will be a special meeting of the Board of May 15.

Trustee Doroshewitz referred to Bill Pratt's earlier request for amendment of the 4-ft. fence requirement in the Zoning Ordinance. With the Board's permission, the Planning Commission would like an opportunity to explore this and make a recommendation. Supervisor Heise said Laura Haw of McKenna could work with the Planning Commission on possible recommendations, to then be reviewed by the Township attorney. Trustee Curmi expressed his objections and concerns regarding changes to the ordinance.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, MAY 8, 2018**

PROPOSED MINUTES

Trustee Heitman asked that the sign ordinance be returned to the agenda now that an abundance of signs are being seen in inappropriate and illegal places. Supervisor Heise asked that Attorney Bennett send an updated opinion on this subject.

Clerk Vorva thanked Supervisor Heise and Treasurer Clinton for their work on the benefit programs and packages, as well as for them seeking employee input.

Trustee Dempsey hoped that the issue of the aging fire apparatus would soon be addressed, and wanted to give a shout-out to his neighbor, Coach Bob, who patched the holes on their street.

Trustee Curmi asked who is making sure negotiations with Plymouth and OPEB costs are in the audit and was assured by Accountant Kushner that it is being monitored. He also asked her about when she anticipates payment by the City of Plymouth for their share of dispatch costs. She said there are plans to meet with the City's finance director in a couple of weeks. He also had questions regarding the soccer fields at Unisys. Trustee Dempsey noted he has a meeting coming up regarding the soccer field situation and plans to report quickly.

H. PUBLIC COMMENTS AND QUESTIONS – There were no comments.

I. ADJOURNMENT

Moved by Trustee Heitman and seconded by Treasurer Clinton to adjourn the meeting at 10:30 p.m. Ayes all.

Jerry Vorva, Township Clerk

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM E
PUBLIC COMMENTS AND
QUESTIONS**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.1
REVIEW OF VERONA PARK
CLUSTER HOUSING OPTION
(CHO) REQUEST**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 15, 2018

ITEM: Application #2279-0218, Verona Park Cluster Housing Option (CHO) Request

PRESENTER: Ms. Laura Haw, AICP, Planning Director

OTHER INDIVIDUALS IN ATTENDANCE: Mr. Jack Carnahan (Applicant)

BACKGROUND:

Application 2279-0218 pertains to Parcel R-78-037-99-0001-000, a five-acre site which is currently vacant except for a heavily wooded area. The property is located south of N. Territorial Road, east of Ridge Road, north of Edinburg Drive and west of Beck Road. The subject property was approved for a rezoning to the R-1-S, Single Family Residential district in 2017 and previously filed under the application name "Edinburgh Estates".

The applicant requests a Cluster Housing Option (CHO) to develop the property into 14 single-family, detached homes designed for empty nesters with first floor master suites. Enclosed, please find the most recent Planner's Report which details the CHO criteria and the recommendation presented to the Planning Commission.

At their meeting on March 21, 2018, the Planning Commission held a public hearing where two members of the public made comment and the development team shared their future plans for the site. The Planning Commission then discussed the application and postponed the Option concept to allow the applicant adequate time to address several concerns, namely the proposed density (applicant previously proposed the maximum of 15 units) and the lack of site amenities for future residents.

A revised, second application was then presented to the Planning Commission at their meeting on April 18, 2018 where, after careful review, the Planning Commission recommended approval of the above CHO request to the Board of Trustees, subject to conditions, specifically that the applicant consider a meandering pedestrian path amenity, and with approval for the requested reduction in setbacks.

RECOMMENDATION:

To approve Application 2279-0218 with conditions, as recommended by the Planning Commission, provided the Board of Trustees finds the proposed density at 14 residential units acceptable. Please note, such approval by the Board does not constitute site plan approval, only Cluster Housing Option approval.

MODEL RESOLUTION:

Move to approve Application 2279-0218, contingent on the Planning Commission's conditions.

Enclosed: Planner's Report
Engineer's Report
Fire Department Report
Transmittal to Applicant (dated April 25, 2018)
Applicant's Narrative & Site Documents



April 12, 2018

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

RE: Project: 2279-0218 | *Verona Park Cluster Housing Option*
Address: North of Edinburgh Drive; West of Beck Road; South of N. Territorial; and East of Ridge Road
Tax ID No.(s): R-78-037-99-0001-000
Applicant: Centennial Home Group, LLC. (Jack Carnahan)
Review: Cluster Housing Option (CHO) – *Revised*
Review No.: Written Review #2

Dear Commission Members,

We have reviewed the revised Cluster Housing Option (CHO) application to construct a residential subdivision with 14, detached, single-family units. The subject property, a ±five acre vacant and partially wooded site, is located at the northwest corner of Edinburgh Drive and Beck Road.

The review process for a Cluster Housing Option begins with a public hearing and Option review by the Planning Commission and Board of Trustees. Approval of the Option will permit the developer 18 months to receive final site plan or final site condominium approval and submit a contract for approval to the Township Board.

Please note that the subject property was approved for a rezoning to the R-1-S, Single Family Residential district in 2017, and was previously filed under the application name "Edinburgh Estates".

We have reviewed the above request with 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:

REVIEW

Article 22 of the Township Zoning Ordinance provides provisions for a CHO as an optional method of development, upon finding that the CHO reflects five eligibility principles:

1. Conformity with the spirit and intent of the CHO Ordinance.

Standard: *The Purpose Section of Article 22 aims to permit optional methods of development and*

arrangement of single family structures, which provide for design alternatives compatible with existing and future adjacent single family subdivisions.

The proposed single family residential development is an appropriate use of the CHO approach as the clustering of units will preserve natural features on the property, that is maintaining portions of the perimeter as natural, wooded areas, with varying topography. If the property were split and developed as separate lots, it appears that it may result in both an increase in overall impervious surfaces and in the number of trees removed, as opposed to being developed as a CHO.

However, a legible tree survey or summary would help to shed light on the actual number of existing trees that would be removed versus saved. While a tree survey has not been provided to the Township at this point, the applicant's preliminary tree review indicates that approximately ±120 regulated trees would be removed as part of this project, although no vegetation would be impacted along the existing buffer to Edinburgh Drive (±480 feet of frontage buffering).

Outstanding Item(s)

A note regarding tree replacement should be added to the Option Plan that states: Replacement trees will be determined and provided at the time of site plan review (or payment in lieu, if applicable).

Without a legible tree survey or additional summary on the amount of vegetation to be removed versus saved, it is difficult to ascertain the actual impact of this development. However, if replacement trees will be provided, and so noted, this item can be fully addressed during the site plan review process.

2. Vehicular Circulation.

Standard: *The vehicular circulation system planned for the proposed development will be in the best interest of the public health, safety and welfare in regards to the overall circulation of the community, egress/ingress to the site, vehicular turning movements, site distance and potential hazards to the normal flow of traffic.*

To access the units, the Option Plan proposes to utilize a short, cul-de-sac street, Verona Court, which is aligned with Golfview Lane to the east. The only access point to the site is located off Beck Road.

Best practices in transportation planning and road design dictate that through streets are much more desirable in terms of neighborhood connectivity and public safety, as opposed to a cul-de-sac street. In addition, it is optimal to reduce the number of curb cuts on a major thoroughfare. The proposed development does not reflect either of these two best practices.



3. Design Compatibility.

Standard: *The proposed units, circulation, layout, parking and open space or recreation activity areas are designed and located in a manner that ensures the stability of existing or future conventional single family residential properties in the area.*

Open Space / Amenity Comments

The site plan includes a dedicated open space that is utilized for stormwater detention with an adjacent pergola structure and a 5-foot wide pathway, approximately 130-feet in length that dead ends. Two park benches are also proposed east of the pergola, within the grass, overlooking the detention basin. A decorative light post is planned for the island court, with two bollards to light the pathway at either end. Additionally, a masonry monument sign is planned for the front entrance.

The proposed amenities are an improvement to the site but the proposed pathway is limiting in functionality and usability. The subdivision design appears isolated and would still benefit from a walking loop, which could run through the development (ex: between proposed units 8 and 9) and meander along Edinburgh Drive.

Also, it is strongly recommended that a sidewalk be provided on at least one side of Verona Court. The site appears to have enough room to push units 10-14 five feet to the south to accommodate such a sidewalk on one side of Verona Court. It is important to note that at the time of site plan approval, payment in lieu of sidewalks will be required where not provided on the site.

Further, the proposed seating amenities are planned to face and overlook the detention pond. There is an opportunity to beautify the detention pond with a 3- or 4-foot stacked stone treatment (similar to the treatment applied at *The Ravines of*

Local Open Space

Provide a variety of public places in each neighborhood.



As Charles Moore used to say, "When the revolution starts, there should be no question of where to go." For this reason, every neighborhood should include a plaza, green, or square as its social center. In addition, each neighborhood should provide its residents with convenient access to a range of more explicitly programmed open spaces. Pocket parks or small playgrounds should be located so that children need not cross any major streets to reach them. Active recreational parks with ball fields should be located within access of bicycling children, not clustered in megafacilities as is current practice. These parks can be associated with schools and/or green corridors between neighborhoods. Community gardens and nature trails may also be located in these parks. In a well-designed regional plan, every dwelling is located within an easy bicycle ride of a continuous park system, so that a day of hiking or trailbiking need not begin with a drive.

An excerpt from "The Smart Growth Manual," by Duany, Speck, and Lydon; 2010



Plymouth). This treatment would also likely reduce the size of the dentation basin because of the gain in volume and allow more rear yard space (with to potentially nicer views) for units 1 and 2.

Future residents of the Plymouth Township community expect such amenities and these should be represented, at least in concept or as a notation, on the plan prior to Option approval.

Dimensional Comments

The Option Plan has been revised to reduce the total number of residential units by one. Currently, 14 residential units are proposed, which results in slightly larger building to building setbacks (previously 10-feet, now ranges from 10 to 30-feet¹). Exact setback dimensions are not provided on Sheet LS-1 and should be presented to the Planning Commission for review. Once this information is provided, it is recommended that the Planning Commission discuss the merits of the plan and if the proposed Option Plan, with 14 units, can accomplish the five eligibility principles of the CHO.

It is assumed that the applicant is still requesting a reduced setback (\pm 45 and 49-feet) for the rear building envelope setbacks. The Planning Commission may reduce the requirement of a 50-foot perimeter setback should substantial justification for the reduction be found. The applicant previously stated the reduction is to preserve the woods.

It is also assumed that the front yard building envelopes will remain setback at 25-feet. The Planning Commission may permit this reduction (a 42-foot setback is required), provided there is justification found, due in part to drives whose primary purpose is to serve as access for only a

Building Attachments

Encourage sociable semi-public building elements.



Mount Pleasant, SC The front and side porches of 1 On add interest to a residential street

Private buildings shape the public realm spatially, but they must also provide it with interest and activity. This is accomplished by adding those habitable semipublic attachments such as porches, stoops, bay windows, and balconies that create opportunities for socialization. To motivate builders to include them, these attachments should be allowed to encroach within the setback zones, where they constitute an area bonus to the building. Commercial awnings and arcades are also beneficial, as they provide shelter for shoppers and expand the perceived threshold of the store. These should be placed over the public sidewalk, with easements granted where necessary. Codes must usually be modified to allow a true arcade, which places habitable space above the public right-of-way.

An excerpt from "The Smart Growth Manual," by Duany, Speck, and Lydon; 2010

¹ These distances are approximate, based off the scale on Sheet LS-1.



few units. We are supportive of the reduced setback in this instance, provided the site is designed to accommodate traditional streets that convey a sense of community and neighborhood.

A reduced front yard setback from 42 to 25-feet can result in a close-knit community, but only when the design of the units follows best practices in neighborhood design. The fronts of homes should have properly sized porches and other semipublic attachments that lend activity to the street.

With a 25-foot front yard setback, we recommend the following elements are incorporated at the time of site plan review and so noted on the Option Plan:

- a. Usable front porches.
- b. Recessed garages.
- c. Architecture standards:
 - Variation between adjoining units requires a signification alternation of massing and composition, not only exterior colors and materials.
 - Front façade of the unit and the front yard shall be the most lavishly designed and decorate parts of the unit.
 - All exterior facades shall avoid long, monotonous, uninterrupted walls or roof planes, and shall have offsets provided at appropriate levels.
 - Corner homes shall be designed so both exposed facades enhance the street and are considered front facades.

Outstanding Item(s)

It is recommended that the Planning Commission discuss the merits of the plan and if the proposed Option Plan, with 14 units, can accomplish the five eligibility principles of the CHO.

Greater consideration should be given to providing a sidewalk along at least one side of Verona Court, which then loops though the development.

Planning Commission determination of the detention pond treatment and the rear yard space of units 1-2.

Planning Commission determination and approval for the requested reduction in front and rear property setbacks.

Addition of the architectural standard notes in "3.a-c" above on the Option Plan.

4. Nuisance to Potential Existing Uses.

Standard: *Proposed landscape plantings, fences, walls and/or open space areas are appropriate and of sufficient size, height and quantity to insure that the proposed development will not be objectionable to nearby existing or future conventional single family residential properties by reason of noise, fumes or flash of lights from automobiles, or exterior lighting; nor will it interfere with an adequate supply of light and air, increase the danger of fire or otherwise endanger the public safety.*



There is an opportunity for additional buffering along the north property line: the proposed berm should be extended along this area. Additional infill vegetation along all property lines will also soften the site and provide a greater natural buffer, especially for those living in the neighborhoods nearby.

Outstanding Item(s)

Cleaning of existing vegetation and the addition of new infill vegetation along all property lines, and so noted on the Option Plan.

Extension of the proposed berm along the north property line, and so noted on the Option Plan.

5. Impact on Public Services.

Standard: *The proposed development will not adversely impact the capability of public services and facilities in the area or the Township as a whole.*

As this area is master planned for residential, the extension of public services and facilities is anticipated. Please reference the engineering report for further information.

Outstanding Item(s)

The Option Plan shall satisfy the Township Engineer's approval standards.

RECOMMENDATION

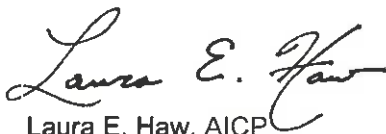
Based on the findings above, we recommend the Planning Commission provide feedback and direction to the applicant on the outstanding items.

Provided a resolution is determined for the outstanding items and will be addressed on a revised Option Plan, it is recommended that the Planning Commission recommend approval of the Verona Park Cluster Housing Option to the Board of Trustees for consideration.

Please do not hesitate to contact me if you have any questions. Thank you!

Respectfully submitted,

McKENNA



Laura E. Haw, AICP
Principal Planner
Planning Director, Plymouth Township



April 11, 2018

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

Re: Verona Park – Cluster Housing Option
Application No. 2279-0218
SD Review No. PL18-102

Dear Commission Members:

We have reviewed the revised Cluster Housing Option for the referenced project prepared by Fellno A. Pascual and Associates dated April 2, 2018 and received by our office April 10, 2018. We have the following comments:

A. General

The site is 4.438 acres and located on the northwest corner Edinburgh Drive and Beck Road. The site is currently a vacant parcel. The revised proposed Cluster Housing Option includes fourteen (14) units.

B. Water Main

There is an existing 16" water main on the east side of Beck Road and 8" diameter water main located on the south side of Edinburgh Road that is available to service the proposed site.

C. Sanitary Sewer

There is an existing 10" sanitary sewer on the south side of Edinburgh Road and an existing 10" sanitary sewer stub on the northwest corner of Edinburgh Road and Beck Road heading north along Beck Road. The sewer line to be extended to service the proposed development must be extended across the entire Beck Road frontage of the proposed site for future sewer extension.

D. Storm Drainage

A stormwater detention pond is proposed to service the site. It is located on the northeast corner of the proposed site and is shown to have its outlet into the existing 18" culvert crossing to the east side of Beck Road.

The permitted storm discharge into the County Road storm drainage system is restricted to a discharge rate equal to the lesser of the following criteria based on a 10-year storm: 0.103 cfs per station (100 feet) of County Road frontage available to the site or 0.15 cfs per acre of area proposed to drain into the County Road drainage system. The stormwater system will need to be approved by Wayne County.

E. Site Paving

The parcel is accessed via a proposed road off of Beck Road. The proposed road must be noted as either private or public on the revised plan. The dimensions for the proposed road and its cul-de-sac must also be noted on the plan (road and cul-de-sac back-of-curb to back-of-curb width, cul-de-sac radius to inside back-of-curb and outside back-of-curb, etc.). The minimum width of the proposed road must be revised to 30 feet from back-of-curb to back-of-curb to meet the Township requirements for private road.

The acceleration/deceleration lanes must be in accordance with the Wayne County requirements.

RECOMMENDATION

Based on the availability of existing utilities around the site, it appears the subject project can be designed to meet the engineering requirements of Plymouth Township. Therefore, we recommend approval.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER



David E. Richmond, PE
Project Manager

cc: Patrick Fellrath, Director of Public Utilities, Charter Township of Plymouth (via Email)
Carol Martin, Administrative Assistant, Charter Township of Plymouth (via Email)



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3219 Fax: (734) 354-9672
Emergency - Dial 911

Occupant Name: Centennial Home Group LLC/Jack Camahn
Address: R-78-037-99-0001-000 Verona Court
Suite:
Occ. Sq. Ft.:
Contacts: Jack Camahan
248-8454650

Inspection Date: 3/6/2018
Inspection Type: Site Plan
Inspected By: William Conroy
bconroy@plymouthtwp.org

Lockbox Location:

| Insp. Result | Location | Code Set | Code |
|--------------|----------|---|-------------------------------------|
| Pass | Floor 1 | IFC 2012 Section 503 Fire Apparatus Access Roads Comment: Conditional approval: See Attachments. | 503.1 - Fire Access Roads |
| N/A | Floor 1 | IFC 2012 Section 503 Fire Apparatus Access Roads | 503.1.1 - Buildings and facilities. |

No deficiencies found. Plans are approved as submitted.

Company Representative:


3/6/2018 8:45:02 AM
Signature valid only in mobile-eyes documents

Conroy
3/6/2018


3/7

Inspector:

William Conroy
3/6/2018

Conroy, Bill

From: Azad Awad <aa@seiberkeast.com>
Sent: Monday, March 05, 2018 9:09 AM
To: Conroy, Bill
Cc: jack@siloart.com; Pat Keast
Subject: Verona Park
Attachments: 2-18002-SP.pdf

Good morning Bill,

Per your request last Friday March 2, attached is a pdf file of the latest site plan showing the proposed road width at 30' B-B with 26' pavement width along with three "No Parking Fire Lane" signs on the North side of Verona Court. Let me know if you need anything else.

Thank you.



Azad Awad
Seiber Keast Engineering, LLC
100 Main Centre, Suite 10 | Northville, MI 48167
Office: 248.308.3331
Cell: 248.890.7650



CHARTER TOWNSHIP OF PLYMOUTH
Planning and Zoning Department

April 25, 2018

Mr. Jack Carnahan
Centennial Home Group, LLC.
22 Willison Road
Grosse Pointe Shores, MI 48236

RE: P.C. No: 2279-0218

Applicant / Developer: Mr. Jack Carnahan
Project Name: Verona Park
Location / Address: North of Edinburg Drive, West of Beck Road, South of N. Territorial, and East of Ridge Road
Tax I.D. No: R-78-037-99-0001-000
Zoning: Cluster Housing Option (CHO) Overlay
Action: PC Recommends Approval to Board of Trustees

Dear Mr. Carnahan,

At their meeting of April 18, 2018 the Planning Commission recommended approval of the above Cluster Housing Option, subject to conditions, to the Board of Trustees for their consideration.

The Board of Trustees is schedule to hear and take action on this project at their Special Meeting on Tuesday, May 15, 2018 at 7:00pm.

Prior to May 2, 2018, ten (10), 8.5x11, collated (non-stapled) copies of the concept plan, landscaping plan and narrative must be dropped off to Ms. Carol Martin, Second Floor Counter of the Township Offices, 9955 N. Haggerty Road, Plymouth, Michigan, 48170. *Failure to do so will result in project removal from the Board of Trustees agenda.* Additionally, a review fee of \$1,600 must accompany the submission.

If you have any questions, please call.

Sincerely,
Carol Martin
Administrative Assistant
Department of Public Services
Charter Township of Plymouth

Copy via email: Mark Lewis, Chief Building Official
Laura Haw, AICP, Planning Director
Dave Richmond, Spalding DeDecker

Verona Park Single Family Cluster Housing Narrative

Centennial Home Group LLC is requesting this option for the 4.99 acre parcel (gross acreage) located at the northwest corner of Beck Road and Edinburgh Road. The parcel is currently zoned R-1-S which is one of the districts that allows this option in it.

This site is has very steep grades and is treed. Developing with the proposed layout will save trees and vegetation that would otherwise be destroyed under conventional development. Providing one street to Beck Road and clustering the units as indicated will allow the frontage along Edinburgh Road to be left in its natural state. With no grading required and no trees or vegetation being removed the existing vegetated buffer along Edinburgh will remain.

Clustering of the detached single family homes will help preserve open space and not require excessive change of topography. Buffer plantings will be provided as required and will be of sufficient size and species to help preserve the existing look and feel of the neighboring areas.

All single family homes will have individual garages and full utility services. The water main service will be from a main in Beck Road. The sanitary sewer service will be from a main currently located on the north side of Edinburgh Road west of Beck Road. All storm sewers will drain to the sediment basin (forebay) then to the detention basin before being discharged at an approved rate to the existing outlet. All homes will have full basements with sump pump discharge lines connected to storm sewers. The proposed paving will be private and constructed to current Plymouth Township standards. Maintenance of the road, the open spaces, forebay and detention basin and landscaping will be performed by the condominium association management company.



site landscape plan for:
Verona Park
 Plymouth Township, Michigan

note
 preliminary design plan or conceptual proposal
 only and to be used only as approved for record
 purposes

scale: 0 15 30 60 90
 1" = 40' - 0"



Client
CENTENNIAL HOME GROUP LLC
 1415 Astell Drive - Suite G,
 Troy, MI 48064

Project
VERONA PARK
 a planned cluster housing
 residential community

Project location
 Plymouth Township, MI
 Edinburgh Drive and
 Beck Road

Sheet title
**OVERALL GENERAL
 LANDSCAPE
 PLANTING VIEW**

Job no.: 1518.025.03
 Job date: 3/5/2018

Drawn by
 JP

Checked by
 JPP

Date
 3-5-2018

Project
 1518.025.03

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5 MINUTES BEFORE YOU CALL US
 1-800-481-7177

The project is not a final design. It is a conceptual proposal only and to be used only as approved for record purposes.

Project no.
 1518.025.03

Sheet no.
LS-1 of 2

site amenity plan for:
Verona Park
 Plymouth Township, Michigan



A decorative pole and light
 TOTAL OF 12 LOCATIONS



B pond fountain
 TOTAL OF 1 LOCATIONS

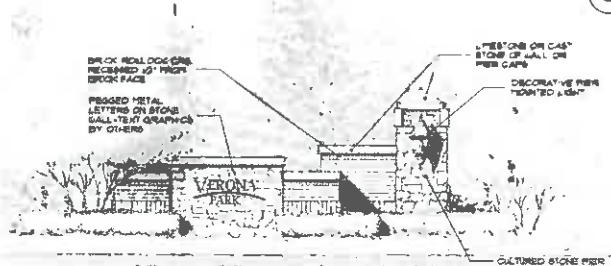


C pergola feature



J site amenity location plan
 SCALE: 1/8" = 1'-0"

- BIKE RACK
- BENCH SEAT
- BOLLARD LIGHT FIXTURE
- DECORATIVE POLE & LIGHT FIXTURE
- PERGOLA OR GAZEBO FEATURE



D conceptual entry signage monument elevation
 SCALE: 1/4" = 1'-0"



E Beck Road concept entry monument street elevation view
 SCALE: 1/8" = 1'-0"



I bollard light



H 60" wide park bench seat
 60" WIDE DOUGLAS FIR BENCH SEAT BY DUNKLE NO. MODEL NO. 66-60-000123 BLACK - WITH VENEER POWER-COATED 16-GAUGE PLATE OR EQUAL. 13-COND. TUBING.



G pond overlook



F meandering pedestrian walk
 5' WIDE MEANDERING WALK

note
 PRELIMINARY MATERIAL QUANTITIES AND PRICES ARE FOR INFORMATION ONLY AND DO NOT REPRESENT AN OFFER OF CONTRACT DOCUMENTS.

scale: 1" = 40'-0"



Client
CENTENNIAL HOME GROUP LLC
 1465 Astell Drive, Suite 1, Troy, MI 48064

Project
VERONA PARK
 planned cluster housing residential community

Project location
 Plymouth Township MI, Edinburgh Drive and Beck Road

Sheet title
 amenity plan

Job no. / Issue / Revision / Date
 1518.025.03 / 1 / 3-5-2018

Drawn by
 JP

Checked by
 EJP

Date
 3-5-2018

Scale
 1" = 40'-0"



3 MISSING IN 3 BEFORE YOU DIG CALL 888.806.4387
 For the health of our state, stop before you dig.

Project No.
 1518.025.03
 Sheet No.
LS-2 of 2

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.2
REVIEW OF THE PONDS AT
ANDOVER CLUSTER HOUSING
OPTION (CHO) REQUEST**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 15, 2018

ITEM: Application #2237-0317, The Ponds at Andover Cluster Housing Option (CHO) Request

PRESENTER: Ms. Laura Haw, AICP, Planning Director

OTHER INDIVIDUALS IN ATTENDANCE: Mr. Bruce Michaels (Applicant)

BACKGROUND:

Application 2237-0317 pertains to Parcel R-78-042-99-0002-701, an approximate 11-acre site which currently contains significant water features (ponds) and a single family dwelling unit (planned to be demolished). The property is located south of Five Mile Road, east of Napier Road, north of N. Territorial Road and west of Ridge Road and zoned the R-1-S, Single Family Residential district.

The applicant requests a Cluster Housing Option (CHO) to develop the property into seven (7) single-family, detached homes (custom-designed and sized between 2,500 SF for two-story units and 2,000 SF for first floor master suites / ranch style units). Enclosed, please find the most recent Planner's Report which details the CHO criteria and the recommendation presented to the Planning Commission.

This project initially began on April 19, 2017, where the Planning Commission held a public hearing (there was no public comment) and the development team expressed their future plans for the site. The Planning Commission then discussed the application and postponed the Option concept to allow the applicant adequate time to address several concerns. The Option concept was then revised and presented to the Planning Commission at their meeting on October 18, 2017, where it was again postponed to allow the applicant time to address outstanding concerns.

A revised, third application was then presented to the Planning Commission at their meeting on April 18, 2018 where, after careful review, the Planning Commission recommended approval of the above CHO request to the Board of Trustees, subject to the items listed in the Planner's and Engineer's report, and with approval for the requested reduction in setbacks.

RECOMMENDATION:

To approve Application 2237-0717 with conditions, as recommended by the Planning Commission. Please note, such an approval by the Board of Trustees does not constitute site plan approval, only Cluster Housing Option approval.

MODEL RESOLUTION:

Move to approve Application 2237-0317, contingent on the Planning Commission's condition that the site plan process will address the outstanding items, as listed in the Cluster Housing Option Planner's and Engineer's report.

Enclosed: Planner's Report
Engineer's Report
Fire Department Report
Transmittal to Application (dated April 24, 2018)
Applicant's Narrative & Site Documents



April 12, 2018

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

RE: Project: 2237-0317 | *The Ponds at Andover Cluster Housing Option*
Address: South of Five Mile Road; East of Napier Road; North of N. Territorial Road; and West of Ridge Road
Tax ID No.(s): R-78-042-99-0002-701
Applicant: Trowbridge Land Holdings (Bruce Michael)
Review: Cluster Housing Option (CHO) – *Revised*
Review No.: Written Review #3

Dear Commission Members,

We have reviewed the revised Cluster Housing Option (CHO) application to construct a residential subdivision with seven, detached, single-family units on approximately 10.9 acres of land. The Project Narrative notes that the intended residential units will be typically sized between 2,500 SF for two-story units, and 2,000 SF for first floor master suites / ranch style units.

The review process for a Cluster Housing Option begins with a public hearing and Option review by the Planning Commission and Board of Trustees. Approval of the Option will permit the developer 18 months to receive final site plan or final site condominium approval and submit a contract for approval to the Township Board.

We have reviewed the above request with 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:

REVIEW

Article 22 of the Township Zoning Ordinance provides provisions for a CHO as an optional method of development, upon finding that the CHO reflects five eligibility principles:

1. Conformity with the spirit and intent of the CHO Ordinance.

Standard: *The Purpose Section of Article 22 aims to permit optional methods of development and arrangement of single family structures, which provide for design alternatives compatible with existing and future adjacent single family subdivisions.*

The applicant's stated goals for the proposed development includes the ability to preserve natural features on the property, that is maintaining portions of the site as natural and wooded. Alternatively, if the property was split and developed as separate lots, due to the site's configuration, it is likely that significant vegetation would be removed.

The Vegetation Inventory (provided on Sheet L-3) generally locates and describes the various existing vegetated groupings. As shown, lots 3, 4, 5, and 6 will require some tree removal, while lots 1, 2, and 7 maximize the existing open space. To accommodate the development, it is recommended that a note be added to a revised Option Plan which states that replacement trees will be determined and provided at the time of site plan review (or payment in lieu should the site not support additional vegetation).

Outstanding Item(s)

A note regarding tree replacement should be added to the Option Plan that states: Replacement trees will be determined and provided at the time of site plan review (or payment in lieu, if applicable).

2. Vehicular Circulation.

Standard: *The vehicular circulation system planned for the proposed development will be in the best interest of the public health, safety and welfare in regards to the overall circulation of the community, egress/ingress to the site, vehicular turning movements, site distance and potential hazards to the normal flow of traffic.*

To access the seven units, a short, cul-de-sac street is proposed, which is aligned with Andover Drive to the south. The only access point to the site is located off N. Territorial Road.

Best practices in transportation planning and road design dictate that through streets are much more desirable in terms of neighborhood connectivity and public safety, as opposed to a cul-de-sac street. However, the proposed street cannot connect to the north due to the existing waterbody so this is a rare case where a cul-de-sac street is appropriate.

3. Design Compatibility.

Standard: *The proposed units, circulation, layout, parking and open space or recreation activity areas are designed and located in a manner that ensures the stability of existing or future conventional single family residential properties in the area.*

Open Space / Amenity Comments

The Option Plan includes two dedicated open spaces: one is utilized for stormwater and the second includes a common, looped walking trail that will connect to the proposed sidewalk along N. Territorial and the internal cul-de-sac sidewalk and run within the planned park, wooded space and



water bodies. Additionally, landscaping is planned along the eastern property line to aid in buffering the rear of lots 2 and 3.

In general, the proposed pedestrian loop will be a nice feature to the development. However, we find there is adequate space to enhance the pedestrian connection with additional features, ex: seating, art, or other passive amenities which residents can enjoy and utilize.

Future residents of the Plymouth Township community expect such amenities and these should be represented, at least in concept or as a notation, on the plan prior to Option approval.

Additionally, the sidewalk along N. Territorial should be relocated to the northern boundary of the ROW. Pulling the sidewalk away from N. Territorial will increase safety for those using it. It is also recommended that the proposed sidewalk loop behind lots 4-6 be pulled inwards to give greater separation between the sidewalk and the existing wetland.

Dimensional Comments

The Option Plan has been revised to reduce the total number of residential units by one ---- currently, seven residential units are proposed.

The applicant is requesting a reduced setback for the front and rear building envelope setbacks. A reduced rear setback of 35-feet is requested (50-foot required). The Planning Commission may reduce this requirement should substantial justification be provided. The applicant should be prepared to discuss the reduced setback requests and offer justification.

Additionally, the front yard unit building envelopes are proposed with a 25-foot setback. The Planning Commission may permit this reduction (a 42-foot setback is required), provided there is justification found, due in part to drives whose primary purpose is to serve as access for only a few units. We are supportive of the reduced setback in this instance, especially as the applicant has noted in the Project Narrative that the following Architectural Standards will control, which will ultimately convey a stronger sense of community and neighborhood:

- a. Large, usable front porches with recessed garages;
- b. Street trees along the cul-de-sac;
- c. Variation between adjoining units requires a signification alternation of massing and composition, not only exterior colors and materials;
- d. Front façade of the unit and the front yard shall be the most lavishly designed and decorate parts of the unit;
- e. All exterior facades shall avoid long, monotonous, uninterrupted walls or roof planes, and shall have offsets provided at appropriate levels; and
- f. Corner homes shall be designed so both exposed facades enhance the street and are considered front facades.



Outstanding Item(s)

Greater consideration should be given to providing amenities within the proposed open space, and so noted/described on a revised Option Plan.

The sidewalk along N. Territorial be relocated to the northern boundary of the ROW, per engineering design standards.

The proposed sidewalk loop behind lots 4-6 should be pulled inwards to give greater separation between the sidewalk and the existing wetland.

Planning Commission determination and approval is required for the requested reduction in rear and front yard setbacks.

4. Nuisance to Potential Existing Uses.

Standard: *Proposed landscape plantings, fences, walls and/or open space areas are appropriate and of sufficient size, height and quantity to insure that the proposed development will not be objectionable to nearby existing or future conventional single family residential properties by reason of noise, fumes or flash of lights from automobiles, or exterior lighting; nor will it interfere with an adequate supply of light and air, increase the danger of fire or otherwise endanger the public safety.*

We do not anticipate any harmful effects to existing adjacent properties, especially as the development will be generally buffered from neighboring uses by the ponds that surround it and the planned landscaping. The proposed design will not pose a safety hazard to existing or new residents.

5. Impact on Public Services.

Standard: *The proposed development will not adversely impact the capability of public services and facilities in the area or the Township as a whole.*

As this area is master planned for residential, the extension of public services and facilities is anticipated. However, a notation on Sheet 1 of the site plan states an "approximate existing water's edge line and elevation" for the existing water body. The date that this measure was determined should be provided for engineering and Planning Commission review. Please reference the engineering report for further information.

Outstanding Item(s)

The Option Plan must satisfy the Township Engineer's approval standards.

A determination date and additional information regarding the notation on Sheet 1 of the Option Plan (stating an "approximate existing water's edge line and elevation" for the existing water body) should be provided for engineering and Planning Commission review.



RECOMMENDATION

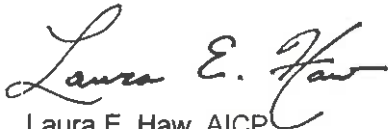
Based on the findings above, and provided a resolution is determined for the above outstanding items, it is recommended that the Planning Commission recommend approval of the Ponds at Andover Cluster Housing Option to the Board of Trustees for consideration, contingent on the following conditions to be addressed on a revised Option Plan:

- 1. A note regarding tree replacement be added to the Option Plan that states: Replacement trees will be determined and provided at the time of site plan review (or payment in lieu, if applicable).*
- 2. Greater consideration be given to providing amenities within the proposed open space, and so noted on a revised Option Plan.*
- 3. The sidewalk along N. Territorial be relocated to the northern boundary of the ROW, per engineering design standards.*
- 4. The proposed sidewalk loop behind lots 4-6 be pulled inwards to give greater separation between the sidewalk and the existing wetland.*
- 5. The Option Plan shall satisfy the Township Engineer's approval standards.*

Please do not hesitate to contact me if you have any questions. Thank you!

Respectfully submitted,

McKENNA



Laura E. Haw, AICP
Principal Planner
Planning Director, Plymouth Township



April 11, 2018

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

Re: The Ponds of Andover (Formerly Lakes of Andover) – Cluster Housing Option
Application No. 2237-0317
SDA Review No. PL17-107

Dear Commission Members:

We have reviewed the revision #2 of the Cluster Housing Option for the referenced project prepared by Powell Engineering & Associates, LLC dated March 20, 2018, and received by our office April 10, 2018. We have the following comments:

A. General

The site is located on the north side of North Territorial Road between Ridge Road and Napier Road. The site currently contains an existing 2,157 square-foot residential house (50700 N. Territorial Road) built in 1977. The revised proposed cluster housing option includes a total of 7 lots fronting to the proposed street.

B. Water Main

The township records show that there is an existing 12" diameter water main located on the south side of North Territorial Road.

A minimum 8" diameter water line will need to be extended across North Territorial Road to serve the site. This is shown on the revised plan.

C. Sanitary Sewer

There is an existing 12" diameter sanitary sewer located on the south side of North Territorial Road from the west side of Andover Drive then going east along North Territorial Road. The proposed project shows extending the sewer across North Territorial Road to serve the site.

D. Storm Drainage

The subject site generally slopes from south to north towards the rear and drains onto the adjacent existing floodplain and wetland areas.

The plans show a stormwater detention basin at the rear of the site. However, other than the storm pipe that appears to pick up the proposed street right-of-way drainage, no rear yard storm pipes have been shown at this time. Based on the current layout, it is believed the stormwater will outlet into the proposed detention basin which appears to be located within or very close to the

wetland area. The stormwater control system and outlet will require approval and a permit from Wayne County DPS.

Although noted as “proposed storm forebay area”, the required forebay itself is not shown on the plan. In lieu of the actual forebay, a mechanical forebay may be utilized subject to the approval of Wayne County DPS.

E. Site Paving

1. The lots are accessed from North Territorial Road by an approximately 250 feet long road which terminates into a cul-de-sac. The right-of-way for the roadway and cul-de-sac are scaled as 60 ft. and 60 ft. radius, respectively. No dimensions have been provided for the roadway or the cul-de-sac to verify compliance with city standards. There is no indication on the plan whether the proposed roadway is a public or private right-of-way.

The roadway pavement should be properly dimensioned.

2. Widening and by-pass lanes in accordance with the Wayne County requirements may have to be provided.

F. Miscellaneous

1. The proposed building footprint on Lot 2 encroaches onto the “flagged wetland line”. The Michigan Department of Environmental Quality is the final authority for the location of all wetland boundaries and the determination of their regulatory status.
2. Per Wayne County Standards for Stormwater, access easement with minimum width of 25 feet to the proposed detention pond area and 15 feet wide maintenance area around basin must be provided.
3. Note on plan the date the elevation of the water level (elevation 843.00+/-) was taken. Depending on said date, consideration must be given such that the any portion of the proposed sidewalk location and elevation will not flood during high water occurrences.

These items will need to be addressed at time of site plan and engineering plan review.

RECOMMENDATION

Based on the availability of existing utilities around the site, it appears a residential development can be designed to meet the engineering requirements of Plymouth Township. The general layout of the paving and utilities must be to the satisfaction of the Planning Commission prior to granting approval.

If you have any questions regarding this matter, please contact our office at your convenience.

 **SPALDING DEDECKER**
Engineering & Surveying Excellence since 1954

Sincerely,

SPALDING DEDECKER



David E. Richmond, PE
Project Manager

cc: Patrick Fellrath, Director of Public Utilities, Charter Township of Plymouth (via Email)
Carol Martin, Administrative Assistant, Charter Township of Plymouth (via Email)



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3219 Fax: (734) 354-9672
Emergency - Dial 911

| | | | |
|---|--|---|-------------------------------------|
| Occupant Name: Lakes of Andover | Inspection Date: 9/25/2017 | | |
| Address: R78-042-99-0002-701 TERRITORIAL | InspectionType: Site Plan | | |
| Suite: | Inspected By: William Conroy bconroy@plymouthtwp.org | | |
| Occ. Sq. Ft.: 0 | Lockbox Location: | | |
| Contacts: -None- | | | |
| Insp. Result | Location | Code Set | Code |
| Pass | Floor 1 | IFC 2012 Section 503 Fire Apparatus Access Roads | 503.1 - Fire Access Roads |
| Pass | Floor 1 | IFC 2012 Section 503 Fire Apparatus Access Roads | 503.1.1 - Buildings and facilities. |

No deficiencies found. Plans are approved as submitted.

Inspector Comments: Cluster Housing Option

ALL PLAN DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED.

To schedule additional plan reviews, please call Inspector William Conroy at 734-354-3219. Approval of plans does not remove the contractor or other responsible party from responsibility for adhering to all applicable codes and ordinances.

Conroy
43

Company Representative:

9/25/2017 1:28:48 PM
Signature valid only in mobile-eyes documents

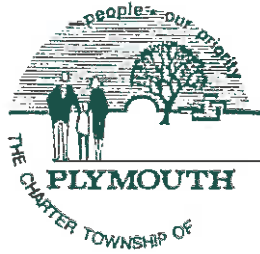
Conroy
9/25/2017

Conroy
43

Inspector:

9/25/2017 1:28:46 PM
Signature valid only in mobile-eyes documents

Conroy
9/25/2017



CHARTER TOWNSHIP OF PLYMOUTH
Planning and Zoning Department

April 24, 2018

Mr. Bruce Michaels
The Ponds at Andover
2617 Beacon Hill DR
Auburn Hills, MI 48326

RE: P.C. No: 2237-0317

Applicant / Developer: Mr. Bruce Michaels
Project Name: Ponds at Andover
Location / Address: 50700 N. Territorial
Tax I.D. No: R-78-042-99-0002-701
Zoning: Cluster Housing Option (CHO) Overlay
Action: PC Recommends Approval to Board of Trustees

Dear Mr. Michaels,

At their meeting of April 18, 2018 the Planning Commission recommended approval of the above Cluster Housing Option, subject to conditions, to the Board of Trustees for their consideration.

The Board of Trustees is schedule to hear and take action on this project at their Special Meeting on Tuesday, May 15, 2018 at 7:00pm.

Prior to May 2, 2018, ten (10), 8.5x11, collated (non-stapled) copies of the site plan, landscaping plan and narrative must be dropped off to Ms. Carol Martin, Second Floor Counter of the Township Offices, 9955 N. Haggerty Road, Plymouth, Michigan, 48170. *Failure to do so will result in project removal from the Board of Trustees agenda.*

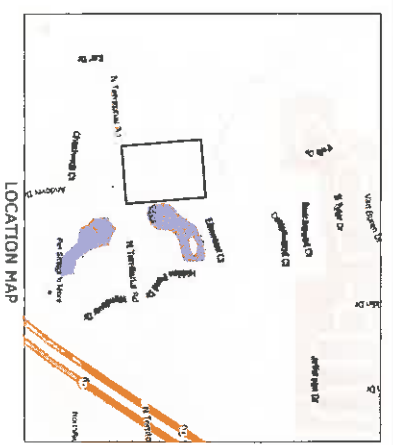
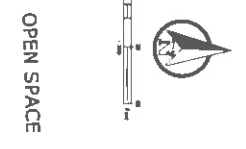
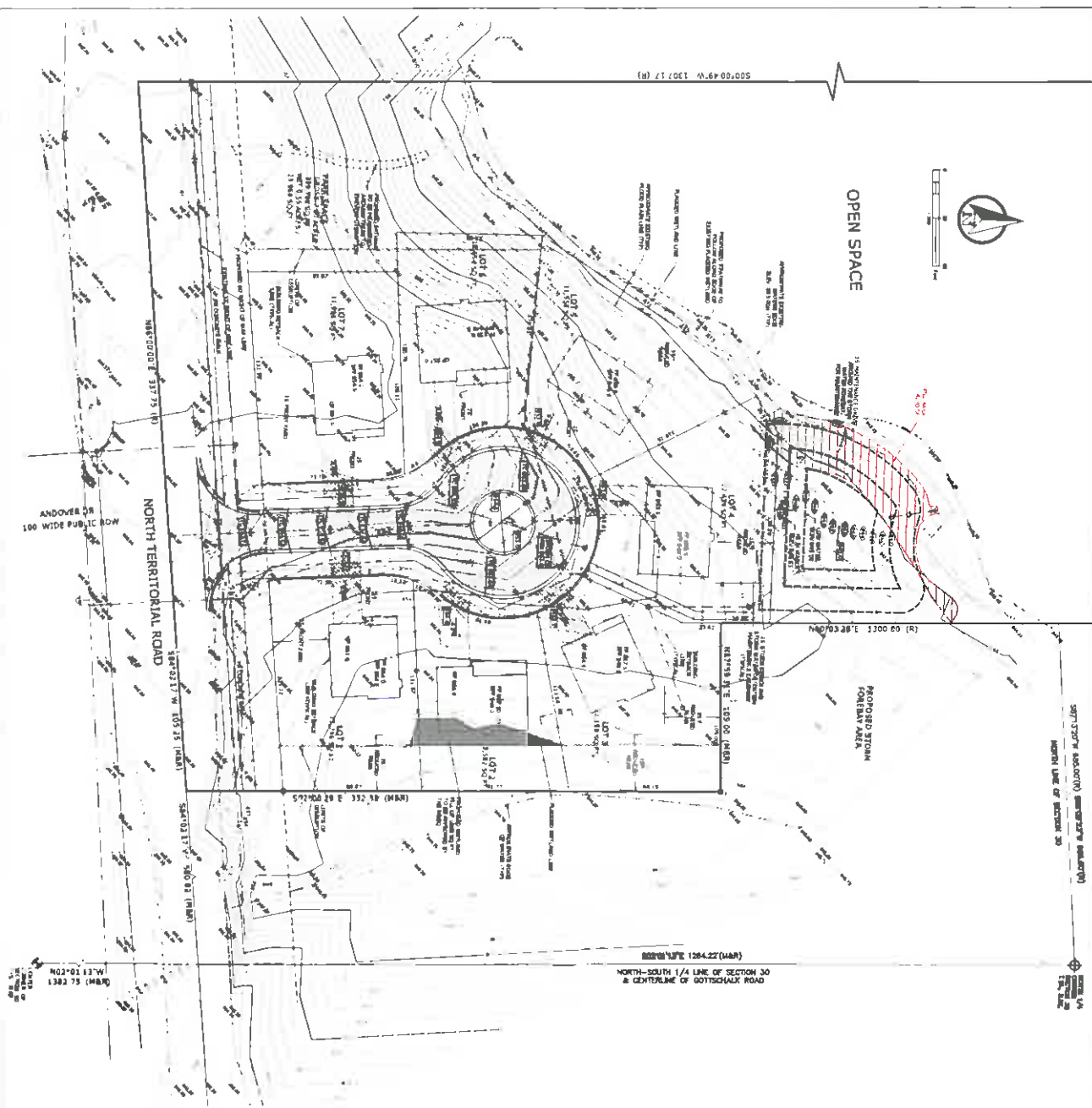
If you have any questions, please call.
Sincerely,

Carol Martin
Administrative Assistant
Department of Public Services
Charter Township of Plymouth

Copy via email: Mark Lewis, Chief Building Official
Laura Haw, AICP, Planning Director
Dave Richmond, Spalding DeDecker

THE PONDS AT ANDOVER
ARCHITECTURAL STANDARDS 01-29-18

1. Minimum living area size:
 - a. 2,500 square feet for 2 story houses
 - b. 2,000 square feet for first floor master suite and ranch style houses
2. At least 40% of exterior wall materials shall be brick, stone, or similar decorative masonry materials.
3. All houses shall have covered front porches, at least 6 feet deep, that extend along the entire front wall of the house except for the garage area.
4. Garages shall be recessed 2 feet from the street behind the front line of the rest of the house or the covered porch.
5. At least two different floor plans will be offered in the development, which exhibit:
 - a. Variation between adjoining units requires a significant alternation of massing and composition.
 - b. Front façade of the unit and front yard shall be the most lavishly designed and decorate parts of the unit.
 - c. All exterior facades shall avoid long, monotonous uninterrupted walls or roof plans, and shall have offsets provided at appropriate levels.
 - d. Corner homes shall be designed so both exposed facades enhance the street and are considered front facades.
6. Each floor plan will provide for at least 3 different elevation treatments.
7. The same elevation will not be built on two adjacent lots.
8. Street trees shall be provided per Township ordinances.



- GENERAL SITE NOTES**
1. ALL CONSTRUCTION TO CONFORM AND COMPLY TO THE CURRENT SYMBOLOS AND SPECIFICATIONS OF PLYMOUTH TOWNSHIP, WAYNE COUNTY ROAD COMMISSION, WAYNE COUNTY DAIRY COMMISSION AND ANY OTHER GOVERNING AGENCY
 2. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CURRENT ZONING ORDINANCES OF PLYMOUTH TOWNSHIP, WAYNE COUNTY
 3. WATER SUPPLY TO BE PROVIDED BY TOWNSHIP WATER MAIN
 4. STORM WATER DRAINAGE TO DO TO A DETENTION SYSTEM SERVING WAYNE COUNTY
 5. RECORD DRAWINGS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER
 6. A PERMIT FROM WCOD IS REQUIRED TO BE OBTAINED PRIOR TO WORK ON SITE
 7. ALL REGULATIONS BY THE FIRE DEPARTMENT FOR THE INTERNATIONAL FIRE CODE WILL BE MET
 8. ALL REGULATIONS BY THE DEPARTMENT FOR THE INTERNATIONAL FIRE CODE WILL BE MET
 9. PASSENGER CARS AND ON TOWERS MAY BE REQUIRED

STORM WATER CALCULATIONS

PROPOSED NEW DETENTION POND

PROPOSED STORAGE VOLUME (EST.) - SEE TABLE

| Area | Area | Area | Area |
|--------------|--------------|--------------|--------------|
| Impervious | Impervious | Impervious | Impervious |
| Lot 1 | Lot 2 | Lot 3 | Lot 4 |
| 10,000 sq ft | 15,000 sq ft | 20,000 sq ft | 25,000 sq ft |
| 0.10 | 0.15 | 0.20 | 0.25 |
| 1,000 cu ft | 2,250 cu ft | 4,000 cu ft | 6,250 cu ft |

REQUIRED STORAGE VOLUME (EST.) - SEE TABLE

| Area | Area | Area | Area |
|--------------|--------------|--------------|--------------|
| Impervious | Impervious | Impervious | Impervious |
| Lot 1 | Lot 2 | Lot 3 | Lot 4 |
| 10,000 sq ft | 15,000 sq ft | 20,000 sq ft | 25,000 sq ft |
| 0.10 | 0.15 | 0.20 | 0.25 |
| 1,000 cu ft | 2,250 cu ft | 4,000 cu ft | 6,250 cu ft |

GENERAL SITE INFORMATION

PROPRIETOR: **THE POND AT ANDOVER**
 2410 ANDOVER ST., ANDOVER, MI 48103
 PHONE: (313) 217-8882

NOT FOR CONSTRUCTION

THE PONDS AT ANDOVER
CONCEPTUAL GENERAL PLAN

CONDOS OF ANDOVER SITE CONDOMINIUM
 N. TERRITORIAL, PLYMOUTH TWP, WAYNE COUNTY, MI

Consulting Civil Engineers
"Engineering A Better Michigan"

Howell Engineering & Associates, LLC

2410 Andover St., Andover, MI 48103
 Phone: (313) 217-8882

ISSUE DATES

DATE: 05/11/2021

REVISION: 1

PROPRIETOR:

THE POND AT ANDOVER

2410 ANDOVER ST., ANDOVER, MI 48103
 PHONE: (313) 217-8882

ENGINEER:

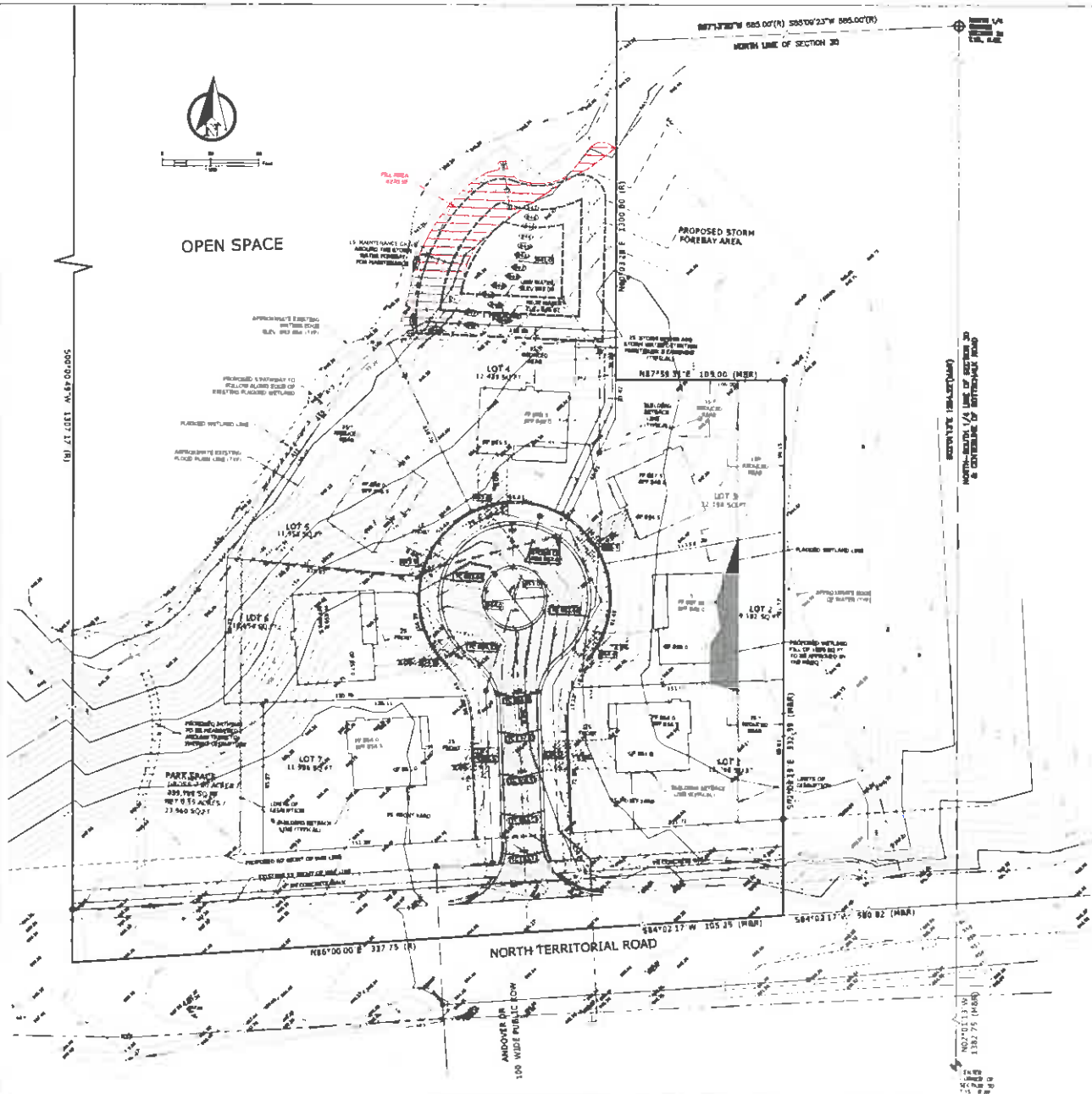
HOWELL ENGINEERING & ASSOCIATES, LLC

2410 ANDOVER ST., ANDOVER, MI 48103
 PHONE: (313) 217-8882

DATE: 05/11/2021

REVISION: 1

1 of 2



OPEN SPACE

LEGEND

- EXISTING TOPOGRAPHY
- EXISTING PROPERTY BOUNDARY
- EXISTING OFF-SITE PROPERTY BOUNDARY
- EXISTING EDGE OF ROAD
- EXISTING WATERMAIN
- EXISTING SANITARY MAIN/POLE
- EXISTING OVER-HEAD ELECTRICAL POWER POLE
- PROPOSED CONCRETE WALL
- PROPOSED EDGE OF ROAD
- PROPOSED CENTERLINE ROAD
- PROPOSED LOT LINES
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED SPOT GRADE

Consulting Civil Engineers
Engineering & Surveying



BEFORE YOU DIG
CALL MISS DIG
1-800-482-7174

THE PONDS AT ANDOVER
CONCEPTUAL GRADING PLAN
POND OF ANDOVER SITE CONDOMINIUM
N. TERRITORIAL, PLYMOUTH TWP, WAYNE COUNTY, MI.

ISSUE DATES

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

DATE: 08/11/2023
PROJECT: 2023-001
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: 1"=10'
2 of 2
CONCEPTUAL

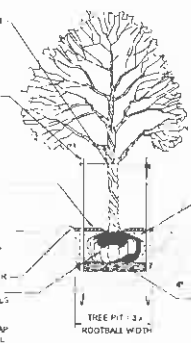
NOT FOR CONSTRUCTION

NOTE
GLY DECIDUOUS TREES ABOVE
SPAL. STAKE DECIDUOUS
TREES BELOW 2' CAL.

STAKE TREES AT FIRST BRANCH
USING 1/2" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 8" ABOVE GROUND FOR
UPRIGHT 1/2" IF ANNEALED. 100PS
STAKES A MIN. 1/2" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MECH 4" DEPTH WITH
BRUSHED HARDWOOD BARK
NATURAL IN COLOR. LEAVE 1/2"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. FULL ANY
ROOT BALL SOIL EXTENDING
ABOVE THE ROOT PLANE AWAY
FROM THE TRUNK SO THE ROOT
PLANE IS EXPOSED TO AIR.
ROUND EARTH TO FORM SAUCER.
REMOVE ALL
NON-BIOGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURGLAP
FROM TOP 1/2 OF THE ROOTBALL.



DECIDUOUS TREE PLANTING DETAIL

NOTE
TREES SHALL BEAR BARE
RELATION TO FINISH GRADE AS
IT BENE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 4" ABOVE GRADE.
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL, AREA.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRIPS,
PLASTIC AND OTHER
MATERIALS THAT ARE
UNNECESSARY OR COULD CAUSE
DISEASE.

PLANTING MIXTURE
AMEND SOIL PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

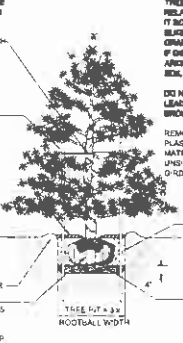
SCAFFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

NOTE
GLY EVERGREEN TREES ABOVE
IF HEIGHT 15' HIGHER THAN
FINISH GRADE UP TO 4" ABOVE GRADE.
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL, AREA.

STAKE TREES AT FIRST BRANCH
USING 1/2" WIDE BELT-LIKE
NYLON OR PLASTIC STRAP'S
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CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. FULL ANY
ROOT BALL SOIL EXTENDING
ABOVE THE ROOT PLANE AWAY
FROM THE TRUNK SO THE ROOT
PLANE IS EXPOSED TO AIR.
ROUND EARTH TO FORM SAUCER.
REMOVE ALL
NON-BIOGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURGLAP
FROM TOP 1/2 OF THE ROOTBALL.



EVERGREEN TREE PLANTING DETAIL

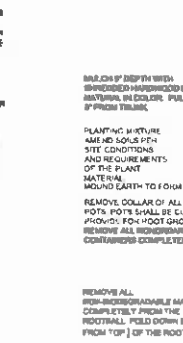
NOTE
TREES SHALL BEAR BARE
RELATION TO FINISH GRADE AS
IT BENE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
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IF DIRECTED BY LANDSCAPE
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SOIL, AREA.

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DISEASE.

PLANTING MIXTURE
AMEND SOIL PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCAFFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.



SHRUB PLANTING DETAIL
NOT TO SCALE

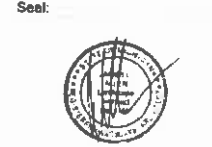
NOTE
TREES SHALL BEAR BARE
RELATION TO FINISH GRADE AS
IT BENE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 4" ABOVE GRADE.
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL, AREA.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRIPS,
PLASTIC AND OTHER
MATERIALS THAT ARE
UNNECESSARY OR COULD CAUSE
DISEASE.

PLANTING MIXTURE
AMEND SOIL PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCAFFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.



Title: Landscape Details

Project: Andover Ponds
Plymouth Township, Michigan

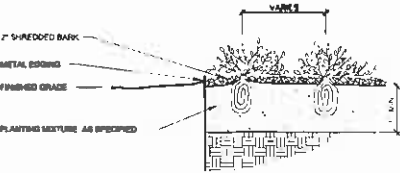
Prepared for: Trowbridge Herman
2817 Beaman Hill Dr
Auburn Hills, MI 48328

| Revision: | Issued |
|-----------|-------------------|
| Submittal | December 13, 2017 |
| Revised | December 13, 2017 |
| Revised | January 3, 2018 |
| Revised | March 16, 2018 |

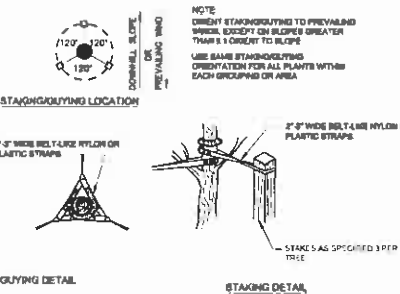
Job Number: 17-001

Drawn By: Checked By:

Sheet No. L-2



PERENNIAL PLANTING DETAIL
NOT TO SCALE



TREE STAKING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. All plants shall be north Mid-west American region grown. No 1 grade plant materials and shall be free from physical damage and weed burr.
2. Plants shall be fit, well branched, and in healthy vigorous growth condition.
3. Plants shall be worked before and after planting is complete.
4. All trees must be staked, fertilized and mulched and shall be guaranteed to survive a normal growth cycle to at least ten (10) full years following approval.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil using material accepted or not. Backfill shall be contained and free of any rocks, foreign materials, and stumps.
7. Aggregates, soils or similar granular materials shall be added to the planting site before being installed.
8. Annual planting may consist of 1/2 inch mulch, 1/2 inch sand and 1/2 inch gravel and spread to the depth as indicated in planting details.
9. All plantings shall be installed per planting details located in this plan.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. Its installation or placement of landscape or plant items shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified of any discrepancies between the lines and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for reestablishing all plant material in a proper position throughout the project period.
14. The Landscape Architect shall have the right at any stage of the installation to inspect any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
15. Contractor shall be responsible for ensuring plant quantities to include quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall govern.
16. The Landscape Contractor shall install and install and (per indicated on plans) all areas indicated during construction, throughout the installation term.
17. A pre-constructed tunnel around upright "Prunus" or equal, shall be supplied according to any set of conditions in all planting items.
18. All landscape items shall be provided with an underground automatic watering system.
19. All trees shall be live year old "Dwarfed/Cherry/Apple" Kentucky Blue Grass grown in a soil mixture on base soil.

SEE ALSO MAINTENANCE

1. In event of the property shall be responsible for all maintenance of the landscaping as shown.
1. Landscaping maintenance (weeding and watering) to be performed daily by owner. The landscape plan, along with the contract and the observations, health and related best copy of the various landscape plans on the site will be provided.
1. Landscaping shall be kept in a neat, orderly and healthy growing condition. One time service and water.
1. Pruning shall be performed at the time of installation, only to remove dead or damaged material. Subsequent pruning shall insure proper maintenance of plants to achieve the approved purpose.
1. All dead or damaged plant material, shall be removed and replaced within six (6) months after it dies or at the next planting season whichever occurs first. For purposes of this section, "6-24" the planting season for deciduous plants shall be between March 1 and June 1 and for evergreen shall be between March 1 and June 1. Plant material installed in a certain time or seasonal manner shall be as time as specified in the contract or schedule of reference.
- The approved landscape plan shall be considered a permanent record and integral part of the site plan. Approval, unless otherwise approved in accordance to the above mentioned procedures, are necessary in, or within 90 days of, final construction of the project in non-compliance with the approved landscape plan, shall be viewed as a violation of the Ordinance and the agreed upon terms of the Final Site Plan Approval.
- The developer at the time of submission of the final site plan shall commission the company per contract have funds made to supply water to all landscape items. The plan is accompanied by a schedule of an underground irrigation system to provide water for the landscape items specified on the landscape plan. The contractor shall install the waterline to water or modify that waterline when the contractor determines the work as required to be in compliance with the terms and objectives of this Article.



See:



Title: Vegetation Inventory

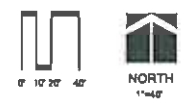
Project: Andover Ponds
 Plymouth Township, Michigan

Prepared for:
 Trowbridge Homes
 2817 Smeaton Hill Dr
 Auburn Hills, MI 48326

| Revision: | Issued: |
|-----------|-------------------|
| Revised | December 19, 2017 |
| Revised | December 19, 2017 |
| Revised | January 3, 2018 |
| Revised | March 19, 2018 |

Job Number:
 17-061

Drawn By: _____ Checked By: _____
 [Signature] [Signature]



Sheet No. _____

L-3

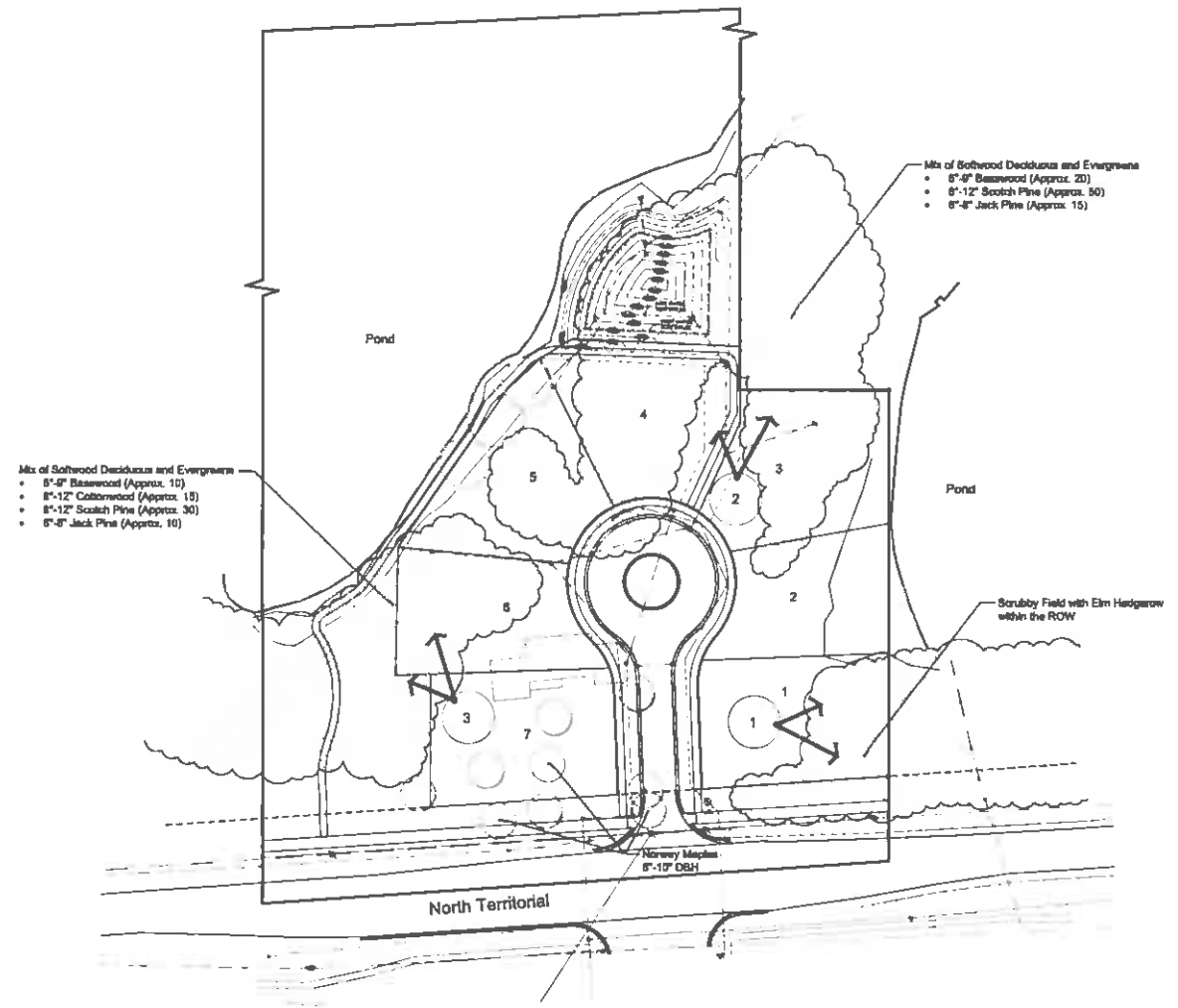
Photo 1

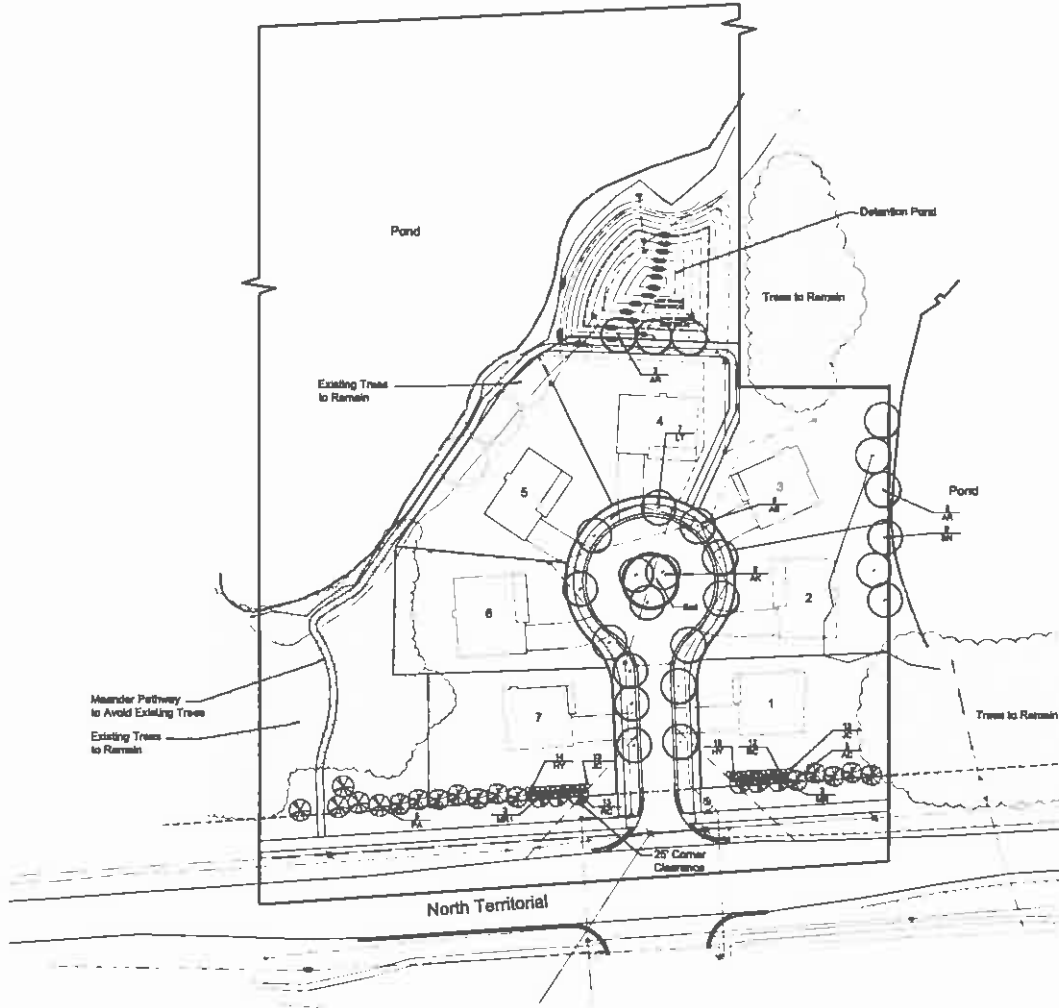


Photo 2



Photo 3





Landscape Summary

Street Trees: 823 LF
 Street Frontage: 13 Trees (823 LF / 40')
 Trees Required: 13 Trees (823 LF / 40')
 Trees Provided: 13 Trees

Plant List

| Item # | Quantity | Botanical Name | Common Name | Height | Spacing | Code | Notes |
|--------|----------|------------------------|----------------------------|----------|---------|------|-------|
| AT | 5 | Able Garden | Concord | 25' | 30' | B5B | |
| AR | 1 | Aster / Heermann Aster | Aurora Blue Star | 30" | 30" | B5B | |
| AR | 6 | Aster / Aster | Golden Glory Red Maple | 30" | 30" | B5B | |
| AS | 6 | Aster / Aster | Green Mountain Sugar Maple | 30" | 30" | B5B | |
| BN | 1 | Baldwin | Red Birch - multi stem | 30' | 30' | B5B | |
| HY | 27 | Hydrangea | Blue and White | 5' to 6' | 24" | B5B | |
| LC | 20 | Lythrum | Knives | 30" | 30" | B5B | |
| LY | 7 | Lythrum | Lythrum | 30" | 30" | B5B | |
| MR | 5 | Male Royal Ranunculus | Royal Ranunculus | 20" | 30" | B5B | |
| MR | 2 | Male Royal Ranunculus | Royal Ranunculus | 20" | 30" | B5B | |
| PA | 5 | Panicum | Humus | 30" | 30" | B5B | |
| RC | 75 | Rosa | Red Rose | 7' to 8' | 30" | B5B | |



Seal:



Title:

Landscape Plan

Project:

Andover Ponds
 Plymouth Township, Michigan

Prepared for:

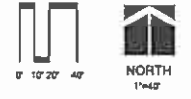
Trowbridge Harman
 2817 Beacon Hill Dr
 Auburn Hills, MI 48326

Revision:

| Revised | Issued |
|---------|-------------------|
| Revised | December 13, 2017 |
| Revised | December 18, 2017 |
| Revised | January 5, 2018 |
| Revised | March 15, 2018 |

Job Number:
17-087

Drawn By: _____ Checked By: _____



Sheet No. _____

L-1

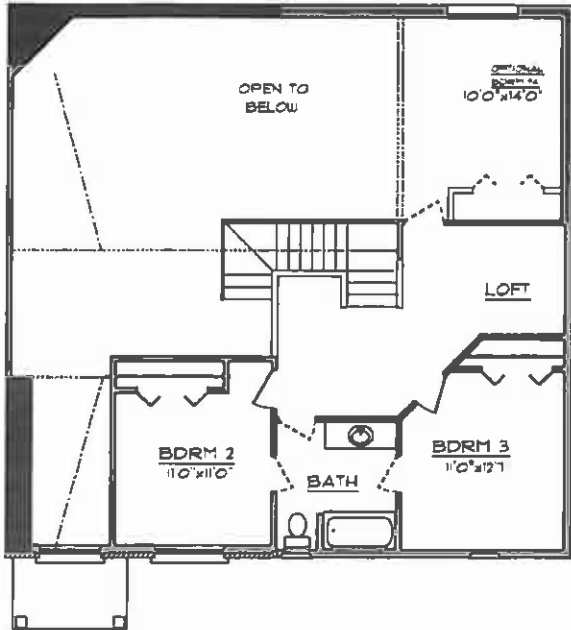


TROWBRIDGE HOMES

THE GOLFVIEW

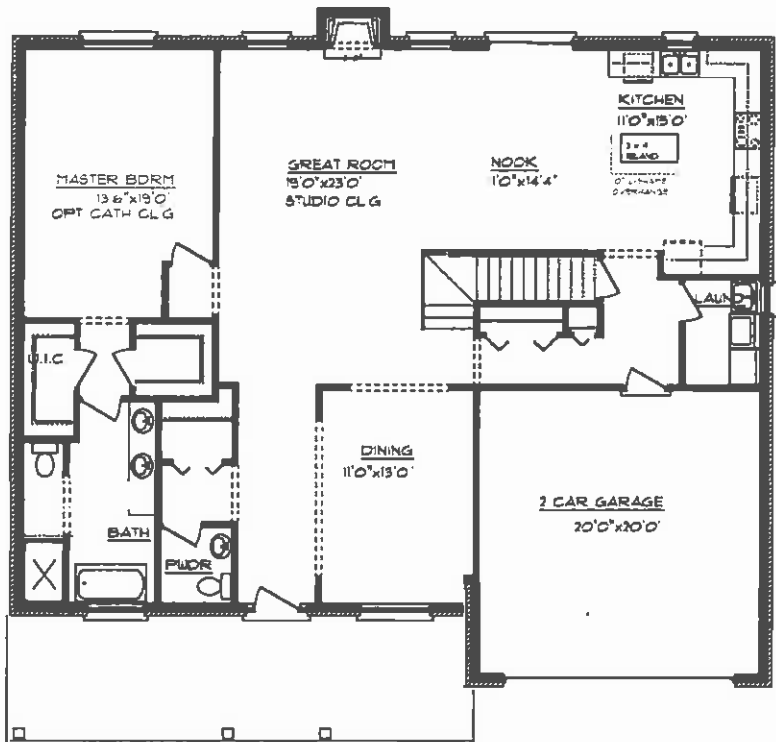
**3 BDRM 1.5 STORY
2 CAR GARAGE
2800 SQ.FT. (APPROX)**

ANDOVER PONDS



SECOND Floor Plan

970 SQ.FT



FIRST Floor Plan

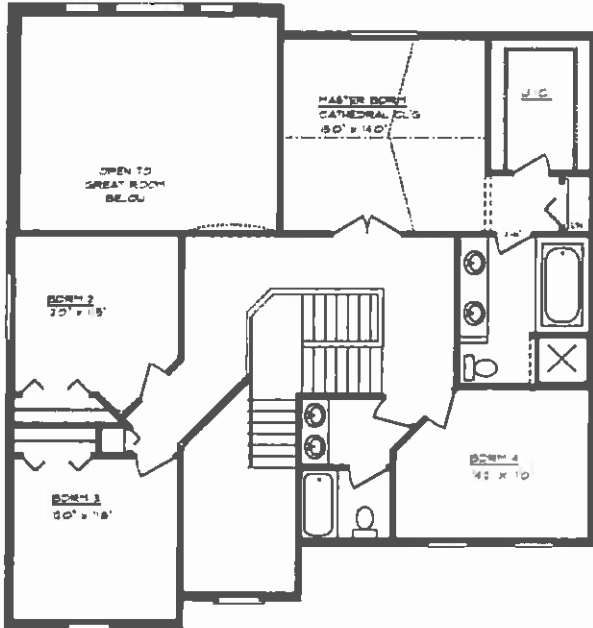
1830 sq ft

Although deemed accurate at the time of publication, prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction. Floor plan dimensions are approximate.

TROWBRIDGE HOMES

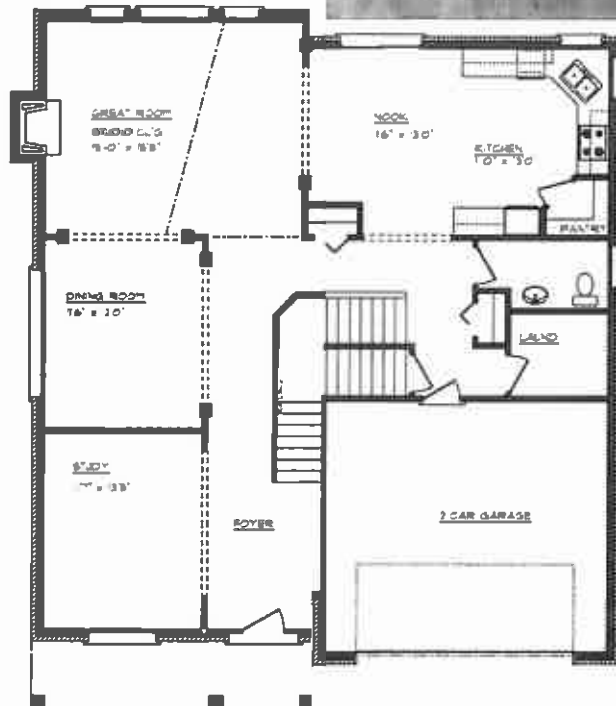
THE WINNICK
3 CAR GARAGE
2790 SQ.FT.

ANODVER PONDS



SECOND FLOOR PLAN - (8'-0" CL.G.)

330 SQ FT



FIRST FLOOR PLAN - (8'-0" CL.G.)

465 SQ FT

Although deemed accurate at the time of publication, prices, plans and specifications are subject to change without notice or obligation. Renderings are an artist's conception, may vary in construction. Floor plan dimensions are approximate.

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.3
FIREWORKS PERMIT REQUEST
WESTERN WAYNE COUNTY
CONSERVATION ASSOCIATION**

**CHARTER TOWNSHIP OF PLYMOUTH
STAFF REQUEST FOR BOARD ACTION**

Meeting date: May 15th 2018

ITEM:

BRIEF:

ACTION: Approve Permit for a Private Fireworks Display from Western Wayne County Conservation Association Anniversary.

DEPARTMENT/PRESENTER(S): Chief Daniel Phillips

BACKGROUND: The Western Wayne County Conservation Association has operated in Plymouth Township for many years. They are holding a private fireworks display for their anniversary celebration. Under the "Fireworks Ordinance" Section E "the Township Board, upon application in writing..." may grant a permit for the use of fireworks otherwise prohibited" (see attached ordinance)

BUDGET/TIME LINE: N/A

RECOMMENDATION: Approval

PROPOSED MOTION: I move to grant a Fireworks permit to the Western Wayne Conservation Association to conduct the Fireworks display listed on the attached application dated May 8, 2018, to be held on July 28th 2018 or their designated rain date.

RECOMMENDATION: Moved by: _____ Seconded by: _____

VOTE: ___ JD ___ MC ___ GH ___ JV ___ BD ___ CC ___ KH

MOTION CARRIED _____ MOTION DEFEATED _____

Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 266
 Compliance: Voluntary
 Penalty: Permit will not be issued

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

| | | |
|---|---|---|
| <input type="checkbox"/> Agricultural or Wildlife Fireworks | <input type="checkbox"/> Articles Pyrotechnic | <input checked="" type="checkbox"/> Display Fireworks |
| <input checked="" type="checkbox"/> Public Display | <input type="checkbox"/> Private Display | |
| <input type="checkbox"/> Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes | | |

| | | |
|--|--|---|
| NAME OF APPLICANT Wolverine Fireworks Display, Inc. | ADDRESS OF APPLICANT 205 W. Seldlers Rd., Kawkawlin, MI 48634 | AGE (18 YEARS OR OLDER) OF APPLICANT N/A |
|--|--|---|

| | |
|---|--|
| NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Jennifer Campau | ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Same |
|---|--|

| | | |
|---|--|----------------------------------|
| IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) | ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) | TELEPHONE NUMBER 989-662-0121 |
|---|--|----------------------------------|

| | | |
|---|---|--|
| NAME OF PYROTECHNIC OPERATOR Kenneth McKee | ADDRESS OF PYROTECHNIC OPERATOR 3836 Brown Rd., Millington, MI 48746 | AGE (18 YEARS OR OLDER) OF PYROTECHNIC OPERATOR 21+ |
|---|---|--|

| | | |
|----------------------------|---------------------|------------------------|
| NO. YEARS EXPERIENCE 5+ | NO. DISPLAYS 15+ | WHERE Throughout MI |
|----------------------------|---------------------|------------------------|

| | | |
|-------------------|----------------------|--------------------------------------|
| NAME OF ASSISTANT | ADDRESS OF ASSISTANT | AGE OF ASSISTANT (18 YEARS OR OLDER) |
|-------------------|----------------------|--------------------------------------|

| | | |
|-------------------------|----------------------------|--|
| NAME OF OTHER ASSISTANT | ADDRESS OF OTHER ASSISTANT | AGE OF OTHER ASSISTANT (18 YEARS OR OLDER) |
|-------------------------|----------------------------|--|

EXACT LOCATION OF PROPOSED DISPLAY
6700 Napier Rd., Plymouth, MI

| | |
|-------------------------------------|----------------------------------|
| DATE OF PROPOSED DISPLAY 7/28/18 | TIME OF PROPOSED DISPLAY Dusk |
|-------------------------------------|----------------------------------|

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT.

No storage necessary. Fireworks will arrive day of display.

| | |
|---|---|
| AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) \$10,000,000 | NAME OF BONDING CORPORATION OR INSURANCE COMPANY The Partners Group Ltd. |
|---|---|

| |
|---|
| ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 11225 SE 6th St. Suite 110, Bellevue, WA 98004 |
|---|

| NUMBER OF FIREWORKS | KIND OF FIREWORKS TO BE DISPLAYED (Please provide sectional pages as needed) |
|---------------------|--|
| | Please see attached proposal |
| | |
| | |
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| | |
|--|---------------------|
| SIGNATURE OF APPLICANT <i>Jennifer Campau</i> | DATE May 8, 2018 |
|--|---------------------|

Wolverine FIREWORKS

205 West Seidlitz Rd. - Kawkawlin, MI 48631

Display Fee

Visit us at www.wolverinefireworks.com

Western Wayne County Conservation Association

July 28, 2018

\$5,000.00 Proposal

Includes Insurance & Labor

Opener

2 100 Shot Wave Willow

Main Body

| | | |
|-----|---------|--|
| 2 | 49 Shot | Poisonous Spider |
| 2 | 36 Shot | Green Peony w/Red Bees Mine |
| 2 | 31 Shot | Silver Strobming Snow |
| 120 | 3" | Lidu Assorted Shells w/Tails Time Chained 10/1 |
| 72 | 3" | T-Sky Assorted Shells |

Finale

| | | |
|-----|---------|--|
| 2 | 50 Shot | 2" Finale Multi Color |
| 2 | 66 Shot | 1.75" Titanium Salutes in Volleys |
| 144 | 3" | Assorted Color and Report Shells (Preloaded) |
| 144 | 3" | Titanium Salutes Chained 12/1 |



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/25/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|---|---|------------------------------------|
| PRODUCER The Partners Group Ltd 11225 SE 6th St., Suite 110 Bellevue WA 98004 | CONTACT NAME: Janet Nau | |
| | PHONE (A/C, No, Ext): 425-455-5640 | FAX (A/C, No): 425-455-6727 |
| E-MAIL ADDRESS: jnau@tpgrp.com | | |
| INSURER(S) AFFORDING COVERAGE | | NAIC # |
| INSURER A : T.H.E. Insurance Company | | 12866 |
| INSURER B : | | |
| INSURER C : | | |
| INSURER D : | | |
| INSURER E : | | |
| INSURER F : | | |

INSURED 14347
 Wolverine Fireworks Display, Inc.
 205 West Seidlers Road
 Kawkawlin MI 48631

COVERAGES **CERTIFICATE NUMBER:** 660788757 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$2,000 Deductible GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | Y | | CPP010490703 | 2/1/2018 | 2/1/2019 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ /A PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| A | <input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0 | | | ELP001193203 | 2/1/2018 | 2/1/2019 | EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | | | | <input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 The following are Additional Insured on General Liability as their interest may appear as respects to operations performed by or on behalf of the Named Insured, as required by written contract:

Western Wayne County Conservation Association and Plymouth Township
 Date of Event: 7/28/18
 Location of Event: 6700 Napier Rd., Plymouth, MI 48170

| | |
|--|--|
| CERTIFICATE HOLDER Western Wayne County Conservation Association PO Box 701009 Plymouth MI 48170 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |
|--|--|

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FM-49 (6-86)
MICHIGAN STATE POLICE
FIRE MARSHAL DIVISION

PERMIT FOR FIREWORKS DISPLAY

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only.

PUBLIC DISPLAY

AGRICULTURAL PEST CONTROL

| | | |
|---|--------------------------------|------------------------------------|
| Issued to Wolverine Fireworks Display Inc. | | Age (18 or over) Over 18 |
| Address 205 W. Seidlers Road, Kawkawlin, MI 48631 | | |
| Name of Organization, Group, Firm or Corporation Western Wayne County Conservation Association Inc. | | |
| Address 6700 Napier Road, Plymouth, MI 48170 | | |
| Number and Types of Fireworks "See Attached Proposal" | | |
| * Rain Date None | | |
| Exact Location of Display 6700 Napier Road, Plymouth MI | | |
| City, Village, Township Plymouth Township | Date July 19, 2008 * | Time 10:00 PM |
| Bond or Insurance Filed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Amount \$5,000,000.00 |

Issued by action of the council commission board of the **TRUSTEES**
 city village township of **PLYMOUTH**
(Name of City, Village, Township)
on the **10th** day of **JUNE** 20 **08**
Marilyn Massengale, Clerk - Richard M. Keenan
(Signature and Title of Council/Commission/Board Representative) TOWNSHIP SUPERVISOR

| | |
|-------------|-------------|
| AUTHORITY: | 1968 PA 358 |
| COMPLIANCE: | Required |
| PENALTY: | Misdemeanor |

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

FIREWORKS ORDINANCE

AMENDMENT 9 TO ORDINANCE 1016

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF PLYMOUTH REGULATING FIREWORKS; PROVIDING FOR DEFINITIONS; PROVIDING FOR EXEMPTIONS; PROVIDING FOR PERMIT OR REGISTRATION; PROVIDING FOR DISCHARGE OF NOVELTIES; PROVIDING FOR PYROTECHNIC DISPLAYS; PROVIDING FOR PERMIT FOR DISCHARGE OF CONSUMER FIREWORKS; PROVIDING FOR TRANSPORTATION AND STORAGE; PROVIDING FOR PENALTY; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

Amendment 9 to Ordinance 1016, the Fireworks Ordinance, is hereby adopted to read as follows:

SECTION I. TITLE.

This Ordinance shall be known and may be cited as the "Fireworks Ordinance."

SECTION II. ORDINANCE.

Sec. A. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Act 256 shall mean Act 256 of the Public Acts of 2011, being MCL 28.451.

Articles pyrotechnic shall mean pyrotechnic devices for professional use that are similar to consumer fireworks in chemical composition and construction, but are not intended for consumer use, that meet the weight limits for consumer fireworks, but are not labeled as such, and that are classified as UN0431 or UN0432 under 49 CFR 172.101.

Consumer fireworks shall mean firework devices that are designed to provide visible effects by combustion, that are required to comply with the construction chemical composition, and labeling regulations promulgated by the United States consumer product safety commission under 16 CFR parts 1500 and 1507, and are listed in APA

standard 87-1, 3.1.2, 3.1.3, or 3.5. Consumer fireworks do not include low-impact fireworks.

Consumer fireworks certificate or *certificate* shall mean a certificate issued under Section 28.467a of Act 256.

Department shall mean the Michigan Department of Licensing and Regulatory Affairs.

Display fireworks shall mean large fireworks devices that are explosive materials intended for use in fireworks displays and designed to produce visible or audible effects by combustion, deflagration, or detonation, as provided in 27 CFR 555.11, 49 CFR 172, and APA standard 87-1, 4.1.

Fireworks shall mean any composition or device, except for a starting pistol, a flare gun, or a flare designed for the purpose of producing a visible or audible effect by combustion, deflagration, or detonation. Fireworks consist of consumer fireworks, low impact fireworks, articles pyrotechnic, display fireworks, and special effects.

Low-impact fireworks shall mean ground and handheld sparkling devices as that phrase is defined under APA standard 87-1, 3.1, 3.1.1.1 to 3.1.1.8, and 3.5.

Novelties shall mean the term defined under APA standard 87-1, 3.2, 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 and all of the following:

- (1) Toy plastic or paper caps for toy pistols in sheets, strips, rolls, or individual caps containing not more than .25 of a grain of explosive content per cap, in packages labeled to indicate the maximum explosive content per cap.
- (2) Toy pistols, toy cannons, toy canes, toy trick noisemakers, and toy guns in which toy caps as described in subparagraph (i) are used, that are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and that are not designed to break apart or be separated so as to form a missile by the explosion.
- (3) Flitter sparklers in paper tubes not exceeding 1/8 inch in diameter.

National holiday shall mean the following legal holidays:

- (1) New Years' Day, January 1
- (2) Martin Luther King, Jr., Day, the third Monday in January
- (3) George Washington's Birthday, the third Monday in February
- (4) Memorial Day, the last Monday in May
- (5) Independence Day, July 4
- (6) Labor Day, the first Monday in September
- (7) Columbus Day, the second Monday in October
- (8) Veteran's Day, November 11

(9) Thanksgiving Day, the fourth Thursday in November

(10) Christmas Day, December 25.

Person shall include an individual, agent, association, charitable organization, company, limited liability company, corporation, labor organization, legal representative, partnership, unincorporated association, or any other legal or commercial entity.

Special effects shall mean a combination of chemical elements or chemical compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical, or thermal effect as an integral part of a motion picture, radio, television, theatrical, or opera production or live entertainment.

Sec. B. Exemptions.

A permit is not required under this division for the possession, ignition or discharge of novelties or low-impact fireworks. A permit for the discharge of consumer fireworks may be required under section F.

Sec. C. Permit or registration required.

- (1) No person shall sell consumer fireworks in the township without having obtained a consumer fireworks certificate from the department as required by, and complied with all the requirements of Act 256, as amended. The consumer fireworks certificate shall be prominently displayed at the retail location for which the certificate was issued.
- (2) No person shall sell low-impact fireworks without having registered with the low impact fireworks retail registry maintained by the department.

Sec. D. Discharge or novelties, low-impact fireworks and consumer fireworks.

- (1) Except in the case of a consumer permit issued by the township under section F, consumer fireworks shall not be ignited, discharged, or used by any person at any time, except on the day preceding, the day of, or the day after a national holiday. On these holiday dates only, the ignition, discharge or use of consumer fireworks is permitted between the hours of 8:00 a.m. and 12:00 a.m. (midnight) only, except that consumer fireworks shall be permitted between the hours of 8:00 a.m. and 1:00 a.m. on New Year's Eve, and always only in accordance with state and local law.
- (2) When permitted, consumer fireworks and low-impact fireworks shall not be ignited or discharged on public property, school property, church property, or property of another person without that organization's or person's written permission to use consumer fireworks and low-impact fireworks on the premises.

- (3) Low-impact fireworks shall not be ignited, discharged or used between the hours of 10:00 p.m. and 8:00 a.m.
- (4) No fireworks shall be ignited or discharged within 70 feet of any building, or on any public street.
- (5) Minors shall be prohibited from possessing, using, igniting or discharging consumer fireworks.
- (6) No person shall use consumer fireworks while under the influence of alcoholic liquor or a controlled substance or both.

Sec. E. Permit for pyrotechnic displays or other use.

- (1) The township board, upon application in writing, on forms provided by the department may grant a permit for the use of fireworks otherwise prohibited by section D, within the township, manufactured for outdoor pest control or agricultural purposes, or for public display by municipalities, fair associations, amusement parks, or other organizations or groups of individuals approved by the township board, if the applicable provisions of this division and the Act are complied with. After a permit has been granted, the possession or transportation of fireworks for the purposes described in the permit only may be made. A permit granted under this subsection shall not be transferable, nor shall a permit be issued to a person under the age of 18 years.
- (2) Before a permit for articles pyrotechnic or display fireworks is issued, the person making application therefor shall furnish proof of financial responsibility by a bond or insurance in an amount deemed necessary by the township board, to satisfy claims for damages to property or personal injuries arising out of an act or omission on the part of the person, or any agent or employee thereof, in the amount, character and form the township board determines necessary for the protection of the public.
- (3) No permit shall be issued under this section to a nonresident person for conduct of articles pyrotechnic or display fireworks until such person has appointed in writing a resident member of the bar of this state or a resident agent to be his legal representative upon whom all process in an action or proceeding against him may be served.
- (4) The township board shall rule on the competency and qualifications of operators of articles pyrotechnic or display fireworks as the operator has furnished in his application form, and on the time, place and safety aspects of the displays, before granting permits.

Sec. F. Permit for discharge of consumer fireworks.

- (1) Persons wishing to discharge consumer fireworks on a day other than the day preceding, day of, or day after a national holiday shall do so only after paying a fee and obtaining a permit from the township.

- (2) Application for a permit to discharge consumer fireworks under this section shall be made on forms available from the township clerk.
- (3) Approval of a permit to discharge consumer fireworks shall be subject to the following minimum conditions:
 - (i) A minimum radial setback of 70 foot per one inch of the largest aerial device proposed to be discharged from the proposed launch site to the nearest occupied structure.
 - (ii) Satisfactory inspection by the fire prevention division of the township fire department upon delivery of the consumer fireworks to the proposed launch site.
 - (iii) Written permission of the property owner, if different than the applicant, shall be provided.
 - (iv) Additional reasonable conditions the fire prevention division deems necessary to protect the public health, safety and welfare.
- (4) A permit under this section shall not be issued to a minor.
- (5) A permit shall not be issued for any public property, including roads, road rights-of-way, or sidewalks.
- (6) The required inspection shall be requested by the applicant not later than 24 hours prior to the proposed discharge. For a proposed discharge on a Saturday or Sunday, the request shall be made not later than 8:30 a.m. of the Thursday preceding the proposed day of discharge.

Sec. G. Transportation and storage.

Transportation and storage of fireworks through and in the township shall be in accordance with the requirements set forth in Act 256.

SECTION III. VIOLATION AND PENALTY.

Unless otherwise provided, any person who shall violate or fail to comply with any of the provisions of this ordinance is responsible for a civil infraction punishable by a civil fine not to exceed \$500.00.

SECTION IV. REPEAL.

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION V. SEVERABILITY.

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

SECTION VI. SAVINGS CLAUSE.

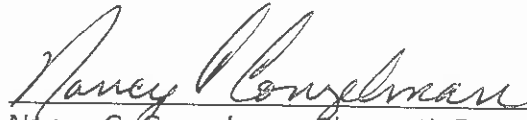
The repeal or amendment herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending litigation or prosecution of any right established or occurring prior to the effective date of this Ordinance.

SECTION VII. PUBLICATION.

The Clerk for the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

SECTION VIII. EFFECTIVE DATE.

This Ordinance shall take full force and effect upon publication.



Nancy C. Conzelman, Plymouth Township Clerk

Adopted: October 21, 2014
Published: November 30, 2014

CERTIFICATION

The foregoing Ordinance was duly adopted by the Township Board Trustees of the Charter Township of Plymouth at its regular meeting called and held on the 21st day of October, 2014, and was ordered to be given publication in the manner required by law.

Nancy C. Conzelman, Plymouth Township Clerk

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.4
CREATION OF FINANCE
DIRECTOR POSITION
RESOLUTION #2018-05-15-26**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 15, 2018

ITEM: Creation of Finance Director Position

PRESENTER: Supervisor Heise & Clerk Vorva

BACKGROUND: We are asking the Township Board to create the position of Township Finance Director, at a starting salary of \$90,000 retroactive to January 1, 2018, and appoint Cynthia Kushner to the position. Ms. Kushner's current position of Accountant will be left vacant. Funding for this change will come via a budget amendment to be voted on later in this Agenda.

PROPOSED MOTION: I move that the Board of Trustees concur in the recommendation of the Supervisor and Clerk to create the position of Plymouth Township Finance Director and appoint Ms. Cynthia Kushner to the position at a starting salary of \$90,000.00, retroactive to January 1, 2018.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi, ___ Clinton, ___ Heitman, ___ Doroshewitz, ___ Dempsey, ___ Heise

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO APPROVE AND FUND THE CREATION OF THE POSITION OF FINANCE
DIRECTOR FOR THE CHARTER TOWNSHIP OF PLYMOUTH
RESOLUTION #2018-05-15-26**

At a special meeting of the Charter Township of Plymouth Board of Trustees, Wayne County, Michigan, held at the Township Hall located at 9955 N Haggerty Road, Plymouth Michigan on Tuesday, May 15, 2018, at 7:00 p.m.

WHEREAS, the Supervisor and Clerk have recommended that the Township create the position of Township Finance Director at a starting salary of \$90,000.00, and,

WHEREAS, the Supervisor and Clerk further recommend that Ms. Cynthia Kushner be appointed to this position, and,

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Plymouth Board of Trustees does hereby approve this resolution authorizing the creation of the position of Finance Director in accordance with the recommendation of the Township Supervisor and the Township Clerk and to make the changes in the pay and position retroactive to January 1, 2018.

Motion By: _____ Seconded By: _____

Roll Call:

____ Clinton, ____ Doroshewitz, ____ Heitman, ____ Dempsey, ____ Curmi, ____ Vorva, ____ Heise

I, Jerry Vorva, Clerk of the Charter Township of Plymouth, do hereby certify that the above is a true and complete copy of a resolution offered to and _____ by the Board of Trustees of the Charter Township of Plymouth on Tuesday, May 15, 2018.

Jerry Vorva, Clerk

May 15, 2018

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.5
2018 FIRST QUARTER BUDGET
AMENDMENTS
RESOLUTION #2018-05-15-27**

Resolution #2018-05-15-27

2018 First Quarter Budget Amendments

GENERAL FUND

| GL Number | Dept | Description | 2018 Board Approved Amt | Adjustment Needed | New Proposed Budget Amt | Reason for Adjustment |
|---------------------|---------|--------------------------|-------------------------|-------------------|-------------------------|---|
| EXPENDITURES | | | | | | |
| 101-336-978.000 | Fire | Equipment Purchase | 11,851.00 | 9,741.99 | 21,592.99 | Radio Equipment for Opening Station 2 |
| 101-336-758.100 | Fire | Turnout Gear | 12,000.00 | 5,000.00 | 17,000.00 | Turn Out Gear Budgeted for 2017 arrived in 2018 |
| 101-336-978.00 | Fire | Equipment | 11,815.00 | (9,655.00) | 2,160.00 | Adjust for Cot Batteries no longer needed and Computer Buy vs Rental Adjustment |
| 101-336-709.000 | Fire | Increase Overtime | 94,000.00 | 20,000.00 | 114,000.00 | 1 Firefighter Resigned, 2 Firefighters Injured |
| 101-101-885.000 | Twp Bd | Community Service | 1,000.00 | 1,224.00 | 2,224.00 | Senior Alliance Annual Match Under budgeted |
| 101-171-705.000 | Suprv | Supervisory | 97,126.00 | 26,000.00 | 123,126.00 | Salary Adjustments |
| 101-253-978.000 | Treas | Equipment Purchase | 4,400.00 | (3,886.91) | 513.09 | Lease vs purchase 4 computers |
| 101-215-978.000 | Clerk | Equipment Purchase | 48,725.00 | (6,802.10) | 41,922.90 | Lease vs purchase 7 computers |
| 101-265-978.000 | Bldg | Equipment Purchase | - | 4,400.00 | 4,400.00 | Purchase & Install Panic Buttons at Twp Hall |
| 101-371-978.000 | Bldg | Equipment Purchase | 6,100.00 | 11,743.00 | 17,843.00 | Purchase 2011 Escape to Replace 2004 Pick-up |
| 101-371-960.000 | Bldg | Education/Training | 2,000.00 | 850.00 | 2,850.00 | Plan Review Training - K. MacDonald |
| 101-371-978.000 | Bldg | Equipment Purchase | 6,100.00 | (971.72) | 5,128.28 | Lease vs purchase 1 computer |
| 101-446-818.000 | Traffic | Contractual Services | - | 10,000.00 | 10,000.00 | Potential SAD Engineering |
| 101-691-973.020 | Park | Habitat Grant Expenditur | - | 5,000.00 | 5,000.00 | Plant Rain Garden at Township Park |
| 101-851-971.000 | Blk Gr | Block Grants | 7,566.00 | 61,800.00 | 69,366.00 | Friendship Station Improvements |
| 101-955-885.000 | Com Svc | Community Service | 56,000.00 | 2,500.00 | 58,500.00 | Rouge Rescue Event - Tonquish Creek |

| Effect on Fund Balance | |
|------------------------|--------------|
| (Increase) | Decrease Exp |
| 3,963,325.00 | Fund Balance |
| | 2018 budget |
| (9,741.99) | |
| (5,000.00) | |
| 9,655.00 | |
| (20,000.00) | |
| (1,124.00) | |
| (26,000.00) | |
| 3,886.91 | |
| 6,802.10 | |
| (4,400.00) | |
| (11,743.00) | |
| (850.00) | |
| 971.72 | |
| (10,000.00) | |
| (5,000.00) | |
| (61,800.00) | |
| (2,500.00) | (136,843.26) |
| 3,826,481.74 | |

2018 First Quarter Budget Amendments

GENERAL FUND

| GL Number | Dept | Description | 2018 Board Approved Amt | Adjustment Needed | New Proposed Budget Amt | Reason for Adjustment |
|-----------------|------|-------------------------|-------------------------|-------------------|-------------------------|---|
| REVENUE | | | | | | |
| 101-290-441.000 | | Community Stabilization | 298,750.00 | 152,000.00 | 450,750.00 | Upward Trend |
| 101-290-447.000 | | Tax Administration Fee | 650,000.00 | (50,000.00) | 600,000.00 | Over Projected Fees |
| 101-290-664.000 | | Interest Income | 50,000.00 | (25,000.00) | 25,000.00 | Over Projected Income |
| 101-305-607.000 | | District Court Fees | 70,000.00 | (70,000.00) | - | 35th Dist Court Voted Not to Distribute Excess Revenue Until OPEB and Pension Liabilities are Paid. |
| 101-851-530.000 | | Block Grant | 21,215.00 | 61,800.00 | 83,015.00 | Block Grant Award |
| 101-290-460.080 | | Misc. Grants | - | 5,000.00 | 5,000.00 | Bosch Grant for Rain Garden |
| 101-290-460.080 | | Misc. Grants | - | 2,500.00 | 2,500.00 | Bosch Grant for Rouge Rescue |

| Effect on Fund Balance (Increase) Decrease Exp | |
|--|------------------------|
| Increase (Decrease) Revenue | |
| 152,000.00 | |
| (50,000.00) | |
| (25,000.00) | |
| (70,000.00) | |
| 61,800.00 | |
| 5,000.00 | |
| 2,500.00 | 76,300.00 |
| 3,902,781.74 | Adjusted Fund B |
| | Balance |
| Net Reduction | (60,543.26) |

**2018 First Quarter Budget Amendments
Water & Sewer**

| GL Number | Description | 2018 Board Approved Amt | Adjustment Needed | New Proposed Budget Amt | Reason for Adjustment | Effect on Fund Balance (Increase Expense) |
|----------------------------|------------------------------------|----------------------------|----------------------|----------------------------|---|--|
| <u>EXPENDITURES</u> | | | | | | |
| 592-172-973.030 | Storm Water Permit, Edu & Training | 25,000.00 | 11,000.00 | 36,000.00 | Prof Services for MS4 Permit Application (10,000.00) | 57,567,514.00 Budgeted (11,000.00) |
| 592-172-973.030 | Storm Water | 25,000.00 | 11,492.38 | 47,492.38 | Past Due Invoices, Wayne Co. Drain Assesment 2013 & 2015 | (11,492.38) 57,545,021.62 Adjusted |

**Resolution #2018-05-15-27
Page #3 of #3**

**STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH**

**RESOLUTION TO APPROVE FIRST QUARTER 2018 BUDGET AMENDMENTS
FOR GENERAL AND WATER AND SEWER FUNDS
RESOLUTION #2018-05-15-27**

At a special meeting of the Charter Township of Plymouth Board of Trustees, Wayne County, Michigan, held at the Township Hall located at 9955 N Haggerty Road, Plymouth Michigan on May 15, 2018, at 7:00 p.m.

WHEREAS, it is the responsibility of the Charter Township of Plymouth Board of Trustees to approve and oversee the expenditures of township funds up to, but not to exceed, the total appropriations authorized for each fiscal year and,

WHEREAS, a review of the first quarter expenditures and revenue results in a net decrease of \$60,543.26 from the previously approved 2018 General Fund balance of \$3,963,325.00, making the adjusted General Fund balance \$3,902,781.74 in accordance with the attached schedule and,

WHEREAS, a review of the first quarter expenditures results in a decrease of \$22,292.38 from the previously approved 2018 Water and Sewer fund balance of \$57,567,514.00, making the adjusted Water and Sewer fund balance \$57,545,021.62 in accordance with the attached schedule, and,

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Plymouth Board of Trustees does hereby approve this resolution authorizing the Township Clerk to make the above amendments to the 2018 General Fund Budget and the 2018 Water and Sewer Fund Budgets.

Motion By: _____ Seconded By: _____

Roll Call:

___ Clinton, ___ Doroshewitz, ___ Heitman, ___ Dempsey, ___ Curmi, ___ Vorva, ___ Heise

I, Jerry Vorva, Clerk of the Charter Township of Plymouth, do hereby certify that the above is a true and complete copy of a resolution offered to and _____ by the Board of Trustees of the Charter Township of Plymouth on Tuesday, May 15, 2018.

Jerry Vorva, Clerk

May 15, 2018

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.6
STORM DRAIN AGREEMENT
WITH AUTO PARK, LLC
RESOLUTION #2018-05-15-28**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 15, 2018

**ITEM: Auto Park LLC – Storm Drain Agreement
Resolution #2018-05-15-28**

PRESENTER: David Richmond,

BACKGROUND:

Wayne County requires the Township to accept jurisdiction of storm water management systems constructed to comply with the Wayne County Storm Water Management Ordinance and Administrative Rules. The Storm Drain Agreement passes this responsibility on to the owners of the property benefitted by the drainage improvements.

ACTION REQUESTED:

Approve the enclosed resolution authorizing the Township Supervisor to sign the Wayne County Maintenance Permit and authorize the Township Supervisor and Clerk to execute the storm drain agreement.

RECOMMENDATION:

Approve

PROPOSED MOTION: Move to adopt Resolution #2018-05-15-28 authorizing the Township Supervisor to sign the Wayne County Permit M-49888 and approve the Storm Drain Agreement with Auto Park, LLC and authorize the Township Supervisor and Clerk to execute same.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva, ___ Dempsey, ___ Heitman, ___ Clinton, ___ Heise, ___ Curmi, ___ Doroshewitz

STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH

RESOLUTION #2018-05-15-28
STORM DRAIN AGREEMENT – Auto Park, LLC

Whereas, the Plymouth Charter Township has been requested by Auto Park, LLC to assume jurisdiction and maintenance of a certain storm drain (or storm sewer, as the case may be); and

Whereas, the Wayne County Department of Public Services for the County of Wayne is agreeable to such request and has prepared a Permit No. M-49888 to be entered into by said Wayne County Department of Public Services, the Plymouth Charter Township and Auto Park, LLC for the purposes therein stated; and

Whereas, the Plymouth Charter Township is under no legal duty to assume such jurisdiction and maintenance or to enter into the aforesaid Permit for the particular benefit of Auto Park, LLC and the property served by the storm drain and it is necessary for the public health, safety and welfare that said storm drain be maintained and such maintenance be without cost or expense to the Plymouth Charter Township; and

Whereas, Auto Park, LLC as willingly and freely affirmed the desire and intent to execute and record instruments for the purpose of insuring that the Plymouth Charter Township will be held harmless from all costs and expenses in any way pertaining to the Plymouth Charter Township assuming the aforescribed maintenance and jurisdiction or to the aforesaid Permit being executed by the Plymouth Charter Township.

NOW, THEREFORE, BE IT RESOLVED that the Plymouth Charter Township shall assume jurisdiction and maintenance of the storm drain servicing the premises at the street address of 45749 Helm Street, Plymouth Township, Michigan 48170 and owned by Auto Park, LLC.

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute Permit No. M-49888 of the Wayne County Department of Public Services in behalf of the Plymouth Charter Township; and

FURTHER, BE IT RESOLVED that the Supervisor and Clerk of the Plymouth Charter Township are authorized and empowered to execute the Storm Drain Agreement in behalf of the Plymouth Charter Township together with Auto Park, LLC in the form and substance of the instrument presented to this Board.

Present: [Clinton, Curmi, Dempsey, Doroshewitz, Heise, Heitman, Vorva]

Absent:

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Special Meeting – May 15, 2018

Resolution No: #2018-05-15-28

Certification

STATE OF MICHIGAN)

)

COUNTY OF WAYNE)

I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.

Jerry Vorva, Clerk
Charter Township of Plymouth

PERMIT OFFICE
 33809 MICHIGAN AVE
 WAYNE, MI 48184
 PHONE (734) 595-6504
 FAX (734) 595-6356



PERMIT No

M-49888

ISSUE DATE

EXPIRES

10/23/2017

REVIEW No

WORK ORDER

R 17-450

72 HOURS BEFORE ANY
 CONSTRUCTION. CALL

FOR INSPECTION

WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES
PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

PROJECT NAME

MAINTENANCE PERMIT FOR RE-PAVING OF EXISTING PARKING LOT

LOCATION

45749 HELM STREET (WEST OF JIB STREET)

CITY/TWP

PLYMOUTH

PERMIT HOLDER

PLYMOUTH TOWNSHIP
 9955 N HAGGERTY RD
 PLYMOUTH TOWNSHIP, MI 48170-4673

CONTRACTOR

CONTACT

KURT HEISE (248) 348-5800

CONTACT

<BLANK>

DESCRIPTION OF PERMITTED ACTIVITY

(72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7181, www.missdig.org)

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

PLYMOUTH TOWNSHIP SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

PLYMOUTH TOWNSHIP SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

PLYMOUTH TOWNSHIP SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM, THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY

Schonscheck Inc

PLANS APPROVED BY

Yousif, I.

REQUIRED ATTACHMENTS

EXHIBIT 'A': MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM

EXHIBIT 'B': LONG TERM MAINTENANCE PLAN

EXHIBIT 'C': BINDING AGREEMENT (COMMUNITY RESOLUTION)

(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Statements filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit.

PERMIT HOLDER NAME

PERMIT HOLDER / AUTHORIZED AGENT

DATE

WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES

PREPARED BY

VALIDATED BY

PERMIT COORDINATOR

DATE

STORM DRAIN AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, A.D., 20____, by and between the PLYMOUTH CHARTER TOWNSHIP, a Municipal Corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter referred to as "TOWNSHIP", and AUTO PARK, LLC, whose address is 17970 CRANBROOK, NORTHVILLE, MI 48168 hereinafter referred to as "PROPRIETOR", in consideration of the TOWNSHIP adopting a Resolution assuming jurisdiction and maintenance of a certain storm drain, a copy of which is attached as Exhibit A and incorporated by reference, and executing a certain Permit, a copy of which is attached as Exhibit B and incorporated by reference, with the WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, COUNTY OF WAYNE, MICHIGAN, a public body corporate, providing certain duties and obligations undertaken by the TOWNSHIP in respect to a storm drain for the ultimate proximate benefit of PROPRIETOR and the special benefit of land within the PLYMOUTH CHARTER TOWNSHIP, County of Wayne and State of Michigan, hereinafter termed "SPECIALLY BENEFITED DISTRICT", described as:

Property Tax I.D.: R-78-009-02-0049-002

Property Address: 45749 Hem Street, Plymouth, MI 48170

Legal Description: The East ½ of Lot 49 and all of Lot 50, METRO WEST INDUSTRIALPARK NO. 2, a subdivision of part of the N.E. ¼ of Section 21, T.1 S., R.8 E., Plymouth Township, Wayne County, Michigan. Recorded in Liber 101 of Plats 3, 4 and 5 of Wayne County Records

and said storm drain, or the portion thereof, being assumed for jurisdiction and maintenance, is pictorially set forth on attached Exhibit B, incorporated by reference.

NOW, THEREFORE, in consideration of the foregoing and of these presents, TOWNSHIP and PROPRIETOR agree as follows:

1. The PROPRIETOR shall prepare and submit to the TOWNSHIP for review and approval by the TOWNSHIP, in its sole discretion, all construction and as built plans and specifications for the storm drains as the TOWNSHIP may require.

2. Upon completion of the PROPRIETOR'S construction, payment by the PROPRIETOR of the TOWNSHIP'S inspection and review fees, and submission of approved as built plans and specifications, the TOWNSHIP shall assume jurisdiction of the storm drain and maintain the same at its own cost and expense, subject to complete reimbursement of the same by the owners (at any time hereafter) of all lands in the aforementioned SPECIALLY BENEFITED DISTRICT and subject to such security and bonds as the TOWNSHIP may require of the PROPRIETOR.

3. The PROPRIETOR and the owners, their agents, heirs, successors and assigns, of all lands in the SPECIALLY BENEFITED DISTRICT shall defend, indemnify and save harmless from risk of

loss and all expenses, costs, interest, actual attorneys' fees, settlement sums and judgments, if any, the TOWNSHIP from any claims, demands, actions, damages and injuries of any kind, nature or description which may hereafter at any time be made against the TOWNSHIP, whether directly or indirectly, on account of, arising from or occurring as a result of the design, construction, use, maintenance, repair, discharge to, violation of the Clean Water Act, or operation, or the omission of any of the same, of the storm drain and the appurtenances, connections, attachments and appliances thereof.

The PROPRIETOR and the owners, their agents, heirs, successors and assigns, shall be subject to the provisions of Ordinance No. 99, which provides, in pertinent part, for the creation of liens upon the SPECIALLY BENEFITED DISTRICT in favor of TOWNSHIP for any and all amounts unpaid by the SPECIALLY BENEFITED DISTRICT to the TOWNSHIP as a result of any claims, demands, actions, damages and injuries of any kind, nature or description which may hereafter at any time be made against the TOWNSHIP, whether directly or indirectly, on account of, arising from or occurring as a result of the design, construction, use, maintenance, repair or operation, or the omission of any of the same, of the storm drain and the appurtenances, connections, attachments and appliances thereof.

4. The PROPRIETOR, and the successors and assigns of same, and the owners of all lands in the SPECIALLY BENEFITED DISTRICT shall fully and faithfully perform each and all of the particular and the general conditions of the Permit, being Exhibit B.

5. PROPRIETOR shall constitute the following language as a restriction and covenant running with all of the land described as the SPECIALLY BENEFITED DISTRICT and binding upon all owners of said lands, and their agents, heirs, assigns and successors:

(a) The PLYMOUTH CHARTER TOWNSHIP, its successors, assigns, agents, independent contractors and employees, is hereby granted an irrevocable license to enter upon and across all land at any time for the purposes of inspecting, repairing, maintaining, removing, installing, reinstalling and constructing the storm drain which is the subject of a certain Storm Drain Agreement, dated _____, 20___, between the PLYMOUTH CHARTER TOWNSHIP AND AUTO PARK, LLC. therein referred to as PROPRIETOR, and which are subject to a Permit between the PLYMOUTH CHARTER TOWNSHIP and the WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, WAYNE COUNTY, MICHIGAN dated October 16, 2017.

(b) The owner(s) of the land, and their agents, heirs, successors and assigns, shall be jointly and severally liable for all costs and expenses incurred by the PLYMOUTH CHARTER TOWNSHIP, together with reasonable charges for its administration, supervision and management, in inspecting, repairing, maintaining, removing, installing, reinstalling and constructing the storm drain which is the subject of paragraph (a), immediately hereinbefore set forth. Such costs, expenses and charges shall be due and owing upon the PLYMOUTH CHARTER TOWNSHIP communicating the same in writing to the last known address of said PROPRIETOR filed with the Township Clerk and to the address of owner(s) as set forth on the then existing tax roll by first class mail, postage prepaid, and a proof of service of said mailing shall be conclusive evidence of the fact of actual notice to all persons, firms, corporations, associations or entities to whom such mailing was addressed. The foregoing shall not be the exclusive right or remedy of the PLYMOUTH CHARTER TOWNSHIP, rather all rights and remedies otherwise provided to the PLYMOUTH CHARTER TOWNSHIP by statute, ordinance, agreement or other provisions of this instrument shall be available to the PLYMOUTH CHARTER TOWNSHIP.

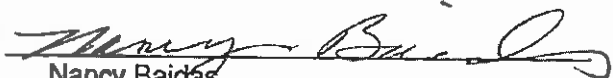
Further, the PROPRIETOR shall forthwith record this Storm Drain Agreement with the Wayne County Register of Deeds at PROPRIETOR'S sole cost and expense and furnish to the TOWNSHIP satisfactory evidence of such recording.

Wherever in this instrument the term "storm drain" is utilized, it shall be read to mean the same as "storm sewer".

IN WITNESS WHEREOF, the parties hereto have caused this Storm Drain Agreement to be executed by their respective, duly-authorized officers and their seals to be affixed hereto all as of the day and year first above written.

PROPRIETOR

Auto Park, LLC.

By: 
Nancy Baidas

Its: Member

By: _____

Its: owner

PLYMOUTH CHARTER TOWNSHIP

By: _____
Kurt L. Heise

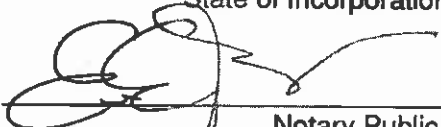
Its: Supervisor

By: _____
Jerry Vorva

Its: Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2019,
by Nancy Baidas
of Auto Lock LLC Individual Name(s) and Office Held, a LLC Corporation, on behalf
of Auto Lock LLC Corporate Name, State of Incorporation
the Corporation.



Wayne Notary Public
County, MI
My Commission Expires: 9.15.19

ERIN E. PERCY
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES SEPT. 15, 2019
ACTING IN Wayne COUNTY

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____
_____ 20 ____ by Kurt L. Heise, Supervisor of Plymouth Charter Township and Jerry Vorva, Clerk of
Plymouth Charter Township, a Michigan municipal corporation, on behalf of the Plymouth Charter
Township.

Notary Public

Wayne County, Michigan
My Commission Expires: _____

When recorded, return to:

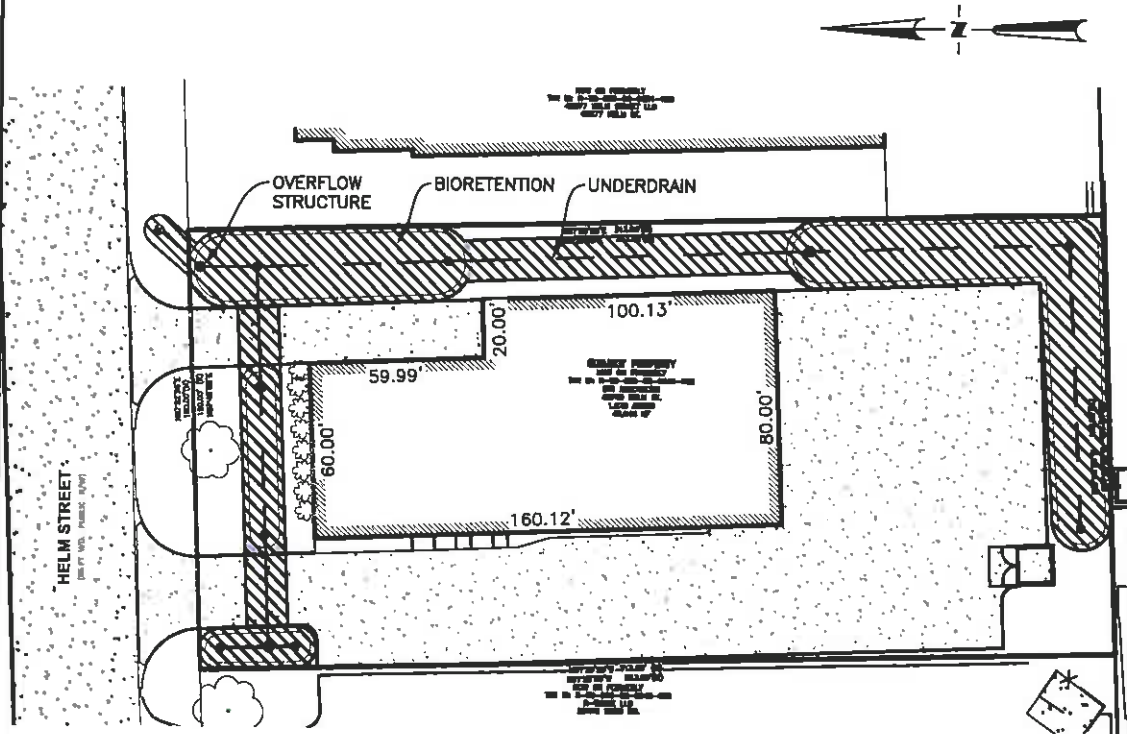
Jerry Vorva, Clerk
Plymouth Charter Township
9955 North Haggerty Road
Plymouth, MI 48170

Drafted by:

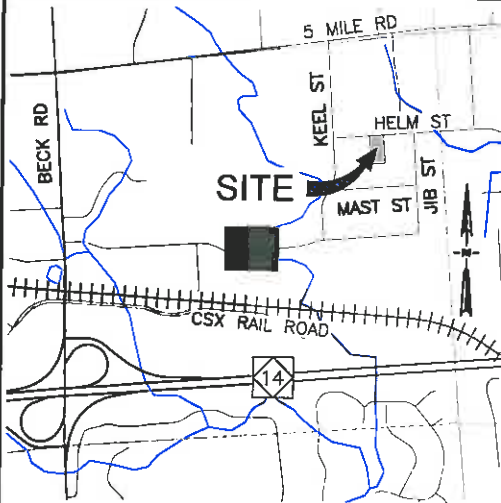
Ronald E. Witthoff, Esq.
Hemming, Polaczyk, Cronin,
Smith, Witthoff & Bennett, P.C.
217 W. Ann Arbor Road, Suite 302
Plymouth, MI 48170

EXHIBIT A

PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM



LOCATION MAP



LEGAL DESCRIPTION

(Per Mortgage Report Survey performed by: George Jerome & Co., Job No.: 148163, Dated: 2/16/2000)

Parcel Tax Number: R-78-009-02-0048-002

The East 1/2 of Lot 49 and all of Lot 50, METRO WEST INDUSTRIAL PARK NO. 2, a subdivision of part of the N E 1/4 of Section 23, T 1 S, R 8 E, Plymouth Township, Wayne County, Michigan. Recorded in Liber 101 of Plats, Pages 3, 4 and 5 of Wayne County Records

LEGEND



PLYMOUTH TOWNSHIP STORM MAINTENANCE RESPONSIBILITY

WAYNE COUNTY DPS PLAN REVIEW NO.: R17-450

PROPERTY INFORMATION:
45749 Helm Street
Plymouth, MI 48170

PROPERTY OWNER:
45749 Helm Street
Plymouth, MI 48170
Phone:

ENGINEER:
MEGA, Inc.
638 S. Grand Ave.
Fowlerville, MI 48836
Phone: (517) 223-3512
Fax: (517) 223-9987

DATE: 9/22/2017

SHEET 1 OF 1

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Wayne County DPS Permit No.: M -
Wayne County DPS Plan Review No.: R17-450

A. Physical Limits of the Storm Water Management System

The storm water management system (SWMS) subject to this long term maintenance plan (Plan) is depicted on Exhibit A to the permit and includes without limitation the storm sewers, swales, catch basins, manholes, inlets, retention area, overflow structure and outlet pipe that covers flow from the Bio-retention to a road storm system. For the purposes of this plan, this storm water management system and all of its components as shown in Exhibit A is referred to as "45749 Helm Street SWMS".

B. Time Frame for Long-Term Maintenance Responsibility

The occupant is responsible for maintaining the 45749 Helm Street SWMS including complying with applicable requirements of the local or Wayne County soil erosion and sedimentation control program until Wayne County releases the construction permit. Long-term maintenance responsibility for the 45749 Helm Street SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Insuring Maintenance Responsibility

Plymouth Township has assumed responsibility for long-term maintenance of 45749 Helm Street SWMS. The resolution by which the Plymouth Township has assumed maintenance responsibility is attached to the permit as Exhibit C. The occupant, through a maintenance agreement with Plymouth Township, has agreed to perform the maintenance activities required by this plan. Plymouth Township retains the right to enter the property and perform the necessary maintenance of the 45749 Helm Street SWMS if the occupant fails to perform the required maintenance activities. To ensure that the 45749 Helm Street SWMS is maintained in perpetuity, the map of the physical limits of the storm water management system (Exhibit A), this plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the Plymouth Township and the property owner(s) will be recorded with the Wayne County Register of Deeds. Upon recording, a copy of the recorded documents will be provided to the County.

D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring/inspections, preventative maintenance and remedial actions). While performing maintenance, chemicals should not be applied to the bio-retention, buffer strip, or watercourses. Table 1 also identifies site specific work needed to ensure that the storm water management system functions properly as designed.

| MAINTENANCE ACTIVITIES | SYSTEM COMPONENTS | | | | | | FREQUENCY |
|--|--|--------------------|--------------------|--------------|--|----------------|--|
| | Storm Collection System (Sewers, Swales, Catch Basins, Manholes) | Inlet to Retention | Bio-retention Area | Buffer Strip | Overflow Structures, Pump, & Outlet Pipe | Pavement Areas | |
| Monitoring / Inspection | | | | | | | |
| Inspect for Sediment Accumulation | X | X | X | X | X | | As Needed / Semi-Annually |
| Inspect For Floatables, Dead Vegetation & Debris | X | X | X | X | X | | Annually & After Major Events |
| Inspect For Erosion And Integrity of System | X | X | X | X | X | | Annually & After Major Events |
| Inspect Components During Wet weather & Compare to As-built | X | X | X | X | X | | Annually |
| Ensure Maintenance Access Remain Open/Clear | X | X | X | X | X | | Annually |
| Preventive Maintenance | | | | | | | |
| Remove Accumulated sediments | X | X | X | X | X | | As Needed, select areas only |
| Remove Floatables, Invasive & Dead Vegetation & Debris | X | X | X | X | X | | As needed** |
| Re-Apply / Replace Mulch Layer | | | X | | | | Re-Apply Every 6 Months, Replace Every 2 Years |
| Replace Subsurface Components (Soils, Stones, 6" Underdrain, Etc.) | | | X | | | | Every 5 Years, or When Water Ponds More Than 6 Hours |
| Sweeping of Paved Surfaces | | | | | | X | As Needed / Semi-Annually |
| Remedial Action | | | | | | | |
| Repair/Stabilize Areas of Erosion, Reseed Bare Areas | X | X | X | X | X | | As Needed |
| Replace Dead Plantings, Lawn | | | X | X | | | As needed |
| Structural Repairs | X | X | X | X | X | X | As Needed |
| Make Adjustments/Repairs to Ensure Proper Functioning | X | X | X | X | X | X | As Needed |

NOTES:

| | | | |
|--|--|---|-----------------|
| PROPERTY INFORMATION: 45749 Helm Street Plymouth, MI 48170 | PROPERTY OWNER: 45749 Helm Street Plymouth, MI 48170 Phone: | ENGINEER: MEGA, Inc. 638 S. Grand Ave. Fowlerville, MI 48836 Phone: (517) 223-3512 Fax: (517) 223-9987 | DATE: 9/22/2017 |
| | | | SHEET 1 OF 1 |

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM F.7
DRAFT P.A.R.C. CONCESSION
AGREEMENT DISCUSSION**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 15, 2018

ITEM: Proposed PARA /PARC Concession Agreement

PRESENTER: Supervisor Heise

BACKGROUND: At our May 15 Board Meeting I would like to spend some time reviewing and discussing the attached proposed Concession Agreement for the Plymouth Area Recreational Authority (PARA) that would be executed between the PARA and PARC for the management of the PARC facilities.

If you have any changes, deletions, additions or questions, please be ready to discuss them.

PROPOSED MOTION: None required; discussion item only.

PLYMOUTH ARTS & RECREATION COMPLEX CONCESSION
between
PLYMOUTH AREA RECREATIONAL AUTHORITY
and
PLYMOUTH P.A.R.C., INC.

SUMMARY OF KEY TERMS

Objective

Concession Agreement for the creation of a Public-Private Partnership between Plymouth P.A.R.C., Inc. and a joint recreational authority created by the City of Plymouth and the Charter Township of Plymouth for the redevelopment, management and operation of the Plymouth Arts & Recreational Complex, with a taxpayer approved millage assessed by the joint recreational authority to help fund capital improvements to the Plymouth Arts & Recreational Complex, including construction of a performing arts center.

Parties

- Plymouth Area Recreational Authority (“PARA” or the “Authority”)
- Plymouth P.A.R.C., Inc. d/b/a Plymouth Arts and Recreation Complex (“PARC” or the “Company”)
- City of Plymouth (“City”)
- Charter Township of Plymouth (“Township”)
- Community Foundation Investments, LLC (“CFI”)
- Mark Malcom (“Malcolm”)

Formation of PARA and Millage Proposal

- PARA will be formed as a Recreational Authority organized pursuant to the Recreational Authorities Act, Act 321 of 2000, as amended (“Act 321”), MCL 123.1131 *et. seq.*
- The City Commission of the City of Plymouth and the Township Board of Trustees of the Charter Township of Plymouth must each approve the articles of incorporation for the formation of PARA.
- Section 6 of Act 321 requires that prior to adoption of articles of incorporation, the articles must be published at least once in a newspaper generally circulated within the City and Township.
- Upon adoption of the Authority’s Articles by City and Township, the clerk of the last participating municipality to adopt the articles must file the articles with Michigan Secretary of State.
- Township and City would then appoint members to the PARA Board of Directors in accordance with the Articles. Board shall consist of seven members. City appoints two

members. Township appoints five members. (Split is based on Township having approximately 75% of total tax base).

- The President of PARC and Malcolm shall be invited to participate in PARA Board meetings as nonvoting attendees, except for any meeting held by PARA Board in closed session pursuant to Michigan Open Meetings Act.
- PARA Board will adopt Bylaws and appoint officers at its first meeting.
- PARA Board will adopt a resolution approving a ballot proposal for the levy of a tax of not more than 1 mill for a period of not more than 20 years on all taxable property within the City and Township for the purpose of acquiring, constructing, operating, maintaining and improving the Plymouth Arts and Recreation Complex located at 650 Church Street, Plymouth, Michigan (“PARC Property”). The PARA Board will need to determine the amount of the millage and the duration of the millage to be specified in the ballot proposal, subject to the limitations set forth in the preceding sentence. (MCL 123.1141)
- Ballot proposal must be certified by the Board to the Wayne County Clerk not later than 60 days before election date. The ballot proposal may only be considered at a statewide general or primary election. Authority would schedule vote for August 2018 primary election date.
- Tax may only be levied if approved by a majority of electors in each of the City and the Township.

Conveyance of PARC Property

- Upon approval of the millage proposal and the subsequent securing of all approvals needed to proceed with the project at a cost containable within the millage funding and with final project details acceptable to PARA, PARC, Malcolm and CFI:
 - CFI will exercise its option to purchase the PARC Property from Plymouth-Canton Community Schools.
 - CFI will convey the PARC Property to PARA for no additional consideration.
 - PARA will enter into a Concession Agreement with PARC for the exclusive operation and management of the PARC Property as described below.
 - PARA will agree not to sell or lease the PARC Property to any other party during the term of the Concession Agreement.
 - Following the planned Project improvement, PARA will cause the former Plymouth High/Central Middle School to be added to the City of Plymouth’s Historic District to help ensure that it remains historically significant for generations to come.

Concession Agreement

- The Authority and the Company will enter into a Concession Agreement for a term of 35 years under which the Authority will agree that the Company will operate, manage, improve and repair the PARC Property as an arts and recreation complex serving residents of the City and the Township. The Company shall be responsible for all operating expenses and shall retain all operating revenues from the PARC Property.
- Under the Concession Agreement structure, the Authority will retain fee simple title to all land and improvements. The PARC Property will remain exempt from real property taxes. The Company will have the right to permit third parties to use the PARC Property for arts, educational and recreational purposes in a manner that complies with Act 321.
- Concession Agreement will set forth certain duties of the Company as concessionaire to manage, operate and maintain the PARC Property.
 - Company will manage, operate and maintain the PARC Property solely as an arts, education and recreational facility serving residents of the City and the Township. No other use without consent of PARA Board.
 - Company will retain all revenue from the operation of the Plymouth Arts & Recreation Complex. Company intends to be self-funding.
 - Company will maintain its existence as a Michigan nonprofit corporation and its exempt status under Section 501(c)(3) of the Internal Revenue Code.
 - Company will provide quarterly internally prepared financial reports and annual audited financial statements.
 - Millage revenues will only be used to fund capital improvements to the PARC Property or pay debt service on bonds or other indebtedness incurred to finance capital improvements to the PARC Property and may not be used to fund operating expenses of the Company.
 - Company will provide an annual capital budget to the PARA Board for its approval. Millage revenues may not be used to finance capital improvements unless approved by PARA Board.
 - Company will retain naming rights to the PARC Property and may sell such naming rights and retain the revenue.
 - Company will not be required to pay property taxes, lease payments or other concession payments.
 - Company will maintain general liability and property insurance for the PARC Property.

- If the Company fails to comply with the terms of the Concession Agreement, and such default is not cured within six months after written notice of default from the Authority, the Authority would have the right to terminate the Concession Agreement or appoint a substitute concessionaire to manage and operate the PARC Property.
- Authority will agree to issue tax exempt municipal bonds for a term not to exceed the duration of the millage which will be payable solely from the millage revenues. Proceeds of the bonds will be used to finance capital improvements to the PARC Property, including the construction of a performing arts center in accordance with plans and specifications and a project budget to be agreed upon by the Authority and the Company. The balance of the millage revenues not required to pay debt service on the bonds will be retained by the Authority and used to pay administrative expenses of the Authority (e.g., accounting, legal, etc.) and may be used to pay other costs of capital expenditures for the PARC Property that are approved by PARA Board.

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**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM G
SUPERVISOR AND TRUSTEE
COMMENTS**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM H
PUBLIC COMMENTS AND
QUESTIONS**

**CHARTER TOWNSHIP OF
PLYMOUTH
BOARD OF TRUSTEES
SPECIAL MEETING
May 15, 2018**

**ITEM I
ADJOURNMENT**