

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**CALL TO ORDER**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM A  
ROLL CALL**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

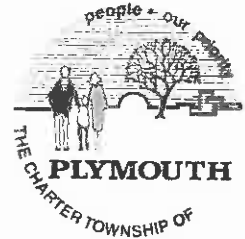
**ITEM B  
PLEDGE OF ALLEGIANCE**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM C  
APPROVAL OF AGENDA  
JULY 24, 2018**

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

Tuesday, July 24, 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**

**C. APPROVAL OF AGENDA**  
Tuesday, July 24, 2018

**D. APPROVAL OF CONSENT AGENDA**

**D.1 Approval of Minutes:**  
Special Meeting – Tuesday, July 17, 2018  
Revised Minutes – June 26, 2018

**D.2 Acceptance of Communications, Resolutions, Reports:**  
Building Department Monthly Report – June, 2018  
Fire Department Monthly Report – June, 2018  
Police Department Monthly Report – June, 2018  
Planning Department Monthly Report – May and June, 2018  
FOIA Activity – Clerk’s Office – June, 2018  
FOIA Activity – Police Department – June, 2018

**D.3 Approval of Township Bills:**

<b>FUND</b>	<b>ACCT</b>	<b>ALREADY PAID</b>	<b>TO BE PAID</b>	<b>TOTAL:</b>
General Fund	<b>101</b>	\$533,430.88	101,211.39	\$634,642.27
Solid Waste Fund	<b>226</b>	4,205.71	.00	4,205.71
Improvement Revolving (Capital)	<b>246</b>	.00	.00	.00
Drug Forfeiture Fund	<b>265</b>	4,301.03	.00	4,301.03
Drug Forfeiture State	<b>266</b>	.00	.00	.00

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

Tuesday, July 24, 2018  
7:00 PM



Drug Forfeiture IRS	<b>267</b>	.00	472.05	472.05
Golf Course Fund	<b>510</b>	129.45	4,606.83	4,736.28
Senior Transportation	<b>588</b>	3,893.46	239.59	4,133.05
Water/Sewer Fund	<b>592</b>	249,044.52	81,504.92	330,549.44
Trust and Agency	<b>701</b>	139,262.48	172.50	139,434.98
Police Bond Fund	<b>702</b>	5,367.00	.00	5,367.00
Tax Pool	<b>703</b>	.00	.00	.00
Special Assessment Capital	<b>805</b>	36.82	5,841.25	5,878.07
<b>TOTALS:</b>		<b>\$939,671.35</b>	<b>\$194,048.53</b>	<b>\$1,133,719.88</b>

**E. PUBLIC COMMENTS AND QUESTIONS (Limited to 3 minutes)**

**F. NEW BUSINESS**

1. "The Woods", Cluster Housing Option, Final Approval, **Resolution #2018-07-24-54**
2. New Modems for Police Vehicles, **Resolution #2018-07-24-55**, Lieutenant Jon Brothers
3. Budget Amendments, **Resolution #2018-07-24-56**, Finance Director Kushner and Supervisor Heise
4. Approval of Storm Water Easement for Oerlikon, **Resolution #2018-07-24-57**, David Richmond, Township Engineer
5. Golf Course Request for Proposal Discussion, Supervisor Kurt Heise

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

Tuesday, July 24, 2018  
7:00 PM



6. Comprehensive Fee Schedule, Change to Water Tap Charge, **Resolution #2018-07-10-58**, Clerk Vorva, Finance Director Kushner and Administrative Assistant to the Building Department Cheri Palmarchuk
7. Economic Development Update Presentation – Supervisor Heise, Trustee Heitman and Planning Consultant Haw

**G. SUPERVISOR AND TRUSTEE COMMENTS**

**H. PUBLIC COMMENTS AND QUESTIONS (Limited to 3 Minutes)**

**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  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.1  
CONSENT AGENDA  
APPROVAL OF MINUTES  
JULY 17, 2018**



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, JULY 17, 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:** Dan Kudra, Police Lieutenant  
Kevin Bennett, Township Attorney  
David Richmond, Spalding DeDecker  
Laura Haw, AICP, Planning Director  
Cindy Kushner, Finance Director  
Sue Brams, Executive Assistant to the Supervisor  
Cheri Palmarchuck, Bldg. Dept. Admin. Asst.  
Alice Geletzke, Recording Secretary  
9 Members of the Public

**B. PLEDGE OF ALLEGIANCE - Bill Carter**

**C. APPROVAL OF AGENDA**

Moved by Trustee Heitman and seconded by Clerk Vorva to approve the agenda for the Board of Trustees special meeting of July 17, 2018. Ayes all.

**D. APPROVAL OF MINUTES, JULY 10, 2018 MEETING**

Trustee Doroshewitz asked that his comment in the third paragraph on Page 5 regarding Northville paying their fair share of the cable bill be changed. He said he used that as an example that the Township has subsidized Northville Township to move into Fire Station No. 2 and they don't pay anything, and he thinks they should pay their fair share of expenses.

Clerk Vorva also corrected the spelling of the name of Mary Anne Zavagnin.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, JULY 17, 2018**

**PROPOSED MINUTES**

Supervisor Heise also noted that an error was missed in the minutes of the regular meeting of June 26, 2018 which will be brought back by the Clerk for reconsideration.

Moved by Trustee Heitman and seconded by Clerk Vorva to approve the minutes of the Board of Trustees regular meeting of July 10, 2018 as amended. Ayes all.

**E. PUBLIC COMMENTS AND QUESTIONS**

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

**F. NEW BUSINESS**

1. PUD Option for Hillside Residences, **Resolution #2018-07-17-52**, Planning Consultant Laura Haw.

Mrs. Haw reviewed the PUD option request to redevelop the property, now home of the Courthouse Grille at 41661 Plymouth Road, into two multiple family 4-story buildings with a total of 88 apartments, a proposed density of 24.4 dwelling units/acre. She noted one of the conditions of the Planning Commission's recommendation is that the original farmhouse built on the site in 1889 be preserved in part, either on-site or off-site.

The Planning Commission held a public hearing at their June 20, 2018 meeting and recommended approval of the PUD to the Board of Trustees, subject to items listed in the reports of the Planner and Engineer, as well as addressing outstanding items with the Fire Department. A revised plan has since been submitted to the Fire Department which has been found to be in compliance.

Representatives of Jonna Properties addressed the Board and answered questions regarding their plans for the property. Board members clarified their understanding of the PUD process and discussed possible plans for historical preservation and amenities in the future such as sidewalk and entrance to Hines Park, which would also involve the County and City of Plymouth.

Moved by Clerk Vorva and seconded by Trustee Curmi to approve **Resolution #2018-07-17-52**, authorizing the approval of Application 2290-0518, contingent on the Planning Commission's condition that the site plan will address all outstanding items as listed in the Planner's and Engineer's reports. Ayes all on a roll call vote.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, JULY 17, 2018**

**PROPOSED MINUTES**

2. 2018-19 Water and Sewer Rates – Treasurer Clinton

Treasurer Clinton presented financial details on the ability to maintain the current water and sewer usage rates. Though the Great Lakes Water Authority raised the wholesale water rate by 3.1%, effective July 1, 2018, the transfer of 100% of the sewer flow to YCUA in 2017 allows maintaining the current rates for the next year while still setting aside money for future capital improvements.

Moved by Treasurer Clinton and seconded by Trustee Heitman to maintain Water and Sewer Usage Rates at their current levels of \$4.08 per 1000 gallons for water consumption and \$6.12 per 1000 gallons for sewage disposal. Ayes all on a roll call vote.

3. 2018-19 Solid Waste Fees, **Resolution #2018-07-17-53**  
Finance Director Kushner, Treasurer Clinton

Treasurer Clinton and Finance Director Kushner reviewed the schedule and analysis for Solid Waste Fees, which have not been increased since 2007. It was agreed to revise the recommended increase to \$14.50 per month, rather than \$14.46, an increase of \$1.25 per month

Moved by Trustee Curmi and seconded by Clerk Vorva to revise the Solid Waste Fee for 2018-2019 to \$14.50 per month, per the revised attached schedule, effective immediately. Ayes all on a roll call vote.

4. Water, Sewer Fee Schedule Revisions, **Resolution #2018-07-17-54**  
DPW Director Fellrath, Finance Director Kushner

Finance Director Kushner and Building Department Administrative Assistant Cheri Palmarchuk discussed the water and sewer system fee revision recommendations with Board members. With the excused absence of DPW Director Fellrath, it was recommended to postpone action for further discussion of policy changes.

Moved by Trustee Curmi and seconded by Clerk Vorva to postpone the Water and Sewer Fee Schedule Revisions until the next meeting. Ayes all.

**G. SUPERVISOR AND TRUSTEE COMMENTS**

Supervisor Heise indicated the next regular Board meeting will be held on July 24.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, JULY 17, 2018**

**PROPOSED MINUTES**

Trustee Dempsey noted another DTE power outage on July 8. He also had questions regarding the lack of a traffic light at McClumpha and Ann Arbor Road.

Trustee Curmi asked if his ideas on the budget have been received.

**H. PUBLIC COMMENTS AND QUESTIONS** – Susan Bondie asked for a report on the manhole situation.

**I. ADJOURNMENT**

Moved by Trustee Heitman and supported by Clerk Vorva to adjourn the meeting at 8:47 p.m. Ayes all.

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Jerry Vorva, Township Clerk

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.1  
CONSENT AGENDA  
APPROVAL OF REVISED MINUTES  
JUNE 26, 2018**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

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:** Dan Phillips, Fire Chief  
Jon Brothers, Police Lieutenant  
Cindy Kushner, Finance Director  
Kevin Bennett, Township Attorney  
David Richmond, Spalding DeDecker  
Jeff Noble, 20<sup>th</sup> District State Representative  
Sandra Groth, Deputy Clerk  
Amy Hammye, Deputy Treasurer  
Sue Brams, Executive Assistant to the Supervisor

42 Members of the Public

**B. PLEDGE OF ALLEGIANCE**

State Representative Jeff Noble led in the Pledge of Allegiance.

**C. APPROVAL OF AGENDA**

Tuesday, June 26, 2018

Trustee Heitman moved to add the back up paperwork to the agenda for Item J.10, Settlement Agreement with the City of Plymouth and seconded by Clerk Vorva. Ayes All

Moved by Clerk Vorva and seconded by Trustee Heitman to approve the agenda for the Board of Trustees regular meeting of June 26, 2018. Ayes all.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

**D. APPROVAL OF CONSENT AGENDA**

**D.1 Approval of Minutes:**

Regular Meeting – Tuesday, June 26, 2018

**D.2 Acceptance of Communications, Resolutions, Reports:**

Building Department Monthly Report – May, 2018

Fire Department Monthly Report – May, 2018

Police Department Monthly Report – May, 2018

FOIA Report – Clerk’s Office – May, 2018

FOIA Report – Police Department – May, 2018

**D.3 Approval of Township Bills:**

<b>FUND</b>	<b>ACCT</b>	<b>ALREADY PAID</b>	<b>TO BE PAID</b>	<b>TOTAL:</b>
General Fund	<b>101</b>	\$391,661.86	\$247,165.06	\$638,826.92
Solid Waste Fund	<b>226</b>	4,252.66	145,065.59	149,318.25
Improvement Revolving (Capital)	<b>246</b>	.00	.00	.00
Drug Forfeiture Fund	<b>265</b>	.00	.00	.00
Drug Forfeiture State	<b>266</b>	.00	.00	.00
Drug Forfeiture IRS	<b>267</b>	.00	.00	.00
Golf Course Fund	<b>510</b>	116.56	28,803.06	28,919.62
Senior Transportation	<b>588</b>	3,763.63	.00	3,763.63
Water/Sewer Fund	<b>592</b>	265,861.64	110,594.20	374,455.84
Trust and Agency	<b>701</b>	44,336.75	13,500.55	57,837.30
Police Bond Fund	<b>702</b>	2,719.00	.00	2,719.00

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

Tax Pool	<b>703</b>	.00	.00	.00
Special Assessment Capital	<b>805</b>	.00	821.25	821.25
<b>TOTALS:</b>		<b>\$712,712.10</b>	<b>\$545,949.71</b>	<b>\$1,258,661.81</b>

Moved by Clerk Vorva and seconded by Trustee Heitman to approve the consent agenda for the Board of Trustees regular meeting of June 26, 2018. Ayes all.

**E. PUBLIC COMMENTS AND QUESTIONS**

Representative Noble addressed the public and reported that the State would be providing \$400,000 to the Township for the purchase of a new fire truck and an additional \$200,000 to go towards the purchase of a new VIPER system for use with the emergency dispatch system. In addition Representative Noble shared the allocation of an additional \$500,000 to go toward the rebuilding of General Drive in Plymouth Township and another \$96,000 for the Plymouth District Library.

Lena Epstein, candidate for Congress, 11<sup>th</sup> District introduced herself to the public and advised of her background and stated her desire to serve as our next Congressional Representative in the 11<sup>th</sup> District.

Mary Weidel, Plymouth Township resident expressed additional concerns about cost estimates for the completion of the PARC project.

**F. NEW BUSINESS**

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

1. Reappointment of Dennis Cebulski to the Planning Commission for a 3 Year Term, **Resolution #2018-06-26-37.**

Trustee Curmi moved to approve Resolution #2018-06-26-37 authorizing the re-appointment of Mr. Dennis Cebulski to the Planning Commission for a three year term expiring on June 30, 2021, seconded by Clerk Vorva. Ayes all on a roll call vote.

2. Reappointment of William Pratt to the Planning Commission for a 3 Year Term, **Resolution #2018-06-26-38.**



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BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

Trustee Curmi moved to approve Resolution #2018-06-26-38 authorizing the re-appointment of Mr. William Pratt to the Planning Commission for a 3 year term expiring on June 30, 2021, seconded by Trustee Heitman. Ayes all on a roll call vote.

3. Approval of Storm Drain Agreement, AUTOZONE, (FRC Plymouth Magic LLC)  
**Resolution #2018-06-26-39**

Mr. Richmond addressed the Board and answered questions regarding the request for the Storm Drain Agreement. Attorney Bennett also explained about the need for a local company to act as an agent for this out of state company.

Trustee Heitman made a motion to adopt Resolution #2018-06-26-39 authorizing the Township Supervisor to sign the Wayne County Permit M-49513 and approve the Storm Drain Agreement with FRC Plymouth Magic, LLC and authorize the Township Supervisor and Clerk to execute same, seconded by Clerk Vorva. Ayes all on a roll call vote.

4. 2017 Audit Presentation and Approval, **Resolution #2018-06-26-40**

Martin Olejnik, CPA and Kari Shea, CPA, addressed the Board and presented their Audit findings for the 2017 Plymouth Township Audit. They advised the Township was given an unqualified opinion. They addressed some of the legislative changes affecting the way we will do things in the future with State filings and procedures, legacy costs and the challenge of funding them under the new GASB standards on postemployment benefits, revenue sharing and other accounting and financial issues faced by the Township.

Supervisor Heise thanked Plante & Moran for their work on this audit and Clerk Vorva noted the significant savings in cost for the 2017 audit versus the 2016 audit that required much more research and work and he thanked Finance Director Kushner and her staff for their outstanding efforts.

Clerk Vorva moved to approve Resolution #2018-06-26-40 to accept and approve the audit of fiscal year 2017 along with financial statements, all reports, the letters of required communications and follow up recommendations to be filed with the State of Michigan by Plante Moran, seconded by Treasurer Clinton. Ayes all on a roll call vote.

5. EMS Transport Request for Proposal, **Resolution #2018-06-26-41**

Trustee Dempsey and Chief Phillips addressed the Board and explained the scope of the work involved in providing EMS service, the lack of a contract to provide that service,

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

despite the law that requires it and the need to go out for bid to find the best solutions to the medical transport issue.

Trustee Dempsey moved that the Board of Trustees adopt Resolution #2018-06-26-41, requesting the Supervisor and Clerk to draft and issue a Request for Proposals for the Provision of Private Emergency Response and non-transport pre-hospital life support services; furthermore that the RFP be issued no later than August 1, 2018, seconded by Trustee Heitman. Ayes all on a roll call vote.

6. Manhole Project Rebid Award Approval, **Resolution #2018-06-26-42**

Director Fellrath addressed the Board and explained the rebid on the manhole project as required due to the increased scope of the project. Discussion ensued and questions were directed to Mr. Brooks of Wade Trim inquiring about the original \$30,000 that was already paid to them for engineering and drawings on this project and he was asked why the Township should pay the cost twice for the same project. The Township Board expressed concern and hesitancy about approving this fee and ultimately did not approve the \$30,000 fee in their resolution. Completion date for this project is set for September 28, 2018.

Moved by Trustee Curmi to approve Resolution #2018-06-26-42 authorizing the award of the re-bid contract for the 2018 Sanitary Manhole Adjustment Program to J.B. Contractors in the amount of \$305,605.00 and authorize the Clerk and Supervisor to execute the contract for same, seconded by Trustee Dempsey.

**Roll Call Vote:**

Ayes: Curmi, Dempsey, Vorva, Heise, Clinton

Nays: Heitman, Doroshewitz

Motion Passed

7. Option Agreement to Purchase Communications Easement between 'New Par' d/b/a/ Verizon Wireless and Charter Township of Plymouth, **Resolution #2018-06-26-43**

Supervisor Heise addressed the Board and discussed the offer to purchase the easement for continued access to the cell tower located at the DPW Yard at 46555 Port Street as well as the tower's backup generator and related structures, all of which are enclosed by a fence.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

Moved by Trustee Dempsey that the Township Board approve Resolution 2018-06-26-43 authorizing the option agreement to purchase communications Easement with 'New Par' (d/b/a Verizon Wireless) and authorize the Supervisor and Clerk to sign on behalf of the Township; furthermore that the intent of the Board is that the proceeds of the agreement be used to supplement the purchase of a new fire engine for the Township, seconded by Supervisor Heise.

**Roll Call Vote:**

Ayes: Dempsey, Vorva, Heise, Clinton, Heitman, Doroshewitz

Nays: Curmi

Motion carried.

8. Request to Purchase Fire Engine, **Resolution #2018-06-26-44**

Fire Chief Phillips addressed the Board and discussed the aforementioned purchase of a fire truck to replace the 1989 fire pumper that is currently in service but not able to meet current state and national requirements for a fire pumper. Chief Phillips indicated that a savings could be accomplished by prepayment but the Board will have time to make that decision once the truck is ordered as it takes over 10 months to build this custom piece of apparatus.

Trustee Heitman moved to approve Resolution #2018-06-25-44 authorizing the purchase of the Pierce Enforcer Pumper (Bid #598) from Halt Fire Inc., to be purchased through the Rochester Hills cooperative RFP for \$662,309.00 with the understanding that early prepayment could result in a discounted price to be determined at a later date, seconded by Trustee Dempsey. Ayes all on a roll call vote.

9. Approval of Ballot Resolution for Public Safety Millage, **Resolution #2018-06-26-45**

Treasurer Clinton addressed the Board and presented the suggested language for the 1.2 mil ballot proposal being considered for placement on the November 6, 2018 general election ballot for police, fire, dispatch and other public safety services and equipment.

The Board discussed this issue at length; including their concerns for the proper wording of the language to ensure that voters understand the reasons for the request and are assured the funds would be used only for those particular issues.

After much discussion, Supervisor Heise made a motion to postpone this item to a later date to give all Board Members ample time to submit their concerns before coming up with finalized language to submit to the County before the July 30<sup>th</sup> deadline for placement on

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

the ballot for the November election, seconded by Trustee Heitman. Ayes all on a roll call vote.

10. Settlement Agreement with the City of Plymouth With Back Up Material Added By a Vote of the Board

Supervisor Heise addressed the Board and discussed the final settlement agreement with the City as well as the conditions that would require the Township to file suit to protect the interest of the Township due to the expiration of the Tolling Agreement on June 30, 2018, while the City Commission would not be voting on final approval until at least July 2, 2018.

Supervisor Heise moved that the Township Board approve Resolution #2018-06-26-46 authorizing the Township Attorney to initiate litigation against the City of Plymouth to protect the Townships interests under the Tolling Agreement which expires on June 30, 2018, seconded by Clerk Vorva. Ayes all on a roll call vote.

**G. SUPERVISOR AND TRUSTEE COMMENTS**

Supervisor Heise mentioned the next meeting scheduled for July 10, the parade on July 4<sup>th</sup> and subsequent ice cream social.

Trustee Doroshewitz expressed his hope that the Township will be upgrading to the Office 365 email system for ease of use.

Clerk Vorva thanked the Treasurer for his thoughtful presentation on the ballot initiative and the Clerk's staff for their help with voters who had been assigned to the wrong precinct.

Treasurer Clinton said the tax bills were going out in the mail on Thursday, June 28.

Trustee Dempsey thanked the citizens for their patience and willingness to stay so long for the meeting.

Trustee Curmi had questions about the signs, especially related to elections, and the enforcement of same.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, JUNE 26, 2018**

**PROPOSED MINUTES - REVISED**

**H. PUBLIC COMMENTS AND QUESTIONS**

Dale Berry, President Emeritus of HVA thanked the Board for their long standing relationship and years of service since 1991, introduced Ron Slagel, new President/CEO and noted HVA had transported 29,786 patients out of our community since they started. He also thanked them for issuing a Request for Proposal for emergency medical services.

Mary Weidel and Mr. Don Soenen discussed concerns and issues related to PARC and the availability of information.

**I. ADJOURNMENT**

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

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Jerry Vorva, Township Clerk

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
BUILDING DEPARTMENT MONTHLY  
REPORT  
JUNE, 2018**

**CHARTER TOWNSHIP OF PLYMOUTH**  
**DEPARTMENT OF BUILDING & CODE ENFORCEMENT**



**MONTHLY REPORT**

**June  
2018**

## New Commerical Building for 2018

Company Name	Property Address	Type of Work	Construction Value	Status	Month
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Total Construction Value

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## New Commercial Additions/Alterations for 2018

Company Name	Property Address	Type of Work	Construction Value	Status	Month
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Rivian	13250 Haggerty RD	Tenant finish	1,500,000	Issued	January
Beets Analytists	45211 Helm	Tenant finish	157,959	Issued	January
Sanctum Sanctorm	15071 Northville RD	Tenant finish	1,500	Issued	January
Distributor Operations	40985 Concept	Interior Remodel	29,240	Issued	January
Shiloh Industries	47632 Halyard	Interior Remodel	22,872	Issued	February
Broasted Brothers	15171 Sheldon	Tenant finish	65,000	Issued	February
Trumpf	47711 Clipper	Remodel	314,000	Issued	February
Mile City Church	41100 Plymouth, B2 #103	Tenant finish	25,000	Issued	February
Northridge	49555 N Territorial	Interior Remodel	80,000	Issued	March
Troy Design	14425 Sheldon	Concrete base	30,000	Issued	March
Verita Telecommunications	47071 Five Mile	Tenant finish	290,000	Issued	March
Auto Park LLC	45749 Helm	Repave parking lot	25,000	Issued	March
Essco Development	1498 Sheldon	Interior demo	2,500	Issued	March
Remedi SeniorCare	14700 Helm	Tenant finish	1,100,000	Issued	March
Cygnnet Automated Cleaning	9120 General	Tenant finish	93,278	Issued	April
Materialise	44650 Helm CT	Interior Remodel	135,000	Issued	April
CNC Global	15150 Cleat ST	Addition	950,000	Issued	April
Ziptanz	1496 Sheldon	Tenant finish	10,500	Issued	April



Company Name	Property Address	Type of Work	Construction Value	Status	Month
Plymouth 848 LLC	41100 Plymouth, B2 #115	Interior Remodel	75,000	Issued	April
Zech Engineering	41100 Plymouth B2, #116	Tenant finish	25,000	Issued	April
Mobile Gas Station	14888 Northville RD	Awnings	4,275	Issued	April
1-800 Self Storage	42360 Ann Arbor RD	3rd floor finish	99,000	Issued	May
Sound Hearing V	9450 S Main	Tenant finish	20,631	Issued	May
Northridge Church	49555 N Territorial	Exterior/Interior	7,500,000	Issued	May
Halyard Project LLC	47911 Halyard	Lobby remodel	76,420	Issued	May
A2 Energy Services	41100 Plymouth B2, doors	Interior remodel	25,000	Issued	May
Adient	49200 Halyard	Interior Remodel	5,000,000	Issued	June
First Step	44567 Pinetree	9 entry doors	8,175	Issued	June
Metro Consulting	45345 Five Mile	Interior Remodel	100,000	Issued	June
Jogue	14731 Helm	Exterior remodel	250,000	Issued	June
Hillcrest Apartments	1235 Riseman	12 boiler room doors	14,700	Issued	June
Interstate Batteries	40985 Concept	Interior Remodel	100,000	Issued	June
Shimmy Shack	1440 Sheldon	Tenant finish	65,000	Issued	June
Plymouth Urgent Care Walk In	1498 Sheldon	Tenant finish	25,000	Issued	June
Consolidated PR	46085 Five Mile	Interior Remodel	15,800	Issued	June
Total Construction Value			18,235,850		
Grand Total Construction Value			<u>18,235,850</u>		

## Building Department 2018

<u>Classification</u>	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	2018 Totals
<b>Total Building Permits</b>	59	70	90	126	163	136							644
<b><u>Trade Permits</u></b>													
Electrical	24	24	39	36	45	45							213
Mechanical	9	40	41	47	59	74							270
Plumbing	17	20	22	22	23	19							123
Sewer & Water	0	2	4	5	4	11							26
<b>Total Trade Permits</b>	<b>109</b>	<b>156</b>	<b>196</b>	<b>236</b>	<b>294</b>	<b>285</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1276</b>
<b><u>Miscellaneous</u></b>													
Special Inspections	0	0	2	0	0	0							2
Temp Certificate of Occupancy	0	3	2	1	1	2							9
Re-Occupancy	12	4	2	2	1	3							24
Plan Review	11	8	12	13	12	7							63
ZBA	2	1	1	2	5	1							12
Re-inspection fees	1	4	1	6	9	2							23
Vacant Land Resigtration	2	0	0	0	0	0							2
<b>Total Miscellaneous</b>	<b>28</b>	<b>20</b>	<b>20</b>	<b>24</b>	<b>28</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>135</b>
<b><u>Application Fee's</u></b>													
Building (starting in December)	30	59	76	115	149	118							547
Electrical	24	24	36	67	43	43							237
Mechanical	51	38	43	45	60	77							314
Plumbing	16	19	26	20	21	20							122
<b><u>License &amp; Registration</u></b>													
Builders	7	8	15	12	11	16							69
Electrical	6	12	13	11	8	11							61
Mechanical	7	4	10	6	10	8							45
Plumbing	2	1	4	2	4	4							17
<b>Total Misc/License/Application</b>	<b>171</b>	<b>185</b>	<b>243</b>	<b>302</b>	<b>334</b>	<b>312</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1547</b>
<b>Grand Total</b>	<b>280</b>	<b>341</b>	<b>439</b>	<b>538</b>	<b>628</b>	<b>597</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2823</b>
<b><u>Staffing Levels</u></b>													
Chief Building Official	1	1	1	1	1	1							
Full Time Building Inspector	1	1	1	1	1	1							
Full Time Ordinance Officer	1	1	1	1	1	1							
Full Time Office Manager	1	1	1	1	1	1							

## Residential Housing 2018

### Single Family Detached

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	1	1	311,076	2,566
February	2	2	574,985	5,266
March	2	2	686,407	3,335
April	1	1	537,472	4,702
May	1	1	331,175	2,400
June	0	2	700,000	6,501
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	7	9	\$3,141,115	24,770

### Single Family Attached (Townhouses/ Row Houses)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

### Two-Family Buildings (Duplex)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

### Three-or-more Family Building (Apartments/Stacked Condos)

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	0			
February	0			
March	0			
April	0			
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
Totals	0	0	\$ -	-

	<u>Total #</u>	<u>Total #</u>	<u>Value</u>	<u>Square</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Construction</u>	<u>Feet</u>
Totals all categories	7	9	\$ 3,141,115	24,770



# Revenue Breakdown Report

07/02/2018

Filter: All Records, Transaction.DateToPostOn in <Previous month> [06/01/18 - 06/30/18]

Unit Totals		
Unit Name	Records	Revenue
TOTAL	285	214,380.60

Record Type Totals		
Unit:	Records	Revenue
Permit	285	214,380.60
UNIT TOTAL:	285	214,380.60

Record Type Breakdowns		
Unit:	Records	Revenue
Record Type: Permit		
Building	136	132,071.00
Electrical	45	12,633.00
Mechanical	74	9,954.00
Plumbing	19	3,441.00
Sewer & Water	11	56,281.60
TOTAL:	285	214,380.60

# Certificate of Occupancy List

07/02/2018

1/1

CofO Number	Status	Issued To	Address	CofO and Permit Dates	
<b>OF18-0033</b> <u>Permit Number</u> PB17-0127	ISSUED (FINAL) <u>Applicant Name</u> SHAW CONSTRUCTION & MGMT	LAKE POINTE BIB	42150 SCHOOLCRAFT <u>Contractor</u> SHAW CONSTRUCTION &	<u>CO Date Apply:</u> 06/04/2018 <u>Permit Date Apply:</u> 03/02/2017	<u>CO Date Finaled:</u> 06/04/2018 <u>Permit Date Issued:</u> 6/26/2017
<b>OF18-0034</b> <u>Permit Number</u> PB18-0059	ISSUED (FINAL) <u>Applicant Name</u> Broasted Brothers	Broasted Brothers	15171 SHELDON RD <u>Contractor</u>	<u>CO Date Apply:</u> 06/14/2018 <u>Permit Date Apply:</u> 01/31/2018	<u>CO Date Finaled:</u> 06/11/2018 <u>Permit Date Issued:</u> 2/14/2018
<b>OF18-0035</b> <u>Permit Number</u> PB18-0523	ISSUED (FINAL) <u>Applicant Name</u> Plymouth 848 LLC	Plymouth 848 LLC	41100 PLYMOUTH RD B1 <u>Contractor</u>	<u>CO Date Apply:</u> 06/19/2018 <u>Permit Date Apply:</u> 06/11/2018	<u>CO Date Finaled:</u> 06/19/2018 <u>Permit Date Issued:</u> 6/19/2018
<b>OF18-0036</b> <u>Permit Number</u> PB18-0345	ISSUED (FINAL) <u>Applicant Name</u> Trademark Building Solutions	ARBOR MAIN INVESTMEN	9450 S MAIN <u>Contractor</u> Trademark Building Solutions	<u>CO Date Apply:</u> 06/19/2018 <u>Permit Date Apply:</u> 05/07/2018	<u>CO Date Finaled:</u> 06/19/2018 <u>Permit Date Issued:</u> 5/15/2018
<b>OF18-0037</b> <u>Permit Number</u> PB17-1173	ISSUED (FINAL) <u>Applicant Name</u> Plymouth 848 LLC	Plymouth 848 LLC	13250 Haggerty RD <u>Contractor</u>	<u>CO Date Apply:</u> 06/22/2018 <u>Permit Date Apply:</u> 12/27/2017	<u>CO Date Finaled:</u> 06/22/2018 <u>Permit Date Issued:</u> 1/16/2018
<b>OF18-0038</b> <u>Permit Number</u> PB17-1035	ISSUED (FINAL) <u>Applicant Name</u> Corpore Sano Home Health Hospice	Corpore Sano Home Health Ho	39475 ANN ARBOR RD <u>Contractor</u>	<u>CO Date Apply:</u> 06/29/2018 <u>Permit Date Apply:</u> 11/02/2017	<u>CO Date Finaled:</u> 06/29/2018 <u>Permit Date Issued:</u> 1/21/2017

All Records

Co.DateFinaled Between 6/1/2018 12:00:00 AM AND

6/29/2018 11:59:59 PM AND

Co.Status = ISSUED (FINAL)

**Number of CofO's: 6**

Certificates of Occupancy and Re-Occupancy  
Plymouth Township  
June 2018\*  
WTUA

Address	Business Name	Business	Type of work	Business Forms Given Out		
				Yes	No	
15171 Sheldon Rd	Broasted Brothers	Fast food	Tenant finish			X
14700 Helm	Remedi SeniorCare	General Office	Tenant finish			X
9450 S Main	Sound Hearing V	Medical Office	Tenant finish			X
41100 Plymouth RD B1 #160	Mile City Church	General Office	re-occupancy	X		
39475 Ann Arbor RD	Corpore Sano Home Health	General Office	Tenant finish			X

07/02/18

**Enforcement List**

	Address		Filed	Status	Date Closed
<b>VACANT PROP - RES</b>					
EN09-0444	0 Greystone Blvd	R-78-064-99-0022-701	07/07/09	1st Reg ltr sent	
EN09-0445	0 BECK RD	R-78-040-99-0008-000	07/07/09	1st Reg ltr sent	06/14/11
EN09-0446	0 JOY RD	R-78-061-99-0026-001	07/07/09	Recv'd Registration	
EN09-0448	0 ANN ARBOR RD	R-78-054-99-0015-000	07/07/09	Recv'd Registration	
EN13-0989	0 ANN ARBOR RD	R-78-054-99-0015-000	08/07/13	2nd Notice	03/28/14

**Records: 5**

Page: 1

**Enforcement List**

	Address		Filed	Status	Date Closed
<b>VACANT BLD - RES</b>					
EN09-0447	11626 JOY RD	R-78-061-99-0027-001	07/07/09	Violation Issued	06/14/11
EN11-0957	11626 11626 BUTTERNUT	R-78-027-01-0160-002	10/26/11	Recv'd Registration	01/16/14
EN12-0041	11626 8890 NORTHERN	R-78-059-03-0136-000	01/13/12	Recv'd Registration	
EN13-0329	11626 9440 NORTHERN	R-78-059-03-0167-000	03/21/13	Recv'd Registration	
EN13-1405	11626 41451 CRABTREE LN	R-78-017-02-0521-000	11/27/13	Recv'd Registration	
EN15-1307	11626 42405 HAMMILL	R-78-017-03-0048-301	03/31/15	1st Reg ltr sent	
EN15-1309	11626 9400 S MAIN	R-78-061-01-0003-000	03/31/15	2nd Notice	

**Records: 7**

Page: 1



07/02/18

**Enforcement List**

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Address	Filed	Status	Date Closed	
<b>VACANT BLD- COM</b>				
EN09-0434	14556 14556 JIB	R-78-009-03-0096-002	07/07/09	Recv'd Registration

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**Records: 1**

Page: 1

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
FIRE DEPARTMENT MONTHLY REPORT  
JUNE, 2018**



# Plymouth Township Fire Department Monthly Report

June 2018

## Response Information:

The Plymouth Township Fire Department responded to **227** emergencies this month.

There was an average of **7.56** runs per day this month.

PTFD's average response time was **5 minutes 42 seconds** to the scene. This includes all responses including non-emergent.

## Mutual Aid:

Plymouth Township Fire Department is a member of the Western Wayne County Mutual Aid Association and we provided mutual aid **20** times this month and received mutual aid **6** times.

## EMS Information:

There were **115** patients transported this month.

HVA transported **94** patients to the hospital.

Plymouth Township Fire transported **21** patients to the hospital.

The remainder of **37** patients were not transported for various reasons.

Plymouth transports billed out **\$12,170.60** this month, received **13,607.76** and have **\$47,777.33** in outstanding bills.

## Fire Loss:

There were **6** fires this month that accounted for **\$130,700.00** worth of damage to possessions and property. We prevented the destruction of **\$4,120,700.00** in property.

## Fire Prevention:

Plymouth Township Fire Department provided **77** comprehensive fire inspections to businesses within Plymouth Township.

Fire Safety public education classes in CPR, Fire Extinguisher and Fire Safety are provided throughout the year.

This month, the department conducted **6** fire safety talks to a total of **178** participants.

## Reports Included:

### CLEMIS Reports

#### *Incidents Section*

- Incident Summary by Incident type
  - Incident Type
  - Type count
  - Property Loss
  - Property Value
  
- Mutual Aid by Department
  - Mutual aid Received
  - Mutual Aid Given

#### *Local Section*

- Fire Department Response Times
  - Turnout Time
  - Response Time

### Health EMS

#### *Agency Productivity*

- Agency Activity Summary
  - Patients Transported by HVA
  - Patients Transported by PCFD

### Inspection Report

### Total count for Public Education – Review Fire Modules Calendar

## Incident Type Count Report

Date Range: From 6/1/2018 To 6/30/2018

Selected Station(s): All

### Incident

Type	Description	Count	
<b>Station: MA</b>			
111	- Building fire	1	0.44%
<b>Total - Fires</b>		<b>1</b>	<b>5.88%</b>
321	- EMS call, excluding vehicle accident with injury	11	4.85%
<b>Total - Rescue &amp; Emergency Medical Service Incidents</b>		<b>11</b>	<b>64.71%</b>
422	- Chemical spill or leak	1	0.44%
440	- Electrical wiring/equipment problem, other	1	0.44%
<b>Total - Hazardous Conditions (No fire)</b>		<b>2</b>	<b>11.76%</b>
611	- Dispatched & cancelled en route	1	0.44%
650	- Steam, other gas mistaken for smoke, other	1	0.44%
<b>Total - Good Intent Call</b>		<b>2</b>	<b>11.76%</b>
733	- Smoke detector activation due to malfunction	1	0.44%
<b>Total - Fals Alarm &amp; False Call</b>		<b>1</b>	<b>5.88%</b>
<b>Total for Station</b>		<b>17</b>	<b>7.49%</b>
<b>Station: ST1</b>			
113	- Cooking fire, confined to container	1	0.44%
<b>Total - Fires</b>		<b>1</b>	<b>1.54%</b>
321	- EMS call, excluding vehicle accident with injury	45	19.82%
322	- Vehicle accident with injuries	6	2.64%
324	- Motor vehicle accident with no injuries	1	0.44%
<b>Total - Rescue &amp; Emergency Medical Service Incidents</b>		<b>52</b>	<b>80.00%</b>
550	- Public service assistance, other	1	0.44%
554	- Assist invalid	2	0.88%
<b>Total - Service Call</b>		<b>3</b>	<b>4.62%</b>
611	- Dispatched & cancelled en route	3	1.32%
<b>Total - Good Intent Call</b>		<b>3</b>	<b>4.62%</b>
715	- Local alarm system, malicious false alarm	1	0.44%
730	- System malfunction, other	2	0.88%
731	- Sprinkler activation due to malfunction	1	0.44%
735	- Alarm system sounded due to malfunction	1	0.44%
743	- Smoke detector activation, no fire - unintentional	1	0.44%
<b>Total - Fals Alarm &amp; False Call</b>		<b>6</b>	<b>9.23%</b>
<b>Total for Station</b>		<b>65</b>	<b>28.63%</b>
<b>Station: ST2</b>			
130	- Mobile property (vehicle) fire, other	1	0.44%
<b>Total - Fires</b>		<b>1</b>	<b>2.08%</b>
321	- EMS call, excluding vehicle accident with injury	33	14.54%
<b>Total - Rescue &amp; Emergency Medical Service Incidents</b>		<b>33</b>	<b>68.75%</b>
411	- Gasoline or other flammable liquid spill	1	0.44%

**Incident**

Type	Description	Count	
<b>Station; ST2 - (Continued)</b>			
<b>Total - Hazardous Conditions (No fire)</b>		<b>1</b>	<b>2.08%</b>
500	- Service Call, other	1	0.44%
550	- Public service assistance, other	1	0.44%
554	- Assist invalid	4	1.76%
<b>Total - Service Call</b>		<b>6</b>	<b>12.50%</b>
611	- Dispatched & cancelled en route	4	1.76%
6111	- Hospice Death	1	0.44%
650	- Steam, other gas mistaken for smoke, other	1	0.44%
<b>Total - Good Intent Call</b>		<b>6</b>	<b>12.50%</b>
700	- False alarm or false call, other	1	0.44%
<b>Total - Fals Alarm &amp; False Call</b>		<b>1</b>	<b>2.08%</b>
<b>Total for Station</b>		<b>48</b>	<b>21.15%</b>
<b>Station: ST3</b>			
111	- Building fire	1	0.44%
130	- Mobile property (vehicle) fire, other	1	0.44%
131	- Passenger vehicle fire	1	0.44%
<b>Total - Fires</b>		<b>3</b>	<b>3.09%</b>
251	- Excessive heat, scorch burns with no ignition	1	0.44%
<b>Total - Overpressure Rupture, Explosion, Overheat - no fire</b>		<b>1</b>	<b>1.03%</b>
321	- EMS call, excluding vehicle accident with injury	55	24.23%
322	- Vehicle accident with injuries	9	3.96%
<b>Total - Rescue &amp; Emergency Medical Service Incidents</b>		<b>64</b>	<b>65.98%</b>
411	- Gasoline or other flammable liquid spill	1	0.44%
424	- Carbon monoxide incident	1	0.44%
440	- Electrical wiring/equipment problem, other	1	0.44%
444	- Power line down	1	0.44%
<b>Total - Hazardous Conditions (No fire)</b>		<b>4</b>	<b>4.12%</b>
554	- Assist invalid	1	0.44%
555	- Defective elevator, no occupants	1	0.44%
<b>Total - Service Call</b>		<b>2</b>	<b>2.06%</b>
600	- Good intent call, other	1	0.44%
611	- Dispatched & cancelled en route	4	1.76%
6111	- Hospice Death	1	0.44%
622	- No incident found on arrival at dispatch address	3	1.32%
650	- Steam, other gas mistaken for smoke, other	1	0.44%
<b>Total - Good Intent Call</b>		<b>10</b>	<b>10.31%</b>
7	- False Alarm & False Call	1	0.44%
700	- False alarm or false call, other	3	1.32%
733	- Smoke detector activation due to malfunction	1	0.44%
734	- Heat detector activation due to malfunction	1	0.44%
740	- Unintentional transmission of alarm, other	2	0.88%
743	- Smoke detector activation, no fire - unintentional	2	0.88%
744	- Detector activation, no fire - unintentional	1	0.44%
745	- Alarm system sounded, no fire - unintentional	1	0.44%
<b>Total - Fals Alarm &amp; False Call</b>		<b>12</b>	<b>12.37%</b>
9001	- Dispatch Error	1	0.44%

**Incident**

**Type Description**

**Count**

**Station; ST3 - (Continued)**

**Total - Special Incident Type**

**Total for Station**

1	1.03%
97	42.73%
227	100.00%

# Fire Department Response Times

Stations selected for analysis: All

Shifts selected for analysis: All

For Dates Beginning 6/1/2018 12:00:00AM Ending 6/30/2018 12:00:00AM

Incident Types selected for analysis: All

Incident Response Types selected for analysis: All Responses

Time in Minutes	Dispatch to Enroute		Cumulative Responses		Enroute to Arrival		Cumulative Responses		Dispatch to Arrival		Cumulative Responses	
	Enroute	Percent Total	Responses	Percent	Arrival	Percent Total	Responses	Percent	Arrival	Percent Total	Responses	Percent
0 - 1	70	35.35	70	35.35	10	5.13	10	5.13	6	3.00	6	3.00
1 - 2	96	48.48	166	83.84	21	10.77	31	15.90	5	2.50	11	5.50
2 - 3	22	11.11	188	94.95	24	12.31	55	28.21	16	8.00	27	13.50
3 - 4	7	3.54	195	98.48	39	20.00	94	48.21	18	9.00	45	22.50
4 - 5	2	1.01	197	99.49	38	19.49	132	67.69	37	18.50	82	41.00
5 - 6	0	0.00	197	99.49	30	15.38	162	83.08	39	19.50	121	60.50
6 - 7	0	0.00	197	99.49	12	6.15	174	89.23	36	18.00	157	78.50
7 - 8	0	0.00	197	99.49	6	3.08	180	92.31	17	8.50	174	87.00
8 - 9	0	0.00	197	99.49	2	1.03	182	93.33	9	4.50	183	91.50
9 - 10	0	0.00	197	99.49	6	3.08	188	96.41	9	4.50	192	96.00
10 +	1	0.51	198	100.00	7	3.59	195	100.00	8	4.00	200	100.00

Incident Total: 198

## Average Times per Incident

Average Fire Department Turn Out Time: 1 minute(s) 23 second(s)  
(Dispatch to Enroute)

Average Fire Department Travel Time: 4 minute(s) 22 second(s)  
(Enroute to Arrive)

Average Fire Department Turn Out and Travel Time: 5 minute(s) 42 second(s)  
(Dispatch to Arrive)



## Incident Summary by Incident Type

Date Range: From 6/1/2018 To 6/30/2018

Incident Type(s) Selected: All

<b>Incident Type</b>	<b>Incident Count</b>	<b>Used in Ave. Resp.</b>	<b>Average Response Time hh:mm:ss</b>	<b>Total Loss</b>	<b>Total Value</b>
Fire	6	4	00:05:52	\$130,700.00	\$4,120,700.00
Rupture/Explosion	1	1	00:06:27	\$0.00	\$0.00
EMS/Rescue	160	129	00:06:14	\$0.00	\$0.00
Hazardous Condition	7	3	00:05:34	\$0.00	\$0.00
Service Call	11	8	00:04:28	\$0.00	\$0.00
Good Intent	21	6	00:06:54	\$0.00	\$0.00
False Call	20	18	00:05:59	\$0.00	\$0.00
Other	1	1	00:07:09	\$0.00	\$0.00
<b>Totals</b>	<b>227</b>	<b>170</b>		<b>\$130,700.00</b>	<b>\$4,120,700.00</b>



---

**Department WWMA: Hazardous Materials Response Team**

**Mutual Aid Given**

**Additional Mutual Aid Departments**

0001384 June 19, 2018 9:07 3 WWMA

34467 INDUSTRIAL Rd

**Subtotal Mutual Aid Type** 1

**Additional Mutual Aid Departments**

0001440 June 28, 2018 4:39 5 WWMA

On SCHOOLCRAFT Rd at I-275

**Subtotal Mutual Aid Type** 1

**Subtotal Department** 2

---

**Total** 26

# Agency Activity Summary

Plymouth Community Fire Dept

Agency: Plymouth Community Fire Dept | Service Date: From 06/01/2018 Through 06/30/2018

**Total Number of ePCRs: 152**

**Total Number of Incidents: 146**

## By Branch

01 Station 1 = 53

02 Station 2 = 41

03 Station 3 = 58

### Run Disposition

	#	%		#	%
Treated/Transported	21	13.8%	Dead Prior To Arrival	2	1.3%
Treated / Transferred Care	94	61.8%	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	26	17.1%	Treat/Transported by Private Veh.	1	0.7%
Treated / No Transport (Per Protocol)	N/A	N/A	Assist	N/A	N/A
Transported / Refused Care	N/A	N/A	Other	8	5.3%
No Transport / Refused Care	N/A	N/A	No Patient Found	N/A	N/A
Cancelled	N/A	N/A			
Left Blank	N/A	N/A			

### Run Type

	#	%		#	%
<b>Emergency Runs</b>	N/A	N/A	<b>Non-Emergency Runs</b>	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A
<b>Emergency Runs (Scheduled)</b>	N/A	N/A	<b>Non-Emergency Runs (Scheduled)</b>	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

### Runs by Unit

Unit	Total Runs	Treat/Transp	Treat/Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/Ref. Care	Assist	Other	No Pat. Found
ENG1	2	0	0	0	0	0	0	0	0	0	0	0	2	0
ENG2	1	0	1	0	0	0	0	0	0	0	0	0	0	0
ENG3	1	0	0	0	0	0	0	0	0	0	0	0	1	0
RES1	50	5	39	5	0	0	0	0	0	0	0	0	1	0
RES2	43	5	24	12	0	0	0	2	0	0	0	0	0	0
RES3	55	11	30	9	0	0	0	0	0	1	0	0	4	0
<b>Total</b>	<b>152</b>	<b>21</b>	<b>94</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>

### Runs by Service Level

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	9	5.9%	BLS	97	63.8%
ALS	143	94.1%	ALS1	54	35.5%
SCT	N/A	N/A	ALS2	1	0.7%
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

**Runs by Insurance Type with Service Level** (Multiple insurance types may have

been marked on a run)

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
Auto Ins.	1	0.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	0.7%
None	98	64.5%	54	35.5%	1	0.7%	N/A	N/A	N/A	N/A	153	100.7%

**Runs by Primary PI (Note - Primary PI is based on the ICD-10 priority setup in HealthEMS)**

Description	#	%
Abdominal Pain	7	4.6%
Airway Obstruction	1	0.7%
Allergic Reaction	2	1.3%
Alt. Level Conscious	7	4.6%
Anxiety	5	3.3%
Back Pain (No Trauma)	6	3.9%
Behavioral Disorder	1	0.7%
CVA/Stroke	4	2.6%
Cardiac Symptoms	1	0.7%
Chest Pain	5	3.3%
Diabetic Symptoms	2	1.3%
Dizziness	3	2.0%
Dyspnea-SOB	10	6.6%
Eye Symp.(no trauma)	1	0.7%
Hemorrhage-(severe medical)	3	2.0%
Monitoring Required	1	0.7%
Nausea	3	2.0%
No Medical Problem	6	3.9%
Nose Bleed	1	0.7%
Obvious Death	2	1.3%
Orth. Device Required	2	1.3%
Psychiatric Emerg.	2	1.3%
Seizure	2	1.3%
Syncope/Fainting	5	3.3%
Trauma Injury	20	13.2%
Unknown Medical	3	2.0%
Urination Problem	4	2.6%
Vomiting	4	2.6%
Vomiting Blood	1	0.7%
Weakness	30	19.7%
Left Blank	8	5.3%
<b>Total</b>	<b>152</b>	<b>100.0%</b>

## Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
1 Abdominal Pain	6	3.9%
10 Chest Pain [non-traumatic]	7	4.6%
11 Choking	2	1.3%
12 Convulsions/Seizures	1	0.7%
13 Diabetic	2	1.3%
14 Drowning	1	0.7%
16 Eye Problems/Injuries	1	0.7%
17 Falls	26	17.1%
19 Heart Problems A.I.D.C	1	0.7%
21 Hemorrhage/Lacerations	3	2.0%
23 Overdose/poisoning	3	2.0%
24 Pregnancy/Childbirth/Miscarriage	1	0.7%
25 Psychiatric/Abnormal behavior/Suicide Attempt	5	3.3%
26 Sick Person	30	19.7%
27 Stab/ Gunshot Penetrating Trauma	1	0.7%
28 Stroke [CVA]	6	3.9%
29 Traffic/Accidents	18	11.8%
30 Traumatic Injuries	5	3.3%
31 Unconscious/Fainting	10	6.6%
32 Unknown Problem	4	2.6%
38 Medical Alarm	1	0.7%
5 Back Pain	2	1.3%
6 Breathing Problems	10	6.6%
88 Not applicable	3	2.0%
99 Unknown	1	0.7%
<i>Left Blank</i>	2	1.3%
<i>Total</i>	152	100.0%

**Transport From (Category)**

	#	%
--Left Blank--	152	100.0%
<i>Total</i>	152	100.0%

**Transport From (Facility)**

	#	%
--Left Blank--	152	100.0%
<i>Total</i>	152	100.0%

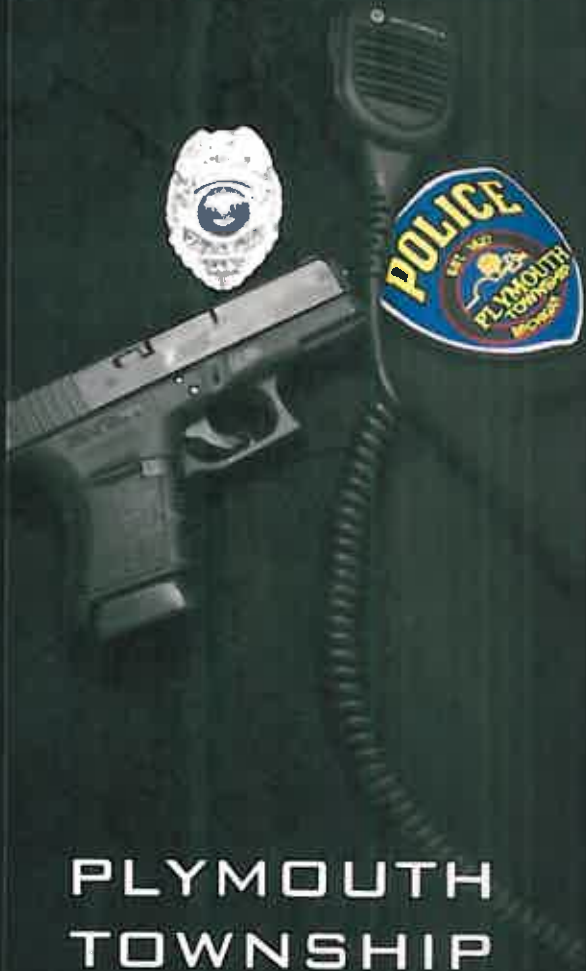
**Transport To (Destination Facility)**

	#	%
St Mary Livonia ER	73	48.0%
--Left Blank--	36	23.7%
St Joe Ann Arbor ER	15	9.9%
Providence Park ER- Novi	9	5.9%
UNIVERSITY OF MICHIGAN ER	7	4.6%
Henry Ford West Bloomfield	4	2.6%
Beaumont Farmington Hills (Botsford)	2	1.3%
VA ANN ARBOR ER	2	1.3%
Annapolis (Beaumont Wayne)	1	0.7%
C.S. Mott Children's Hospital	1	0.7%
Detroit Medical Center	1	0.7%
Providence Southfield	1	0.7%
<i>Total</i>	152	100.0%

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
POLICE DEPARTMENT MONTHLY REPORT  
JUNE, 2018**





PLYMOUTH  
TOWNSHIP  
POLICE

2018  
MONTHLY  
REPORTS

JUNE

## PART-ONE CRIMES

January 1, 2018 through December 31, 2018

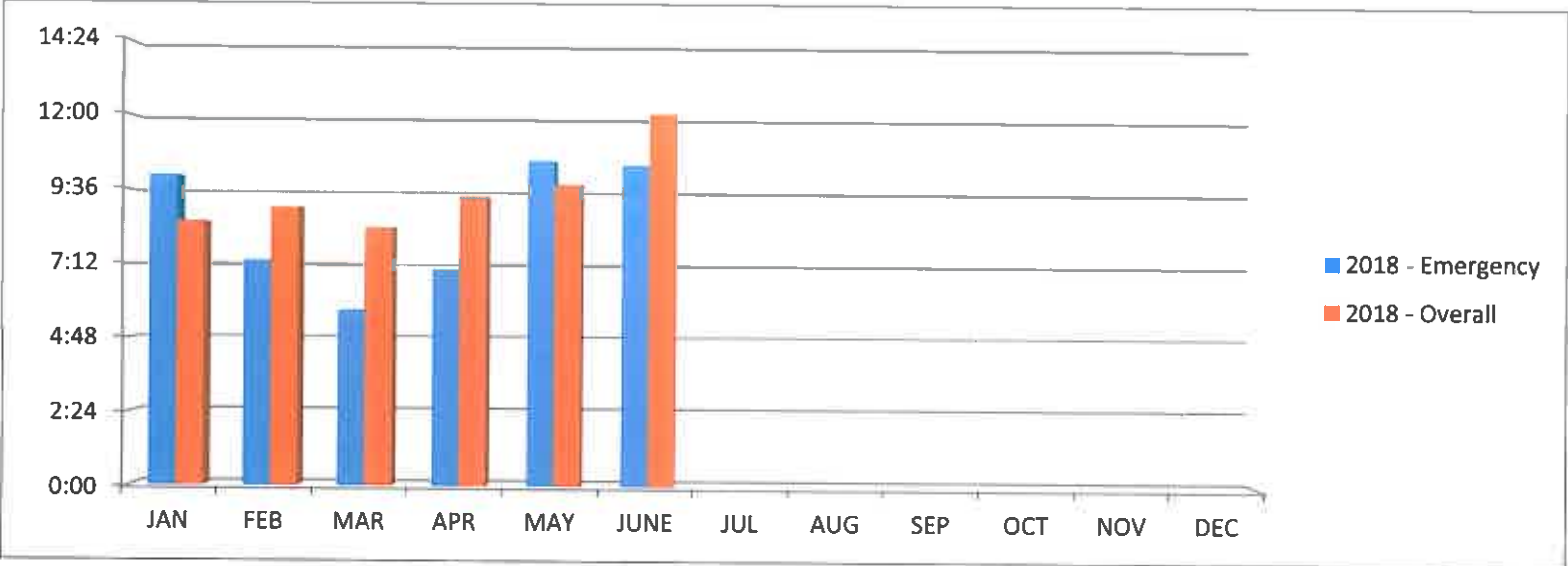
2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Murder	0	0	0	0	0	0							0
CSC	1	1	0	0	1	0							3
Robbery	0	0	1	0	1	0							2
Aggravated Assault	0	0	3	0	1	0							4
Burglary	1	0	1	0	1	5							8
Larceny	7	5	1	9	22	13							57
Auto Theft	1	1	0	1	0	3							6
Arson	0	0	0	0	0	0							0
Retail Fraud	1	0	2	0	1	0							4
<b>Total</b>	<b>11</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>27</b>	<b>21</b>							<b>84</b>

## CALLS FOR SERVICE

2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Part A Crimes	47	40	35	33	53	50							258
All Other Crimes	97	78	99	45	105	108							532
<b>Total</b>	<b>144</b>	<b>118</b>	<b>134</b>	<b>78</b>	<b>158</b>	<b>158</b>							

## RESPONSE TIME

2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
2018 - Emergency	10:04	7:20	5:41	7:03	10:34	10:26						
2018 - Overall	8:35	9:03	8:24	9:24	9:48	12:06						



## DISPATCH CENTER

2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,177	1,028	1,124										3,329
# of Non-Emergency Calls	2,696	2,571	2,637	2,487	2,816	2,705							15,912
<b>Total</b>													

## POLICE AND FIRE RESPONSE

2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	1,500	1,231	1,408	1,226	1,483	1,350							8,198
Township Police	1,248	976	1,218	1,107	1,333	1,331							7,213
Township Fire	273	232	262	227	249	224							1,467
City Fire	77	81	78	74	86	70							466
<b>Total</b>	<b>3,098</b>	<b>2,520</b>	<b>2,966</b>	<b>2,634</b>	<b>3,151</b>	<b>2,975</b>							<b>17,344</b>

## TRAFFIC ACCIDENT SUMMARY

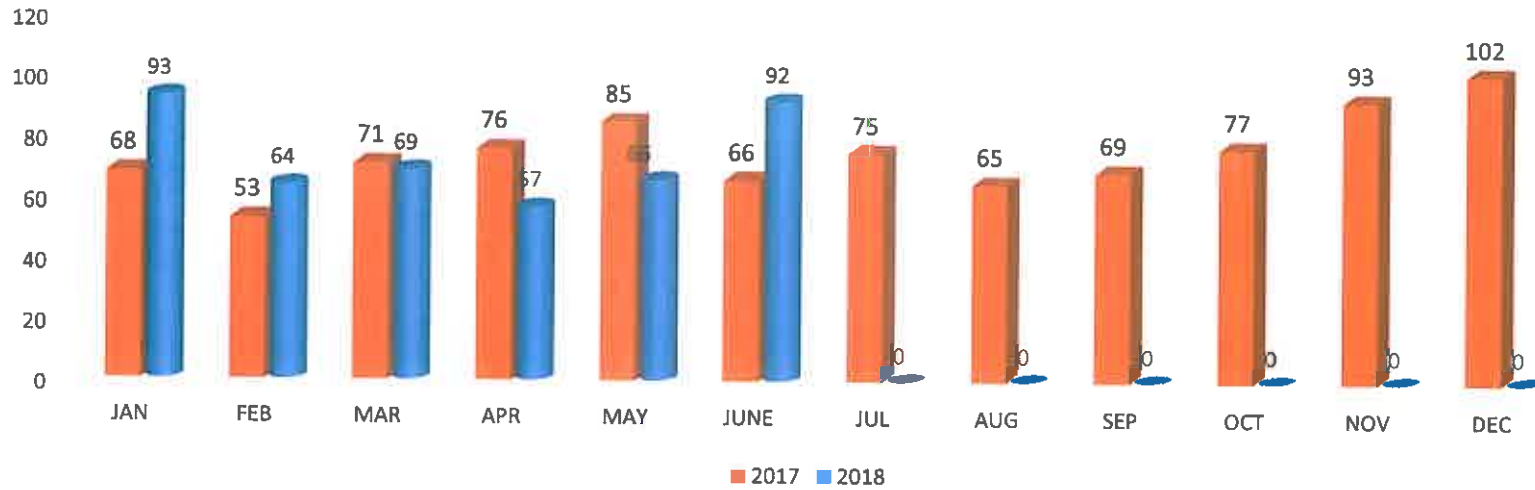
### JANUARY 1, 2018 THROUGH DECEMBER 31, 2018

2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Fatal	0	0	0	0	0	0							0
Personal Injury	12	9	7	13	3	8							52
Property Damage	68	44	49	34	47	61							303
Private Property	13	11	13	10	16	22							85
Hit and Run	0	0	0	0	0	1							1
<b>Total</b>	<b>93</b>	<b>64</b>	<b>69</b>	<b>57</b>	<b>66</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>441</b>

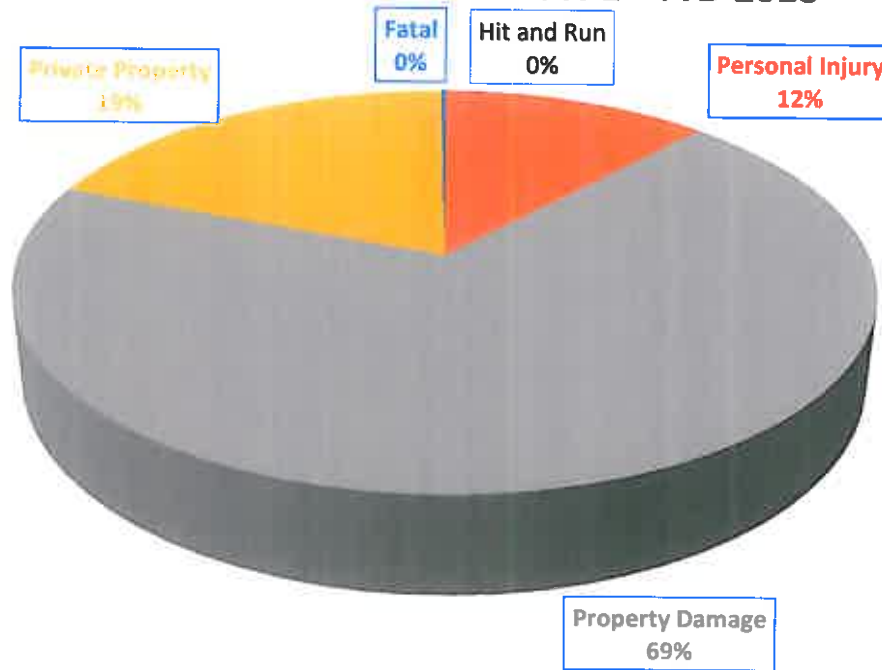
### JANUARY 1, 2017 THROUGH DECEMBER 31, 2017

2017	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury	6	4	4	14	15	21	17	13	14	10	14	15	147
Property Damage	58	45	64	55	66	42	53	45	46	62	69	76	681
Private Property	3	4	3	6	4	3	5	7	9	5	9	11	69
Hit and Run	1	0	0	1	0	0	0	0	0	0	1	0	3
<b>Total</b>	<b>68</b>	<b>53</b>	<b>71</b>	<b>76</b>	<b>85</b>	<b>66</b>	<b>75</b>	<b>65</b>	<b>69</b>	<b>77</b>	<b>93</b>	<b>102</b>	<b>900</b>

### Traffic Accidents 2017 vs 2018



### REPORTED ACCIDENTS BY TYPE - YTD 2018

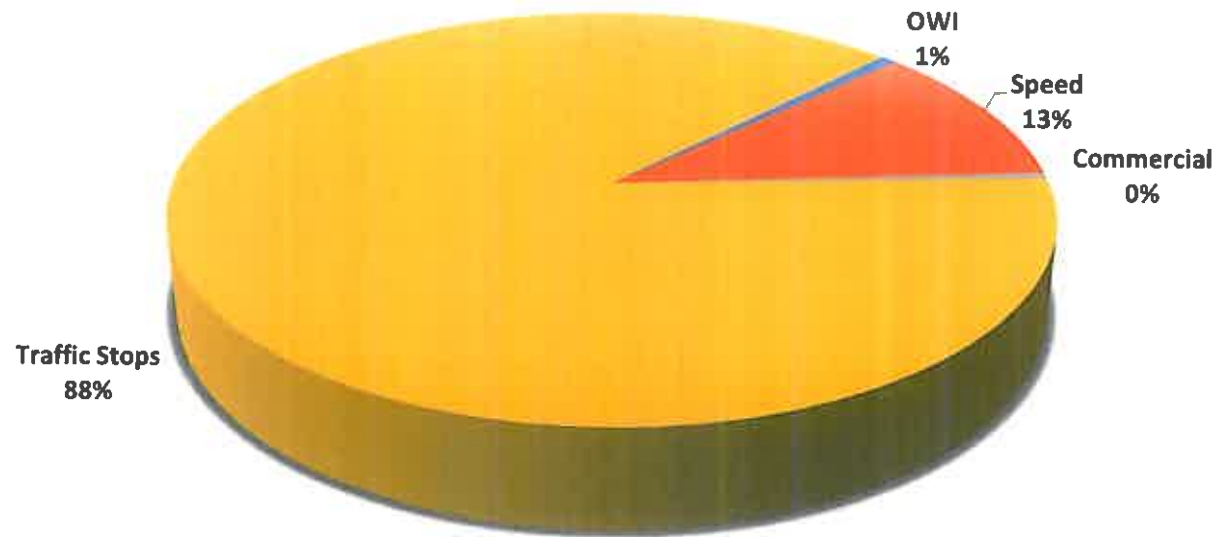


## TRAFFIC VIOLATION SUMMARY

January 1, 2018 through December 31, 2018													
2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	4	5	3	1	4	2							19
Speed	31	18	40	45	83	114							331
Commercial	3	1	0	0	5	5							14
Traffic Stops	430	276	432	392	521	578							2,629

Number of Arrests													
2018	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	9	8	7	5	7	11							47
Misdemenor	57	53	64	44	54	54							326
Citations	230	139	236	192	248	317							1,362
<b>Total</b>	<b>296</b>	<b>200</b>	<b>307</b>	<b>241</b>	<b>309</b>	<b>382</b>							<b>1,735</b>

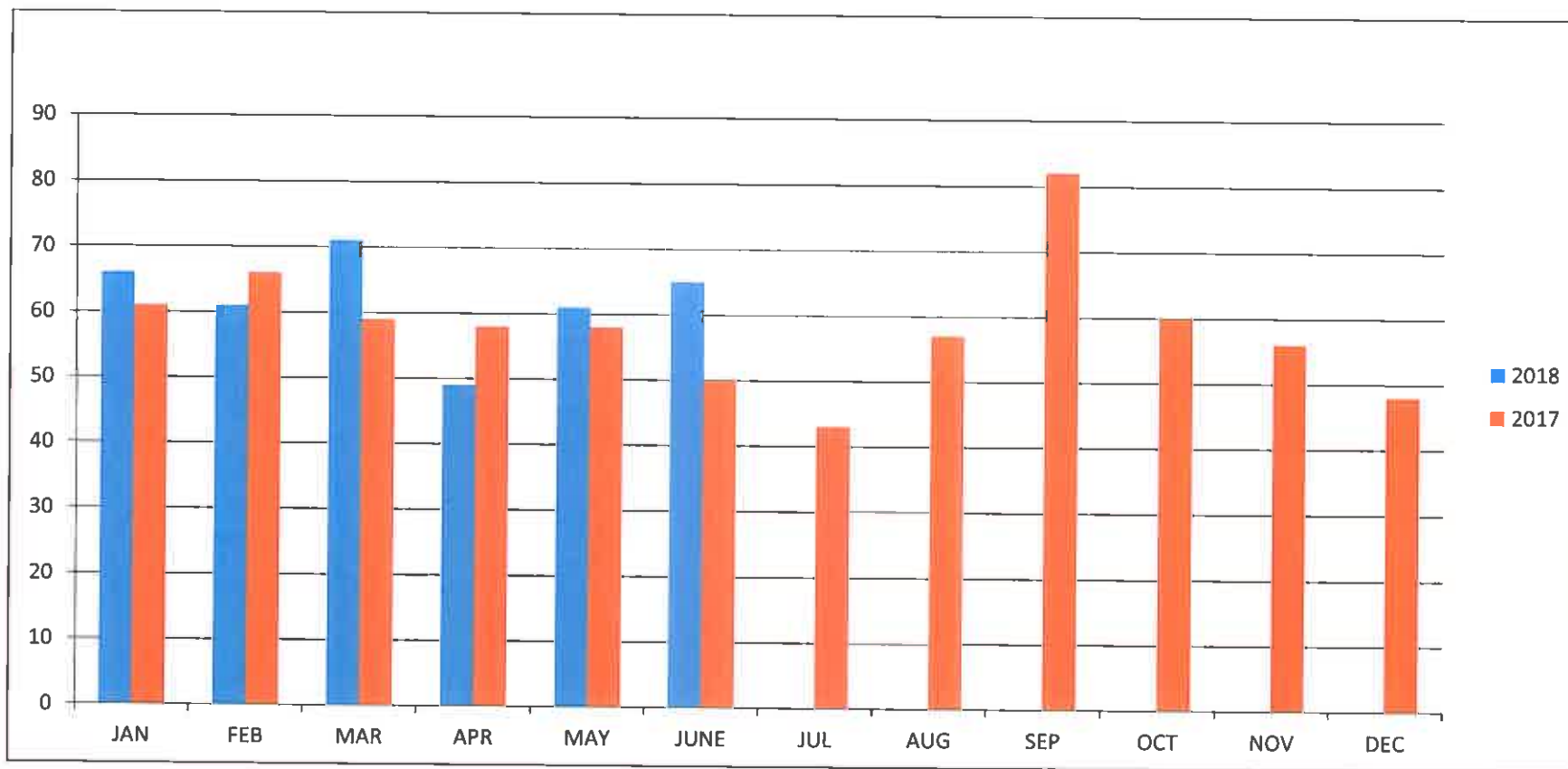
### Traffic Violations Issued by Type Year to Date 2017





## NUMBER OF ARRESTS

	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
2018	66	61	71	49	61	65							373
2017	61	66	59	58	58	50	43	57	82	60	56	48	698



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
PLANNING DEPARTMENT MONTHLY  
REPORT  
JUNE, 2018**



**MEMORANDUM**

To: Plymouth Township Board of Trustees and Planning Commission

From: Laura E. Haw, AICP, McKenna  
 Planning Director, Plymouth Township; and  
 Jennifer Neal, Planner, McKenna,

Date: July 12, 2018

Re: **May and June 2018 Monthly Report: Planning and Zoning Department**

**PLANNING AND ZONING**

McKenna provides day-to-day assistance to the Township, applicants and public regarding zoning, planning and economic redevelopment matters, including on-site offices hours every Tuesday (am), Wednesday and Thursday (pm). The following is McKenna's monthly report to the Township, which covers Planning and Zoning activities and services in May and June.

**Township Planning and Zoning Activity**

As part of our services to the Township, McKenna reviews Planning Commission applications and plans and provides recommendations on long range planning, land use, zoning and design. There are also a number of administrative site plans / projects that McKenna reviews and administers. The following is a summary of current and ongoing site plans, special land uses, rezonings, text amendments and land reconfigurations:

<b>PLANNING AND ZONING PROJECTS</b>	
<b>Project</b>	<b>Current Status and Progress</b> (New items since last month are <b><u>underlined and bold</u></b> )
#2138  49600 Ann Arbor Road <i>Andover Forest</i>	Final stamping process initiated in 2015. Insufficient documentation provided to close file. The Planning Department receives numerous inquiries about this site as it was cleared and stalled. Policies are in place to ensure this will not occur again.  <b><u>Pending: Final legal documents under review by the Township Attorney, Kevin Bennett.</u></b> <b><u>Next Steps: Applicant to submit final documents and apply for the final stamping process and to address all outstanding items, including delinquent taxes.</u></b>

## PLANNING AND ZONING PROJECTS

Project	Current Status and Progress (New items since last month are <u>underlined and bold</u> )
#2232 39600 Ann Arbor Road <i>Dunkin Donuts</i>	Final site plan approval (building expansion) granted by the Planning Commission, December 2017.  <b><u>Pending: Permits from Wayne County and subject to the conditions of final engineering approval.</u></b> <b><u>Next Steps: Applicant to submit for the final stamping process.</u></b>
#2235 40475 Plymouth Road <i>Arctic Pond Ice Arena</i>	On-site landscape review conducted by McKenna, near compliance, 90% of bond released.  <b><u>Report to the Building Department prepared and transmitted.</u></b> <b><u>Next Steps: Applicant to work with the Building Department on final permits.</u></b>
#2236 41144 Concept Drive <i>Oerlikon Metco</i>	On-site landscape review conducted by McKenna, 100% compliance with site plan.  <b><u>Report to the Building Department prepared and transmitted.</u></b> <b><u>Next Steps: Applicant to work with the Building Department on final permits.</u></b>
#2237 50700 N. Territorial Road <i>The Ponds at Andover</i>	Cluster Housing Option (CHO) approval (seven (7), detached, single family residential units) granted by the Board of Trustees, May 2018. File closed June 2018 for the Option.  <b><u>Next Steps: Applicant to submit site plan application for Township review.</u></b>
#2243 14951 N. Haggerty Road <i>St. Kenneth Church</i>	Final site plan approval (building expansion) granted by the Planning Commission, December 2017.  <b><u>Pending: Permits from Wayne County and subject to the conditions of final engineering approval.</u></b> <b><u>Next Steps: Applicant to submit for the final stamping process.</u></b>
#2245 15257 Beck Road <i>Plymouth Plaza</i>	Final site plan approval (two-building, multi-tenant commercial plaza) granted by the Planning Commission, August 2017. Seven (7) administrative reviews have since been conducted due to remaining outstanding conditions of Commission approval.  <b><u>Pending: Revised site plan review; the plan has experienced significant adjustments per Wayne County and the applicant since final site plan approval.</u></b> <b><u>Next Steps: Revised, final site plan review by the Planning Commission is required due to the extent of the modifications. Applicant to submit for revised, final site plan review by the Planning Commission by August 2018 or file an extension request.</u></b>
#2248 49200 Halyard Drive <i>Adient</i>	Revised, final site plan approval (building expansion and site improvements) granted by the Planning Commission, May 2018.  <b><u>Pending: Final permits and subject to the conditions of final engineering approval.</u></b> <b><u>Next Steps: Applicant to submit for the final stamping process.</u></b>



**PLANNING AND ZONING PROJECTS**

<b>Project</b>	<b>Current Status and Progress</b> (New items since last month are <u>underlined and bold</u> )
#2265  39475 Ann Arbor road <i>Home, Health and Hospice</i>	Administrative site plan approval (building addition) granted October, 2017. On-site landscape review conducted by McKenna, compliance with site plan met.  <b><u>Report to the Building Department prepared and transmitted.</u></b> <b><u>Next Steps: Applicant to work with the Building Department on final permits.</u></b>
#2269  39411 Schoolcraft <i>Plymouth Park and Eats</i>	Final site plan approval (food truck park) granted by the Planning Commission, November 2017.  <b><u>Pending: Permits from Wayne County and subject to the conditions of final engineering approval.</u></b> <b><u>Next Steps: Applicant to submit for the final stamping process.</u></b>
#2271  39550 Ann Arbor Road <i>Quick Pass Car Wash</i>	Final site plan approval (new construction) granted by the Planning Commission, December 2017.  <b><u>Pending: Permits from Wayne County and subject to the conditions of final engineering approval.</u></b> <b><u>Next Steps: Applicant to submit for the final stamping process.</u></b>
#2272  45980 Ann Arbor Road <i>The Woods</i>	Final site plan, CHO approval (nine (9), detached, single family residential units) granted by the Planning Commission, January 2018.  <b><u>Pending: Permits from Wayne County and subject to the conditions of final engineering approval. Final legal documents also under review by Township Attorney Kevin Bennett.</u></b> <b><u>Next Steps: Board of Trustees meeting for final CHO consideration.</u></b>
#2274  15075 Beck Road <i>Beck Hotel PUD</i>	Tentative site plan approval (mixed-use site with hotel and restaurants) granted by the Planning Commission, April 2018.  <b><u>Pending: Final site plan review. June 2018 special meeting of the Planning Commission requested by applicant canceled due to incomplete final site plan submission.</u></b> <b><u>Next Steps: Project postponed until the applicant submits a final site plan, which addresses all outstanding issues, for Township review.</u></b>
#2278  47373 Five Mile Road <i>Shell Plaza</i>	Application submitted for accessory building addition. Administrative Committee review throughout spring 2018.  <b><u>Pending: Administrative Committee review cannot issue approval as of June 25, 2018 (date of last review letter and transmittal submitted to applicant).</u></b> <b><u>Next Steps: Project postponed until the applicant submits a revised site plan, which addresses all outstanding issues, for Township review.</u></b>



## PLANNING AND ZONING PROJECTS

Project	Current Status and Progress (New items since last month are <u>underlined and bold</u> )
#2279 12731 Beck Road Verona Park	Cluster Housing Option (CHO) approval (14, detached, single family residential units) granted by the Board of Trustees, May 2018.  <u>File closed June 2018 for the Option.</u> <u>Next Steps: Applicant to submit for site plan review.</u>
#2280 41656 Ann Arbor Road Monroe Bank and Trust	New construction for the Monroe Bank and Trust by the Administrative Committee.  <u>Pending: Permits and subject to the conditions of final engineering approval.</u> <u>Next Steps: Applicant to submit for the final stamping process with updated Master Deed to be re-recorded and a copy made available to the Township.</u>
#2282 15075 Beck Road Land Combination	Initial Township review, application deemed incomplete, May 2018.  <u>Next Steps: Applicant to submit additional documentation for Township review.</u>
#2286 15075 Beck Road Graye's Greenhouse	Application submitted for a Class A, non-conforming designation.  <u>Approval of the designation approved by the Planning Commission, June 2018.</u> <u>Next Steps: Applicant to submit for the final stamping process.</u>
#2287 47725 Five Mile Road Bank of America Lot Split	Lot split application submitted for the Bank of America (from the Home Depot parent parcel).  <u>Next Steps: Project postponed until the applicant submits a revised legal survey, which addresses all outstanding issues, for Township review.</u>
#2288 49600 Ann Arbor Road Andover Forest	Lot combination application submitted for the Andover Forest CHO (outstanding item from 2015 approval).  <u>Lot combination administratively approved.</u> <u>Next Steps: n/a</u>
#2289 14745 Eckles Road Lot Reconfiguration	Lot split / combination application submitted for various residential parcels (four) on Eckles Road.  <u>Next Steps: Project postponed until the applicant submits a revised legal survey, which addresses all outstanding issues, for Township review.</u>
#2290 41661 Plymouth Road Hillside Residences	Planned Unit Development (PUD) application submitted for Planning Commission review.  <u>PUD Option approval recommended by the Planning Commission on June 20, 2018.</u> <u>Next Steps: PUD Option review by the Board of Trustees at their July 17, 2018 meeting.</u>



## PLANNING AND ZONING PROJECTS

Project	Current Status and Progress (New items since last month are <u>underlined and bold</u> )
#2292 49471 Ann Arbor Road <i>Picnic Basket</i>	Rezoning application (C-1 to the C-2) submitted for Planning Commission review.  <b><u>Rezoning action postponed by the Planning Commission on June 20, 2018.</u></b> <b><u>Next Steps: Planning Commission to consider a text amendment to the C-1 district and/or other options in August 2018.</u></b>
#2293 40600 Ann Arbor Trail <i>Use Variance</i>	Use Variance application (auto repair shop) submitted for Planning Commission review.  <b><u>Per applicant request, agenda item removed from the June 20, 2018 Planning Commission agenda.</u></b> <b><u>Next Steps: Review by the Planning Commission at their July 18, 2018 meeting.</u></b>
#2296 12731 Beck Road <i>Verona Park</i>	Application submitted for site plan review.  <b><u>Next Steps: Site plan review by the Planning Commission at their July 18, 2018 meeting.</u></b>
#2297 1498 Sheldon Road <i>Urgent Care Sign</i>	Application for a wall sign in the ARC, Ann Arbor Road Corridor district submitted for review.  <b><u>Next Steps: Sign review by the Planning Commission at their July 18, 2018 meeting.</u></b>
MISC.	Continued collaboration and meetings with Wayne County regarding the sale and redevelopment of the Phoenix Road Yard property. We are inviting the final development team to present at a future Board of Trustee meeting on their proposal and we look forward to working together on this project !
MISC.	The Planning Department continues to enter in prior and open applications so that the new Planning, Zoning and Engineering (PZE) module (BS&A software system) is up-to-date moving forward.

### Planning and Zoning Department Financial Activity

The following table details payments received by the applicant, determined by the adopted Planning and Zoning Fee Schedule:

PLANNING AND ZONING FEES RECEIVED	CURRENT	2018 YTD
<b>Applications (includes both May and June)</b>	<b>\$28,875.00</b>	<b>\$55,680.50</b>
2237: The Ponds at Andover, Cluster Housing Option (BOT review)	\$1,600.00	-



PLANNING AND ZONING FEES RECEIVED	CURRENT	2018 YTD
2274: 15075 Beck Road, PUD Site Plan, revised	\$2,125.00	-
2278: 47373 Five Mile Road, Administrative Site Plan (major, revised)	\$1,250.00	
2279: Verona Park, Cluster Housing Option (BOT review)	\$1,600.00	-
2282: 15075 Beck Road, Land Combination	\$800.00	-
2286: 8820 Lilley, Class A, Non-Conforming Designation	\$600.00	-
2287: 47725 Five Mile Road, Lot Split	\$1,400.00	-
2288: 49600 Ann Arbor Road, Land Combination	\$800.00	-
2289: 14745 Eckles, Lot Reconfiguration	\$1,500.00	-
2290: 41661 Plymouth Road, PUD Option (Planning Commission)	\$4,750.00	-
2291: 47801 W. Anchor Court, Administrative Site Plan (minor)	\$350.00	-
2292: 49471 Ann Arbor Road, Rezoning	\$3,100.00	-
2293: 40600 Ann Arbor Trail, Use Variance	\$1,850.00	-
2295: 45000 Helm, Administrative Site Plan	\$2,500.00	-
2296: 12731 Beck Road, Verona Park CHO Site Plan	\$4,250.00	-
2297: 1498 Sheldon Road, ARC Sign	\$400.00	

#### Challenges:

- Ease of public understanding regarding applications, processes, etc. Applicant form revised, application packets remain outstanding.
- Outdated information that would benefit from an update (ex: Zoning Map).
- Many questions on ARC, Ann Arbor Road Corridor sign requirements, not digestible for the public.
- Repeat ZBA variances granted.
- Resident concerns regarding sidewalks in the older subdivisions such as Green Meadows.

#### Recommendations and Next Month Outlook:

- The Planning Commission will be holding a study session on July 25, 2018 to discuss fence regulations and other Ordinance items in greater detail (no action taken).
- Update planning application packets to streamline processes / clarify requirements for ease of understanding and use by developers and the general public.
- Consideration of the Planning Commission's 2018 Work Plan activities, including consideration of a joint meeting between all municipal entities: Board of Trustees, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, etc. to discuss projects, future goals and coordination.

If you have any questions on the above planning, zoning and design projects or would like additional information, please contact Laura Haw at [Lhaw@mcka.com](mailto:Lhaw@mcka.com). Thank you !





**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
FOIA MONTHLY REPORT - CLERK  
JUNE, 2018**

# FOIA Monthly Report

Run Date: 07/01/2018 8:01 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
6/1/2018	Legal Copy Services		EMS Report Police Records	0.00
6/12/2018	McDowell & Associates	Mark Kochanski	Assessing Records Building Fire Report	
6/15/2018		Brian Lowe	Fire Report	
6/15/2018	PM Environmental	Tonia Hack	Public Services-Works	
6/18/2018	Global Zoning LLC	Co-Owner Cassie Phelps	Building Fire Report Planning Public Services-Works Resolutions Zoning	
6/22/2018	Zoom Media Connect	Bryan Mattack	Building	
6/22/2018		Xavler Grant	Accounting Records	
6/26/2018	Black Knight Real Estate Solutions, LLC	Gabriela Garcia	Other	
6/29/2018	American Transparency	Paul Nachman	Human Resources	
<b>Total Requests: 9</b>				<b>Total Dollars: 0</b>

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM D.2  
CONSENT AGENDA  
FOIA MONTHLY REPORT - POLICE  
JUNE, 2018**

# PD FOIA Monthly Report

Run Date: 07/01/2018 8:01 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
6/1/2018	Legal Copy Services		EMS Report Police Records	0.00
6/1/2018		Brian Tucker	Police Records	0.00
6/4/2018		Rene Hoehn	Police Records	18.98
6/4/2018	Fieger Law	James Harrington	Police Records	7.94
6/7/2018	CareOne Senior Care LLC	Carrle Akin	Police Records	0.00
6/8/2018		Christopher Collins	Police Records	0.00
6/11/2018	Liberty Property Legal	Daniel Munoz	Police Records	0.00
6/12/2018		Department of Health and Human Services	Police Records	0.00
6/15/2018		Daher Al-Mayahl	Police Records	0.00
6/18/2018	Plymouth Furniture Refinishing	Sandra Fatt	Police Records	0.00
6/18/2018		Chamae Kelth	Police Records	0.00
6/21/2018		Harry Ackley	Police Records	0.00
6/21/2018		Lisa Albers	Police Records	0.00
6/21/2018	Plymouth Hills	Laura Pettipher	Police Records	0.00
6/22/2018		Roger Vaughn	Police Records	0.00
6/23/2018	Plymouth Hills	Laura Pettipher	Police Records	0.00
6/23/2018	Plymouth Hills	Laura Pettipher	Police Records	0.00
6/25/2018	LexisNexis	LexisNexis	Police Records	3.30
6/26/2018		Manager Scott Rubin	Police Records	0.00
6/26/2018		La'Tisha Armstrong	Police Records	0.00
6/28/2018		John Roehrig	Police Records	0.00
6/28/2018		Barbara MacDonald	Police Records	0.00
<b>Total Requests: 22</b>				<b>Total Dollars: 30.22</b>

**CHARTER TOWNSHIP OF PLYMOUTH**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**JULY 10, 2018**

**ITEM D.3**  
**CONSENT AGENDA**  
**APPROVAL OF BILLS**

BOARD DATE

7/24/2018

FUND NAME

FUND NUMBER

TOTAL  
INC PAYROLL

PAYROLL &  
INVOICES PAID  
PRIOR TO MEETING

INVOICES PAID  
AFTER BOARD REVIEW

GENERAL FUND	101	634,642.27	533,430.88	101,211.39
SWD	226	4,205.71	4,205.71	
IMPROV. REV.	246	-	-	
DRUG FORFEITURE	265	4,301.03	4,301.03	
DRUG FORFEITURE	266	-	-	
DRUG FORFEITURE	267	472.05	-	472.05
GOLF COURSE FUND	510	4,736.28	129.45	4,606.83
SENIOR TRANSPORATION	588	4,133.05	3,893.46	239.59
WATER & SEWER	592	330,549.44	249,044.52	81,504.92
TRUST& AGENCY	701	139,434.98	139,262.48	172.50
POLICE BOND FUND	702	5,367.00	5,367.00	
TAX POOL	703	-	-	
SPECIAL ASSESS CAPITAL	805	5,878.07	36.82	5,841.25
TOTALS		<u>1,133,719.88</u>	<u>939,671.35</u>	<u>194,048.53</u>
GRAND TOTAL		1,133,719.88		

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

Page 1/2  
*Welding Special*  
*7/18/18*

**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>ALERUS FINANCIAL</b>		<b>Invoice Amount:</b>	<b>\$4,365.44</b>
Defined Contribution - PAYDATE JULY 20, 2018		<b>Check Date:</b>	<b>07/19/2018</b>
101-325-714.050	Define Contribution -Dispatch (Employer)		1,593.00
101-100-231.000	Employee Cont -all		1,091.37
101-305-714.030	Define Contribution-Police (ER)		1,681.07
<b>BLUE CARE NETWORK OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$10,666.33</b>
BCN of MICHigan - Classes 9 & 10 - August 2018 -		<b>Check Date:</b>	<b>07/19/2018</b>
101-290-714.500	General Retirees Healthcare		4,862.55
101-305-714.500	Police Retirees Healthcare		648.34
101-325-714.500	Dispatch Retirees Healthcare		648.34
101-336-714.500	Fire Retirees Healthcare		3,210.42
592-291-714.500	Public Works Retirees Healthcare		1,296.68
<b>BLUE CARE NETWORK OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$80,447.07</b>
AUGUST 2018 Coverage Coverage - classes 7 &		<b>Check Date:</b>	<b>07/19/2018</b>
101-171-714.000	Supervisor's Office		522.10
101-201-714.000	IT Dept.		1,347.02
101-253-714.000	Treasurer's Dept.		1,247.82
101-305-714.000	Police		16,827.30
101-325-714.000	Dispatch		9,450.02
101-336-714.000	Fire		18,795.62
101-371-714.000	Building		1,247.82
592-291-714.000	Public Works		2,594.84
101-305-714.500	Police - Retirees		9,924.00
101-336-714.500	Fire - Retirees		18,490.53
<b>BLUE CARE NETWORK OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$12,632.39</b>
BCN - August 2018 Coverage - Classes 5&6 (spre		<b>Check Date:</b>	<b>07/19/2018</b>
101-215-714.000	Clerk's Office		598.41
101-265-714.000	Township Hall (Haack)		1,430.19
101-305-714.000	Police Dept.		2,028.60
101-336-714.000	Fire Dept.		1,430.19
592-172-716.000	DPW Dept.		2,627.01
226-226-714.000	Solid Waste (Viesel)		1,543.90
101-371-714.000	Building Dept.		2,974.09
<b>I.A.F.F. - LOCAL 1496</b>		<b>Invoice Amount:</b>	<b>\$2,020.00</b>
IAFF -July 2018 Union Dues (individual list attach		<b>Check Date:</b>	<b>07/19/2018</b>
101-100-232.020	July 2018 Union Dues		2,020.00
<b>M E R S</b>		<b>Invoice Amount:</b>	<b>\$100,424.62</b>
MERS -JULY 2018 Employee AND Employer		<b>Check Date:</b>	<b>07/19/2018</b>
101-100-231.030	COAM - Employee Contrib.		3,261.47
101-100-231.030	POAM - Employee Contrib		9,773.13
101-100-231.020	FIRE - Employee Contrib		9,334.14
101-100-231.050	DISPATCH - Employee Contrib		2,961.45
101-305-714.030	COAM - Employer Contrib		10,166.43
101-305-714.030	POAM - Employer Contrib		22,130.00
101-336-714.020	FIRE - Employer Contrib		36,931.00
101-325-714.050	DISPATCH - Employer Contrib		5,867.00
<b>JOHN HANCOCK LIFE INSURANCE CO.</b>		<b>Invoice Amount:</b>	<b>\$16,200.46</b>
JOHN HANCOCK EMPLOYER PEN MATCH 7-20-18		<b>Check Date:</b>	<b>07/19/2018</b>
588-588-714.010	Friendship Station (Boyce)		230.63
101-171-714.010	Supervisor's Office		1,702.43
101-201-714.010	IT Services (Janks)		563.36

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

101-215-714.010	Clerk's Office	1,817.58
101-253-714.010	Treasurer's Office	954.29
101-305-714.010	Police Dept.	286.99
101-325-714.010	Dispatch (Bonadeo)	286.99
101-336-714.020	Fire Dept	3,358.98
101-336-714.010	Fire (Admin) (Jowsey)	249.75
101-371-714.010	Building Dept.	1,631.91
101-265-714.010	Township Hall (Haack)	238.39
592-172-714.010	Public Services (Cobb, Latawiec, Martin)	774.00
226-226-714.010	Solid Waste (Visel)	299.81
592-291-714.040	DPW	2,463.24
592-291-714.010	DPW (Fellrath & Wallace & Hamann)	1,342.11
<b>JOHN HANCOCK LIFE INSURANCE CO.</b>		<b>Invoice Amount: \$4,454.84</b>
JOHN HANCOCK EMPLOYEE CONTRIB 7-20-18 (s		<b>Check Date: 07/19/2018</b>
101-100-231.000	Employee Contribution (EEMBT)(EEVND)	4,454.84
<b>JOHN HANCOCK LIFE INSURANCE CO.</b>		<b>Invoice Amount: \$64.40</b>
Monthly Premium-July2018 - Jowsey		<b>Check Date: 07/19/2018</b>
101-100-237.000	Monthly Premium-Jowsey, Richard- 7-18	64.40
<b>NATIONWIDE RET SOL USCM/MIDWEST</b>		<b>Invoice Amount: \$16,540.43</b>
Nationwide - Contribs. for payending 7/20/18- spr		<b>Check Date: 07/19/2018</b>
101-100-239.000	Contributions for payending 7/20/18	16,540.43
<b>Total Amount to be Disbursed:</b>		<b>\$247,815.98</b>



**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

*Refunds  
7/18/18*

**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>Plymouth 848 LLC</b> BD Bond Refund	701-100-202.701	BBD18-0002 - PB17-1173	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$20,000.00</b> <b>07/13/2018</b> <i>20,000.00</i>
<b>Plymouth 848 LLC</b> BD Bond Refund	701-100-202.701	BP18-0001 - PB17-1173	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$3,000.00</b> <b>07/13/2018</b> <i>3,000.00</i>
<b>ITALY AMERICAN CONSTRUCTION CO</b> BD Bond Refund	701-100-202.701	BBD17-0024 - PB17-0553	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,000.00</b> <b>07/13/2018</b> <i>1,000.00</i>
<b>Kirco Manix Construction</b> BD Bond Refund	701-100-202.701	BBD17-0013 - PB16-0825	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,000.00</b> <b>07/13/2018</b> <i>1,000.00</i>
<b>Kirco Manix Construction</b> BD Bond Refund	701-100-202.701	BBD18-0006 - PB16-0825	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$98,916.00</b> <b>07/13/2018</b> <i>98,916.00</i>
<b>Picnic Basket Market Place</b> BD Bond Refund	701-100-202.701	BBD17-0039 - PB16-0969	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$5,180.00</b> <b>07/13/2018</b> <i>5,180.00</i>
<b>OUR LADY OF GOOD COUNSEL</b> BD Bond Refund	701-100-202.701	BE18-0031	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$5,985.00</b> <b>07/13/2018</b> <i>5,985.00</i>
<b>USA Hockey</b> BD Bond Refund	701-100-202.701	BE18-0032	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$788.25</b> <b>07/13/2018</b> <i>788.25</i>
<b>LA Fitness</b> BD Bond Refund	701-100-202.701	BE18-0034	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$360.50</b> <b>07/13/2018</b> <i>360.50</i>
<b>SHAW CONSTRUCTION &amp; MGMT</b> BD Bond Refund	701-100-202.701	BE18-0035	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$9.50</b> <b>07/13/2018</b> <i>9.50</i>
<b>ABSOPURE WATER CO.</b> BD Bond Refund	701-100-202.701	BE18-0036	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$917.60</b> <b>07/13/2018</b> <i>917.60</i>
<b>Michigan Manufacturing Technology</b> BD Bond Refund	701-100-202.701	BE18-0039	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$123.75</b> <b>07/13/2018</b> <i>123.75</i>
<b>Total Amount to be Disbursed:</b>				<b>\$137,280.60</b>

BK  
7/18/18

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>ALLIE BROTHERS UNIFORMS</b>		<b>Invoice Amount:</b>	<b>\$446.14</b>
Uniform Equip/Shannon Richardson Inv. 71504 6		<b>Check Date:</b>	<b>07/24/2018</b>
101-325-758.000	Uniform S/S Shirt		115.18
101-325-758.000	Uniform Pants		143.98
101-325-758.000	Uniform Belt		41.99
101-325-758.000	Uniform Boots		130.00
101-325-758.000	Uniform Name Tag		14.99
<b>ALLIE BROTHERS UNIFORMS</b>		<b>Invoice Amount:</b>	<b>\$161.97</b>
Uniform Equip/Turley Inv. 71503 6/22/18		<b>Check Date:</b>	<b>07/24/2018</b>
101-325-758.000	Uniform S/S Shirt		95.98
101-325-758.000	Uniform Cargo Pants		65.99
<b>ALLIE BROTHERS UNIFORMS</b>		<b>Invoice Amount:</b>	<b>\$95.98</b>
Uniform Equip/Spaulding Inv. 71614 6/29/18		<b>Check Date:</b>	<b>07/24/2018</b>
101-325-758.000	Uniform L/S Shirt		95.98
<b>ALLIE BROTHERS UNIFORMS</b>		<b>Invoice Amount:</b>	<b>\$84.98</b>
Uniform Equip/McLean Inv. 71699 7/7/18		<b>Check Date:</b>	<b>07/24/2018</b>
101-305-758.000	Uniform Cargo Pants		59.99
101-305-758.000	Uniform ASP Holder B/W		24.99
<b>ASSOCIATED NEWSPAPERS OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$28.70</b>
PN - Close of Voter Registration printed 6/28/18,		<b>Check Date:</b>	<b>07/24/2018</b>
101-262-813.000	PN - Close of Voter Registration		28.70
<b>ASSOCIATED NEWSPAPERS OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$60.74</b>
Legal Notice 2018 Summer Taxes printed 6/28/18		<b>Check Date:</b>	<b>07/24/2018</b>
101-253-727.000	Legal Notice 2018 Summer Taxes		60.74
<b>ASSOCIATED NEWSPAPERS OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$34.19</b>
Notice to cut noxious weeds 4/5/18		<b>Check Date:</b>	<b>07/24/2018</b>
101-371-727.000	Public Notice - Noxious weeds - 4/5/18		34.19
<b>ASSOCIATED NEWSPAPERS OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$27.83</b>
PN - Water Quality Report printed 6/28/18, Invoic		<b>Check Date:</b>	<b>07/24/2018</b>
101-528-727.000	PN - Water Quality Report		27.83
<b>NAPA Auto Parts of Plymouth</b>		<b>Invoice Amount:</b>	<b>\$11.22</b>
Sand Paper (gate valve maint)		<b>Check Date:</b>	<b>07/24/2018</b>
592-443-937.000	Sand Paper		11.22
<b>NAPA Auto Parts of Plymouth</b>		<b>Invoice Amount:</b>	<b>\$189.34</b>
vehicle supplies		<b>Check Date:</b>	<b>07/24/2018</b>
101-336-863.000	vehicle supplies		189.34
<b>B &amp; R JANITORIAL SUPPLY</b>		<b>Invoice Amount:</b>	<b>\$1,511.13</b>
Maint of grounds supplies		<b>Check Date:</b>	<b>07/24/2018</b>
101-336-776.000	Bath Tissue		168.96
101-336-776.000	c-fold towels		210.78
101-336-776.000	pumps		8.52
101-336-776.000	dryer sheets		48.43
101-336-776.000	centrepull towels		41.31
101-336-776.000	scrubbers		2.44
101-336-776.000	dishwasher pacs		37.34
101-336-776.000	roll towels		113.94
101-336-776.000	clorox wipes		49.38

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-336-776.000	st steel cleaner	12.86
	101-336-776.000	trash liners 33G	19.51
	101-336-776.000	trash liners 55G	69.24
	101-336-776.000	degreaser	22.96
	101-336-776.000	disc wipes	705.46
<b>B &amp; R JANITORIAL SUPPLY</b>			<b>Invoice Amount: \$172.86</b>
Maint of grounds supplies			<b>Check Date: 07/24/2018</b>
	101-336-776.000	Laundry detergent	172.86
<b>BATTERIES PLUS BULBS</b>			<b>Invoice Amount: \$122.95</b>
Battery for #404			<b>Check Date: 07/24/2018</b>
	592-291-863.000	12V 65 Flooded 24	122.95
<b>BATTERIES PLUS BULBS</b>			<b>Invoice Amount: \$134.99</b>
screen rpr dgtizer blk			<b>Check Date: 07/24/2018</b>
	101-336-836.000	Sreen RPR Dgitizer Blk	134.99
<b>BENDZINSKI &amp; CO.</b>			<b>Invoice Amount: \$1,000.00</b>
Continuing Disclosure Undertaking for Year Endin			<b>Check Date: 07/24/2018</b>
	101-201-817.000	Continuing Disclosure 2017	1,000.00
<b>BLACKWELL FORD INC.</b>			<b>Invoice Amount: \$52.34</b>
Vehicle Repair/106808 Inv. 332994 6/27/18			<b>Check Date: 07/24/2018</b>
	101-305-863.000	Oil Change	52.34
<b>BLACKWELL FORD INC.</b>			<b>Invoice Amount: \$60.00</b>
Vehicle Repair/157878 Inv. 333398 6/28/18			<b>Check Date: 07/24/2018</b>
	101-305-863.000	Replace Four Tires	60.00
<b>BLACKWELL FORD INC.</b>			<b>Invoice Amount: \$24.12</b>
Vehicle Repair/106809 Inv. 333669 7/3/18			<b>Check Date: 07/24/2018</b>
	101-305-863.000	Repair Flat Tire	24.12
<b>OCCUPATIONAL HEALTH CENTERS OF MI</b>			<b>Invoice Amount: \$75.50</b>
Physica Recertification - Dan Hamann 6/26/2018 (			<b>Check Date: 07/24/2018</b>
	592-172-818.000	Phys. Recertification - Dan Hamann	75.50
<b>CDW GOVERNMENT INC</b>			<b>Invoice Amount: \$48.10</b>
USB Cables for dual pollbooks			<b>Check Date: 07/24/2018</b>
	101-262-727.000	Tripp Lite 6' Hi-Speed USB Cables	37.80
	101-262-727.000	Shipping	10.30
<b>CUMMINS BRIDGEWAY,LLC</b>			<b>Invoice Amount: \$805.50</b>
Generator Repair Inv. 006-69891 6/29/18			<b>Check Date: 07/24/2018</b>
	101-315-951.000	Troubleshoot Generator Failure	805.50
<b>DANULOFF, LYLE D., PHD.</b>			<b>Invoice Amount: \$600.00</b>
Police Officer Applicant Psychological Evaluation o			<b>Check Date: 07/24/2018</b>
	101-305-818.000	Evaluation for hire - Kaitlin Nicely	600.00
<b>DELL MARKETING L.P.</b>			<b>Invoice Amount: \$368.00</b>
2 Dell UltraSharp 24 Monitors Quote U2415 30000			<b>Check Date: 07/24/2018</b>
	101-253-978.001	2 Dell UltraSharp 24 Monitors U2415	368.00
<b>DE WOLF &amp; ASSOCIATES</b>			<b>Invoice Amount: \$745.00</b>
Communications Training Officer Program Inv. 20			<b>Check Date: 07/24/2018</b>

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION**

**INVOICE INFORMATION**

	101-325-960.000	PSA Bosworth 6-18-18 - 6-22-18	745.00
<b>JACK DOHENY COMPANIES INC</b>			<b>Invoice Amount: \$15.50</b>
Washer Fluid Cap for Vactor			<b>Check Date: 07/24/2018</b>
	592-291-851.000	Washer cap	15.50
<b>DON'S SMALL ENGINE</b>			<b>Invoice Amount: \$32.00</b>
Sharpened Chainsaw Blades			<b>Check Date: 07/24/2018</b>
	592-291-851.000	Chain Saw Sharpening	32.00
<b>DON'S SMALL ENGINE</b>			<b>Invoice Amount: \$39.99</b>
Parks - Invoice #42876- Air Filters for weed whip			<b>Check Date: 07/24/2018</b>
	101-691-931.000	Inv. # 42876 (attached)	39.99
<b>FELLRATH, PATRICK</b>			<b>Invoice Amount: \$209.28</b>
Mileage Reimbursement June - 18			<b>Check Date: 07/24/2018</b>
	592-291-863.000	Mileage Reimbursement June - 18	209.28
<b>FIFER INVESTIGATIONS, LLC</b>			<b>Invoice Amount: \$1,175.00</b>
Background Investigaton on Christopher Johnson			<b>Check Date: 07/24/2018</b>
	101-336-835.000	BI on Christopher Johnson (FD)	1,175.00
<b>GHD, Inc.</b>			<b>Invoice Amount: \$70,436.72</b>
SAW Grant Condition Assessment 5/20/18-6/23/1			<b>Check Date: 07/24/2018</b>
	592-172-973.080	Condition Assessment 5/20/18-6/23/18	70,436.72
<b>GARRETT AUTO AND TRUCK SVC</b>			<b>Invoice Amount: \$2,897.43</b>
#407 Engine repairs, transmission flush, new tires			<b>Check Date: 07/24/2018</b>
	592-291-863.000	All repairs, parts, labor, disposal	2,897.43
<b>GENERAL CODE</b>			<b>Invoice Amount: \$4,070.00</b>
Laserfiche SW Assurance Plan			<b>Check Date: 07/24/2018</b>
	101-290-941.000	Retrieval & E-mail basic LSAP	1,650.00
	101-290-941.000	Full, Email & Snapshot basic LSAP	825.00
	101-290-941.000	LF Standard Server LSAP	1,595.00
<b>GENPOWER PRODUCTS INC.</b>			<b>Invoice Amount: \$445.00</b>
Renewal Agreement for Lift Station 6/1/18-5/31/1			<b>Check Date: 07/24/2018</b>
	592-172-818.000	Inspection Renewal 6/1/18-5/31/19	445.00
<b>GERALD ALCOCK COMPANY, LLC</b>			<b>Invoice Amount: \$3,250.00</b>
Appraisal of 15 Acres, Powell, Parcels A & B			<b>Check Date: 07/24/2018</b>
	101-290-818.000	Appraisal of 125 acres Powell, Par. A&B	3,250.00
<b>GERALD ALCOCK COMPANY, LLC</b>			<b>Invoice Amount: \$2,500.00</b>
Appraisal of 47000 Powell Road			<b>Check Date: 07/24/2018</b>
	101-290-818.000	Appraisal of 47000 Powell Road	2,500.00
<b>GMIS International</b>			<b>Invoice Amount: \$100.00</b>
GMIS Membership Dues			<b>Check Date: 07/24/2018</b>
	101-201-960.000	GMIS Membership Renewal	100.00
<b>GOVCONNECTION, INC.</b>			<b>Invoice Amount: \$1,980.00</b>
VEEAm Backup Software Renewal - Quote 245668			<b>Check Date: 07/24/2018</b>
	101-290-941.000	VEEAM Bkup Renewal-V-VBRENT-VS-P01AR-00	1,980.00

**Charter Township of Plymouth  
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**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>GRAPH-X</b> ID decals PTFD  101-336-727.000      Pkg of 100 decals PTFD	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$85.00</b> <b>07/24/2018</b> 85.00
<b>Great Lakes Ace Hardware</b> Set Up 2018 Blanket PO  101-691-931.000      2018 Blanket PO	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$235.66</b> <b>07/24/2018</b> 235.66
<b>GUARDIAN ALARM CO</b> 8592782 Hilltop Golf Course Alarm July 18  510-510-737.000      Hilltop Golf Course Alarm July18	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$105.00</b> <b>07/24/2018</b> 105.00
<b>HALT FIRE INC</b> R1 rewire scene light  101-336-863.000      R1 rewire scene light	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$200.00</b> <b>07/24/2018</b> 200.00
<b>HALT FIRE INC</b> E2 Brake work  101-336-863.000      E2 Brake work	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$4,564.14</b> <b>07/24/2018</b> 4,564.14
<b>HALT FIRE INC</b> E3 check engine light  101-336-863.000      E3 Check engine light "on"	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$131.00</b> <b>07/24/2018</b> 131.00
<b>HEMMING,POLACZYK,CRONIN,SMITH,</b> June 2018 - Legal Prosecution and Legal Expense  101-290-825.000      Legal Prosecution 101-290-827.000      Legal Expenses - COMMUNITY DEVELOPMENT 101-290-826.000      LEGAL EXPENSES	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$13,472.25</b> <b>07/24/2018</b> 6,496.88 905.63 6,069.74
<b>HINES PARK LINCOLN MERCURY, INC.</b> Vehicle Repair/C07494 (No Inv. # Available) 7/10  101-305-863.000      Body Repair from Accident w/patrol car	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$691.60</b> <b>07/24/2018</b> 691.60
<b>HYDRO CORP</b> Cross Connection Control June 2018  592-291-804.000      Cross Connection Control June 2018	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,779.00</b> <b>07/24/2018</b> 1,779.00
<b>IRON MOUNTAIN</b> Offsite storage 7/1 - 7/31/18  101-215-818.000      Monthly Storage Charge	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$211.26</b> <b>07/24/2018</b> 211.26
<b>J &amp; B MEDICAL SUPPLY INC</b> Medical supplies  101-336-836.000      MMM2122 STETHOSCOPES	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$100.51</b> <b>07/24/2018</b> 100.51
<b>J &amp; B MEDICAL SUPPLY INC</b> Medical supplies  101-336-836.000      MEDI KIT DMH01-550-012	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$148.28</b> <b>07/24/2018</b> 148.28
<b>AT&amp;T Global Legend Demand Center</b> Ping on Cell Phone for Investigations Inv. 281259  101-305-818.000      PTPD Case #18-1410	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$125.00</b> <b>07/24/2018</b> 125.00
<b>ADVANCED PROPERTY EXPOSURE INC.</b> Mobile Device Lic Annual & Software license Ann  101-336-824.000      Smart Cap Mobile Dev Anually	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,740.00</b> <b>07/24/2018</b> 480.00

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-336-824.000	Software Lic per month X 3'	1,260.00
<b>KITCHEN, SPENCER</b>			<b>Invoice Amount: \$113.27</b>
CDL Reimbursement			<b>Check Date: 07/24/2018</b>
	592-172-960.000	Transaction fees	18.27
	592-172-960.000	CDL test	95.00
<b>KNIGHT TECHNOLOGY GROUP, INC.</b>			<b>Invoice Amount: \$150.00</b>
Firewall Monitoring July 2018 - Inv# 11504			<b>Check Date: 07/24/2018</b>
	101-290-941.000	Firewall Monitoring - July 2018	150.00
<b>KONICA MINOLTA BUSINESS SOLUTIONS</b>			<b>Invoice Amount: \$63.65</b>
Maint. Agreement - Bizhub C364E Inv. 900471274			<b>Check Date: 07/24/2018</b>
	101-305-851.000	5/26/18 - 6/25/18 coverage dates	63.65
<b>KSS Enterprises</b>			<b>Invoice Amount: \$241.88</b>
BLANKET PO 2018			<b>Check Date: 07/24/2018</b>
	101-691-931.000	BLANKEY PO 2018	241.88
<b>Linguistica International</b>			<b>Invoice Amount: \$22.23</b>
Interpreting Services - June 2018 Inv. 31470 6-30			<b>Check Date: 07/24/2018</b>
	101-325-853.400	39 Minutes of Interpretation Services	22.23
<b>AutoZone</b>			<b>Invoice Amount: \$13.88</b>
vehicle parts & supplies			<b>Check Date: 07/24/2018</b>
	101-336-863.000	polish and tar remover	13.88
<b>M H R BILLING SERVICES</b>			<b>Invoice Amount: \$378.00</b>
billing fee			<b>Check Date: 07/24/2018</b>
	101-336-959.000	Billing fee	378.00
<b>MARK'S OUTDOOR POWER EQUIPMENT</b>			<b>Invoice Amount: \$22.98</b>
Parks-Shoulder STRaops on the Shindiawa Blower			<b>Check Date: 07/24/2018</b>
	101-691-931.000	Invoice # 149924 (attavhed)	22.98
<b>MCKENNA ASSOCIATES INC</b>			<b>Invoice Amount: \$4,417.00</b>
Professional Service June-2018 - Invoice # 2170			<b>Check Date: 07/24/2018</b>
	101-371-818.500	3.50 -- 1/2 day on-site services (70%)	1,330.00
	101-371-818.500	4.20 -- Full day on-site services	3,087.00
<b>MESSINA CONCRETE INC</b>			<b>Invoice Amount: \$587.50</b>
Concrete for Restoration for WMB at 11637 Spicer			<b>Check Date: 07/24/2018</b>
	592-291-932.000	4000 PSI AE COR 6	562.50
	592-291-932.000	6' by 1/2 INCH FIBER	25.00
<b>MICHIGAN, STATE OF</b>			<b>Invoice Amount: \$60.00</b>
SOR Registration - April 2018 Inv. 551-514445 5/			<b>Check Date: 07/24/2018</b>
	101-305-818.000	SOR Registration - Period Ending 4/30/18	60.00
<b>Musco Sports Lighting, LLC</b>			<b>Invoice Amount: \$35.01</b>
Spare Key for Light Structure System -P/C Little L			<b>Check Date: 07/24/2018</b>
	101-691-727.000	Musco invoice # 310753	35.01
<b>NORTH BREATHING AIR, LLC</b>			<b>Invoice Amount: \$510.00</b>
semi annual compressor service			<b>Check Date: 07/24/2018</b>
	101-336-851.000	semi annual comp service	510.00

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

<b>NORTHVILLE, CHARTER TOWNSHIP OF</b> June 2018 Five Mile Road Corridor Project 101-371-818.500	<i>June 2018 5 Mile Corridor Project</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$375.00</b> <b>07/24/2018</b> 375.00
<b>NORTHWESTERN UNIVERSITY</b> SPSC Graduation Luncheon Inv. 26013 6/29/18 101-305-960.000	<i>Lieutenant Kudra</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$28.00</b> <b>07/24/2018</b> 28.00
<b>OFFICE DEPOT</b> Office Supplies 101-215-727.000 101-215-727.000 101-215-727.000 101-215-727.000 101-215-727.000 101-262-727.000 101-262-727.000	<i>Avery 11137 Printable Tab Inserts Bic Pens - red Bic Pens - black Dividers 51-75 Post-it Notes Avery 5162 labels Yellow Copy Paper</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$154.46</b> <b>07/24/2018</b> 3.18 1.62 0.97 15.87 6.21 105.88 20.73
<b>OFFICE DEPOT</b> Office Supplies 101-215-727.000	<i>Key Tags</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$7.99</b> <b>07/24/2018</b> 7.99
<b>OFFICE DEPOT</b> Office Supplies 101-215-727.000 101-215-727.000 101-215-727.000	<i>Counter Pen - passports Avery 11220 X-wide Insert. Dividers Dividers 76-100</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$26.83</b> <b>07/24/2018</b> 4.99 5.97 15.87
<b>ORCHARD, HILTZ, &amp; MCCLIMENT, INC.</b> Eastlawn Subdivision Road SAD Preliminary 805-805-970.240	<i>Eastlawn Preliminary</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$2,745.00</b> <b>07/24/2018</b> 2,745.00
<b>ORCHARD, HILTZ, &amp; MCCLIMENT, INC.</b> Litchfield Dr Subdivision Road SAD Preliminary 805-805-970.310	<i>Litchfield Dr. Preliminary</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$3,096.25</b> <b>07/24/2018</b> 3,096.25
<b>PHYSIO-CONTROL, INC.</b> Battery, Charger, freight 101-336-978.000	<i>Battery &amp; Charger</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,494.76</b> <b>07/24/2018</b> 1,494.76
<b>Physio-Control, Inc.</b> AED charger 101-336-978.000	<i>Charger and accessories</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$1,517.82</b> <b>07/24/2018</b> 1,517.82
<b>Physio-Control, Inc.</b> batteries for Lifepaks per quote 00129338 dated 101-336-836.000	<i>15 - LP12 Li-Ion Batteries incl freight</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$6,120.24</b> <b>07/24/2018</b> 6,120.24
<b>PLYMOUTH RUBBER &amp; TRANSMISSION</b> O-Rings for Valves in the Water System 592-291-932.000 592-291-932.000	<i>Kit O-Ring Standard 90 Duro O-Ring Nitrile 1-1/2 x 1-3/4 x1/8 (1-1/4)</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$59.00</b> <b>07/24/2018</b> 49.00 10.00
<b>CHARTER TWSP OF PLYMOUTH</b> Senior Transportation - April, May, & June 2018 101-955-885.000 101-955-885.000	<i>April 2018 - Senior Trans. Exp. May 2018 - Senior Trans. Exp.</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$8,398.14</b> <b>07/24/2018</b> 3,517.41 2,849.55

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

101-955-885.000

June 2018 Senior Tras. Exp.

2,031.18

**CHARTER TWSP OF PLYMOUTH**

Senior Transportation - 2015 Charges never billed

**Invoice Amount: \$11,900.98****Check Date: 07/24/2018**

101-955-885.000

2015 - Senior Trans. Exp.

592.00

101-955-885.000

2015 - Senior Trans. Exp.

11,308.98

**CHARTER TWSP OF PLYMOUTH**

Comerica Bank-Credit Card Expenditures - June 2

**Invoice Amount: \$6,830.49****Check Date: 07/24/2018**

101-325-727.000

Brothers-Amazon-headsetfor dispatch

343.14

101-305-960.000

Brothers-BassProShops-Blank rounds

25.96

101-305-960.000

Brothers-Conf.Fees LERMA K. Bonadeo

85.00

101-336-776.000

Fox/Bukis-Plymouth Nursery-Sta. 2 Garden

134.85

101-336-776.000

Fox/Bukis-HD-Landscape maerials=Sta 2

117.84

101-336-776.000

Fox-Town Locksmith-Door Latch

122.50

101-305-960.000

Gordon-Dunham-Ammo-Range Qual

517.44

101-215-727.000

Groth-FedEx-Large Calendars-Election Tra

53.12

101-215-960.000

Kushner-MICPA Conf - Cont. ed

374.00

101-955-885.000

Haack-HD-Rouge Rescue Supplies

53.00

101-955-885.000

Haack-HD-Rouge Rescue Supplies-gloves

19.88

101-265-776.000

Haack-Amazon-door closer for DPS office

215.00

101-955-885.000

Haack-Dick's Sports-Waders

139.98

101-265-776.000

Haack-HD-Sliders &amp; Fertilizer

17.46

101-265-776.000

Haack-Graybar-Fuses-AC Unit-Twp Hall

64.20

101-955-885.000

Haack-Dick's-Waders-Rouge Rescue

169.58

101-305-776.000

Haack-TownLocksmith-Police Door Lock

90.00

101-305-776.000

Haack-Wireless Guru-Holster for phone

10.59

101-265-858.000

Haack-Sam's-Supplies for Senior Center

127.06

101-955-885.000

Hamann-Dick-s-Waders-Friends of the Roug

69.98

101-290-818.000

Hamann-HD-Irrigation Parts

65.69

592-443-937.000

Hamann-Ace-Plumbing parts; socket set

208.43

592-291-932.000

Hamann-HD-WMB Restoration

36.11

592-291-851.000

Hamann-HD-Inventory items

55.02

592-172-776.000

Hamann-HD-Water Filter

49.99

592-291-851.000

Hamann-HD-Equipment Repairs

5.27

592-291-932.000

Hamann-HD-Tarps

26.48

592-291-932.000

Hamann-HD-Tarps-credit

(26.48)

592-291-932.000

Hamann-HD-Tarps

49.96

592-291-932.000

Hamaan-HD-Plate Compactor Rental

65.30

101-446-732.000

Hamann-HD-Cold Patch - 1 pallet

796.95

592-172-776.000

Hamann-HD-Shop Supplies

143.96

592-291-851.000

Hamann-HD-Lumber, tools

76.41

101-955-885.000

Heise-Constant Contact-fee for E-News

70.00

101-371-960.000

Lewis=Training\_ICC-Ken MacDpna;d

850.00

101-371-727.000

Lewis-HomeTechPub-Cost Estimator

107.10

101-265-776.000

Lewis-Ace-Kinge Repair

3.37

101-336-836.000

Mack-HD-Bins for E-1 ALS Comp.

11.96

101-336-863.000

Mack-HD-Lock for E-1 ALS Cabinet

20.21

101-336-851.000

Phillips-Apple-iPad Battery Repair

99.00

101-336-960.000

Phillips-AHA-CPR Cards &amp; class fee

90.00

101-336-851.000

Phillips-HD-Sawzall blade

39.94

101-691-931.000

Rapson-HD-Flowers for Main Pavilion

219.60

592-291-863.000

Vorva-MISOS-New Vehicle Titles DPW

30.45

101-262-727.000

Vorva-FedEX-AV Ballot Instructions

985.19

**PROGRESSIVE PRINTING**

2018 Summer Tax Bills, Envelopes, Mail &amp; Distrib

**Invoice Amount: \$3,140.00****Check Date: 07/24/2018**

101-253-831.000

12000 Tax Bills

1,142.00



## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

	101-253-831.000	12500 #10 Blue Window Envelopes	941.00
	101-253-831.000	7500 #9 Return Envelopes	388.00
	101-253-831.000	Mail/Distribution services	669.00
<b>AIRGAS USA, LLC</b>		<b>Invoice Amount:</b>	<b>\$325.65</b>
Oxygen tanks		<b>Check Date:</b>	<b>07/24/2018</b>
	101-336-836.000	Oxygen tanks	325.65
<b>RAS Engineering, LLC</b>		<b>Invoice Amount:</b>	<b>\$2,761.60</b>
Veh 18-1 Ford Utility Repair - Inv. 2454 6/27/18		<b>Check Date:</b>	<b>07/24/2018</b>
	101-305-863.000	Mirror Beam V-Series Mirror Mounted	461.60
	101-305-863.000	Whelen Legecy 48" Duo RW/BW RA/BA	2,300.00
<b>RAS Engineering, LLC</b>		<b>Invoice Amount:</b>	<b>\$2,300.00</b>
Veh 18-2 Ford Sedan Repair - Inv. 2456 6/28/18		<b>Check Date:</b>	<b>07/24/2018</b>
	101-305-863.000	Whelen Legecy 48" Duo RW/BW RA/BA	2,300.00
<b>RED WING SHOES</b>		<b>Invoice Amount:</b>	<b>\$716.73</b>
Safety footwear		<b>Check Date:</b>	<b>07/24/2018</b>
	592-172-758.000	Invoice 4-504	716.73
<b>RED WING SHOES</b>		<b>Invoice Amount:</b>	<b>\$566.99</b>
Safety footwear		<b>Check Date:</b>	<b>07/24/2018</b>
	592-172-758.000	5-504	566.99
<b>R.D.REOME COMPANY</b>		<b>Invoice Amount:</b>	<b>\$495.00</b>
Annual Maintenance Agreement Copier		<b>Check Date:</b>	<b>07/24/2018</b>
	101-253-727.000	Maintenance Agree June 18 to June 19	495.00
<b>SAFEWARE, INC.</b>		<b>Invoice Amount:</b>	<b>\$178.00</b>
Decon cleaner		<b>Check Date:</b>	<b>07/24/2018</b>
	101-336-851.000	DC7 7001706 CLEANER (2 GALS)	178.00
<b>SCHNEIDER ELECTRIC IT USA INC</b>		<b>Invoice Amount:</b>	<b>\$940.00</b>
Invoice # 601006018 - Investigation of cause of		<b>Check Date:</b>	<b>07/24/2018</b>
	101-201-851.000	Invoice # 601006018	940.00
<b>SEHI COMPUTER PRODUCTS</b>		<b>Invoice Amount:</b>	<b>\$479.18</b>
Quote # Q00101203 -Ink Cartridges HP 80 X (2) fo		<b>Check Date:</b>	<b>07/24/2018</b>
	101-171-727.000	HP 80X Black Dual Pack (Supervisor)	236.59
	588-588-727.000	HP 80X Black Dual Pack (Friendship Sta)	236.59
	588-588-727.000	Freight	3.00
	101-171-727.000	Freight	3.00
<b>SIRCHIE FINGER PRINT LAB</b>		<b>Invoice Amount:</b>	<b>\$431.06</b>
Lock up Supplies		<b>Check Date:</b>	<b>07/24/2018</b>
	101-325-727.400	Evidence Bags 4 x 7 1/2 (100 ea)	58.71
	101-325-727.400	Evidence Bags 9 x 12 (500)	179.17
	101-325-727.400	Evidence Bags 12 x 15 1/2 (100 ea)	120.51
	101-305-727.000	Porelon Replacement Fingerprint Pad	35.54
	101-325-727.400	Shipping	37.13
<b>SMITH, CHRISTOPHER</b>		<b>Invoice Amount:</b>	<b>\$350.00</b>
reimbursement for fire training \$350.00 5-1-18		<b>Check Date:</b>	<b>07/24/2018</b>
	101-336-960.000	Regional Allii FF Train. 5/1/18	350.00

## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION****INVOICE INFORMATION**

<b>SOUTHERN FOLGER DETENTION EQUIPMENT</b>		<b>Invoice Amount:</b>	<b>\$475.20</b>
Keys and Cylinder for Police Department Quote #		<b>Check Date:</b>	<b>07/24/2018</b>
101-305-776.000	ASSA EB57 cut key		172.80
101-305-776.000	ASSA Mogul Cylinder		302.40
<b>SPALDING DEDECKER ASSOCIATES, INC.</b>		<b>Invoice Amount:</b>	<b>\$5,370.00</b>
Spalding DeDecker - May 31, 2018 Invoice (minus		<b>Check Date:</b>	<b>07/24/2018</b>
101-371-818.500	Inv. # 76810 - MayMonthly Retainer		500.00
101-371-818.500	Inv # 76811Home Depot/BOA Spl- PLANNING		430.00
101-371-818.500	Inv # 76812- Eckles Rd. Split -PLANNING		470.00
101-371-818.500	Inv # 76813-Andove For Lot Comb-PLANNING		350.00
701-100-014.000	Inv #76822-AutoZone-AA Rd --ESCROW DRAW		172.50
101-691-818.000	Inv# 76823-Twp.Park Ball Fld Lighting		270.00
592-172-818.000	Inv# 76826-Ply. Eng. Standards		572.50
592-172-818.000	Inv# 76827-Ply.Twp - MS4 Assistance		2,137.50
101-290-818.000	Inv# 76829-AT&T AA Rd.-Napier/Ridge DPS		115.00
101-290-818.000	Inv# 76830-Comcast CF706975RLR18-DPS		352.50
<b>SPARTAN DISTRIBUTORS</b>		<b>Invoice Amount:</b>	<b>\$581.28</b>
Tire, Rim & Valve Greensmaster		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	Smooth Tires		348.40
510-510-737.000	Rims		181.32
510-510-737.000	Valves		8.20
510-510-737.000	Freight		43.36
<b>SPARTAN DISTRIBUTORS</b>		<b>Invoice Amount:</b>	<b>\$1,174.56</b>
Rollers ASM Carrier Frame w/Bushings		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	Freight		111.66
510-510-737.000	Nut-Flange, NI		2.92
510-510-737.000	Capscrew		13.94
510-510-737.000	Bushing		12.68
510-510-737.000	Carrier frame w/Bushings Groundsmaster		387.06
510-510-737.000	Screw		7.04
510-510-737.000	Deck Frame ASM		376.08
510-510-737.000	Capscrew		39.78
510-510-737.000	Roller ASM W/Bearings-Spanner		223.40
<b>SPARTAN DISTRIBUTORS</b>		<b>Invoice Amount:</b>	<b>\$245.69</b>
Surge Board for LTC 1.1 & OSMAC Toro Recondit		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	freight		8.12
510-510-737.000	Surge Board for LTC 1.1 & OSMAC Toro Re		237.57
<b>SPARTAN DISTRIBUTORS</b>		<b>Invoice Amount:</b>	<b>\$350.20</b>
Greaseable Roller Kit w/mounts		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	Frieght		17.65
510-510-737.000	Washer		7.32
510-510-737.000	Spacer Steel		28.10
510-510-737.000	Bushing-Carrier plastic		46.00
510-510-737.000	Greaseable Roller Kit w/Mounts		251.13
<b>SPENCER OIL COMPANY</b>		<b>Invoice Amount:</b>	<b>\$1,177.67</b>
Oct Unl w/10% Ethanol 490.3 Gals		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	Oct Unl w/10% Ethanol 490.3 Gals		1,177.67
<b>SPENCER OIL COMPANY</b>		<b>Invoice Amount:</b>	<b>\$972.43</b>
Oct Unl w/10% Ethanol 411.5 Gals		<b>Check Date:</b>	<b>07/24/2018</b>
510-510-737.000	Oct Unl w/10% Ethanol 411.5 Gals		972.43

## Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION			INVOICE INFORMATION
<b>SURE-FIT LAUNDRY CO.</b>			<b>Invoice Amount: \$18.00</b>
Prisoner Blanket Cleaning Inv.402884 6/28/18			<b>Check Date: 07/24/2018</b>
	<i>101-325-851.400</i>	<i>Blanket Cleaning</i>	<i>18.00</i>
<b>UPS</b>			<b>Invoice Amount: \$11.86</b>
Postage -Overnight Bond Payments			<b>Check Date: 07/24/2018</b>
	<i>592-172-730.000</i>	<i>Postage-Overnight Bond Payment</i>	<i>5.93</i>
	<i>101-290-730.000</i>	<i>Postage-Overnight Bond Payment</i>	<i>5.93</i>
<b>WAYNE COUNTY</b>			<b>Invoice Amount: \$131.00</b>
5/18 Traffic Signal Energy			<b>Check Date: 07/24/2018</b>
	<i>101-446-920.000</i>	<i>Traf Sig Energy 5/18</i>	<i>131.00</i>
<b>W.W.WILLIAMS</b>			<b>Invoice Amount: \$2,797.74</b>
E3 engine work			<b>Check Date: 07/24/2018</b>
	<i>101-336-863.000</i>	<i>E3 engine work</i>	<i>2,797.74</i>
<b>Dell Financial Services</b>			<b>Invoice Amount: \$513.08</b>
Dell Lease			<b>Check Date: 07/24/2018</b>
	<i>101-253-978.500</i>	<i>Treasury Dept Computers (48 Months)</i>	<i>171.03</i>
	<i>101-215-978.500</i>	<i>Clerk Dept Computer Lease (48 Months)</i>	<i>299.30</i>
	<i>101-371-978.500</i>	<i>Building Dept Computer Lease (48 months)</i>	<i>42.75</i>
<b>Dell Financial Services</b>			<b>Invoice Amount: \$472.05</b>
Dell Lease			<b>Check Date: 07/24/2018</b>
	<i>267-300-978.500</i>	<i>Police Dept Computer Lease (48 Months)</i>	<i>472.05</i>
<b>HOME INSPECTION PLUS INC</b>			<b>Invoice Amount: \$90.00</b>
PERMIT REFUND			<b>Check Date: 07/24/2018</b>
	<i>101-371-965.000</i>	<i>PB18-0253</i>	<i>90.00</i>
<b>AMBASSADOR PLUMBING INC</b>			<b>Invoice Amount: \$12.00</b>
PERMIT REFUND			<b>Check Date: 07/24/2018</b>
	<i>101-371-965.000</i>	<i>PP18-0088</i>	<i>12.00</i>
<b>Total Amount to be Disbursed:</b>			<b>\$194,048.53</b>

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

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**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>ADP INC</b>		<b>Invoice Amount:</b>	<b>\$424.47</b>
Payroll processing for period ending 7/1/18		<b>Check Date:</b>	<b>07/18/2018</b>
	101-290-941.000 Payroll processing 7/1/18		424.47

<b>BASIC</b>		<b>Invoice Amount:</b>	<b>\$293.55</b>
Quarterly Fee for Section125 Flexplan admin (17		<b>Check Date:</b>	<b>07/18/2018</b>
	101-336-714.000 Fire		46.35
	592-172-714.000 DPW (Latawiec)		15.45
	101-305-714.000 Police		108.15
	101-325-714.000 Dispatch (fell)		15.45
	101-171-714.000 Human Resources Coobatis)		15.45
	101-201-714.000 Information Services (Janks)		15.45
	101-215-714.000 Clerk (leClair)		15.45
	101-265-714.000 Bldg. (haack)		15.45
	101-253-714.000 Treasurer (Hammye)		15.45
	592-291-714.000 DPW (Fellrath, Wallace)		30.90

<b>COMCAST</b>		<b>Invoice Amount:</b>	<b>\$194.85</b>
July 2018 Internet service - Acct. # 900913674 --		<b>Check Date:</b>	<b>07/18/2018</b>
	101-691-921.000 Lakepointe Soccer fields		64.95
	101-336-921.000 FS#3		64.95
	101-325-853.400 Video arraignment		64.95

<b>CONSUMERS ENERGY</b>		<b>Invoice Amount:</b>	<b>\$1,983.73</b>
Consumers Energy monthly - June 2018		<b>Check Date:</b>	<b>07/18/2018</b>
	101-171-921.000 Supervisor		151.26
	101-201-921.000 Info Services		80.93
	101-209-921.000 Assessing		43.30
	101-215-921.000 Clerk		131.45
	101-253-921.000 Treasurer		54.90
	101-305-921.000 Police		434.38
	101-325-921.000 Dispatch		90.41
	101-336-921.000 Fire		284.49
	101-371-921.000 Building		95.22
	101-371-921.500 Community Development		53.34
	101-691-921.000 Park		76.63
	226-226-921.000 Solid Waste		12.54
	592-172-921.000 DPW		201.99
	510-510-737.000 Golf Course		129.45
	592-444-745.000 DPW		32.48
	588-588-921.000 Friendship Staton		1.23
	101-265-854.000 Township Hall		19.32
	101-325-921.400 Dispatch - new		90.41

<b>VERIZON WIRELESS</b>		<b>Invoice Amount:</b>	<b>\$902.81</b>
July 2018 Wireless Billing Acct #2 MI DEAL ACCT		<b>Check Date:</b>	<b>07/18/2018</b>
	592-291-853.000 DPW		411.93
	101-201-853.000 Info services wireless devices		0.28
	101-336-853.000 Fire wireless devices		200.05
	101-691-853.000 Park foreman wireless device iPad		40.01
	588-588-853.000 Friendship Station		110.35
	101-325-853.000 Dispatch		51.96
	226-226-853.000 Solid Waste - Sarah Visel		51.41
	805-805-970.005 Cap. Proj. SAD Fund		36.82

<b>VERIZON WIRELESS</b>		<b>Invoice Amount:</b>	<b>\$966.29</b>
July 2018 Wireless Billing Acct #1 - 585762923-0		<b>Check Date:</b>	<b>07/18/2018</b>

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION****INVOICE INFORMATION**

<i>592-172-853.000</i>	<i>DPW wireless devices</i>	<i>114.07</i>
<i>101-201-853.000</i>	<i>Info services wireless devices</i>	<i>60.63</i>
<i>101-336-853.000</i>	<i>Fire wireless devices</i>	<i>141.27</i>
<i>101-691-853.000</i>	<i>Park foreman wireless device</i>	<i>50.02</i>
<i>101-253-853.000</i>	<i>Treasurer Wireless Service</i>	<i>50.63</i>
<i>101-305-853.000</i>	<i>Police Dept. wireless service</i>	<i>304.85</i>
<i>101-371-853.000</i>	<i>Building Dept. Wireless Services</i>	<i>244.82</i>

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**Total Amount to be Disbursed:                    \$4,765.70**

Charter Township of Plymouth  
AP Invoice Listing - Board Report

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**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$500.00</b>
POLICE BOND 07/10/2018			<b>Check Date:</b>	<b>07/14/2018</b>
	<i>702-100-087.000</i>	<i>7682</i>		<i>500.00</i>
<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$25.00</b>
POLICE BOND 07/11/2018			<b>Check Date:</b>	<b>07/14/2018</b>
	<i>702-100-087.000</i>	<i>7684</i>		<i>25.00</i>
			<b>Total Amount to be Disbursed:</b>	<b>\$525.00</b>

Charter Township of Plymouth  
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**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>HEMMING,POLACZYK,CRONIN,SMITH,</b> BD Bond Refund <i>701-100-202.701 BPZ18-0004</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$918.75</b> <b>07/02/2018</b> <i>918.75</i>
<b>HEMMING,POLACZYK,CRONIN,SMITH,</b> BD Bond Refund <i>701-100-202.701 BPZ18-0003</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$288.75</b> <b>07/02/2018</b> <i>288.75</i>
<b>HEMMING,POLACZYK,CRONIN,SMITH,</b> BD Bond Refund <i>701-100-202.701 BPZ18-0001</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$435.62</b> <b>07/02/2018</b> <i>435.62</i>
<b>HEMMING,POLACZYK,CRONIN,SMITH,</b> BD Bond Refund <i>701-100-202.701 BBD18-0014</i>	<b>Invoice Amount:</b> <b>Check Date:</b>	<b>\$338.76</b> <b>07/02/2018</b> <i>338.76</i>
<b>Total Amount to be Disbursed:</b>		<b>\$1,981.88</b>

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## Charter Township of Plymouth AP Invoice Listing - Board Report

**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$1,860.00</b>
POLICE BOND 6/25/2018			<b>Check Date:</b>	<b>07/07/2018</b>
	702-100-087.000	7668		260.00
	702-100-087.000	7669		300.00
	702-100-087.000	7670		500.00
	702-100-087.000	7671		800.00
<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$867.00</b>
POLICE BOND 6/28/2018			<b>Check Date:</b>	<b>07/07/2018</b>
	702-100-087.000	7672		867.00
<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$380.00</b>
POLICE BOND 07/02/2018			<b>Check Date:</b>	<b>07/07/2018</b>
	702-100-087.000	7673		230.00
	702-100-087.000	7674		150.00
<b>35TH DISTRICT COURT</b>			<b>Invoice Amount:</b>	<b>\$1,735.00</b>
POLICE BOND 07/09/2018			<b>Check Date:</b>	<b>07/07/2018</b>
	702-100-087.000	7675		150.00
	702-100-087.000	7677		390.00
	702-100-087.000	7678		300.00
	702-100-087.000	7679		500.00
	702-100-087.000	7680		100.00
	702-100-087.000	7681		295.00
			<b>Total Amount to be Disbursed:</b>	<b>\$4,842.00</b>



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**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>ALERUS FINANCIAL</b>		<b>Invoice Amount:</b>	<b>\$4,208.43</b>
Defined Contribution - PAYDATE JULY 6, 2018		<b>Check Date:</b>	<b>07/11/2018</b>
101-325-714.050	Define Contribution -Dispatch (Employer)		1,593.00
101-100-231.000	Employee Cont -all		1,197.25
101-305-714.030	Define Contribution-Police (ER)		1,418.18
<b>A T &amp; T</b>		<b>Invoice Amount:</b>	<b>\$2,148.14</b>
AT&T - Telephone Allocation June 2018 - R01-977		<b>Check Date:</b>	<b>07/11/2018</b>
101-201-853.000	Information Services		146.90
101-209-853.000	Assessing		87.71
101-371-853.000	Building		244.50
101-336-853.000	Fire		385.97
101-305-853.000	Police		391.01
101-171-853.000	Supervisor		228.59
101-253-853.000	Treasurer		195.02
101-215-853.000	Clerk		113.91
101-371-853.500	Community Development		91.01
101-325-853.000	Dispatch		147.09
592-172-853.000	Water/Sewer		54.14
101-265-854.000	Twp Hall		34.93
101-691-853.000	Park		27.36
<b>A T &amp; T</b>		<b>Invoice Amount:</b>	<b>\$621.79</b>
AT&T - Video Arriagnment - Acct. # 734-R01-030		<b>Check Date:</b>	<b>07/11/2018</b>
101-325-853.400	Video Arraignment July 2018		621.79
<b>A T &amp; T</b>		<b>Invoice Amount:</b>	<b>\$1,260.46</b>
AT&T - Telephone Allocation June 2018 - Acct. 73		<b>Check Date:</b>	<b>07/11/2018</b>
101-201-853.000	Information Services		86.19
101-209-853.000	Assessing		51.47
101-371-853.000	Building		143.47
101-336-853.000	Fire		226.47
101-305-853.000	Police		229.43
101-171-853.000	Supervisor		134.13
101-253-853.000	Treasurer		114.43
101-215-853.000	Clerk		66.84
101-371-853.500	Community Development		53.40
101-325-853.000	Dispatch		86.31
101-265-854.000	Township Hall		20.50
101-691-853.000	Parks		16.05
592-172-853.000	Water and Sewer		31.77
<b>BLUE CROSS/BLUE SHIELD OF MICHIGAN</b>		<b>Invoice Amount:</b>	<b>\$4,821.39</b>
BCBS of MI - Retiree Health Care -August 2018 (i		<b>Check Date:</b>	<b>07/11/2018</b>
101-290-714.500	General Retirees		535.71
101-305-714.500	Police Retirees		535.71
101-336-714.500	Fire Retirees		3,749.97
<b>C.O.A.M. - PLYMOUTH TOWNSHIP</b>		<b>Invoice Amount:</b>	<b>\$363.20</b>
COAM Union Deductions- July 2018		<b>Check Date:</b>	<b>07/11/2018</b>
101-100-232.050	Fetner, William J.		72.64
101-100-232.050	Krebs, Ryan		72.64
101-100-232.050	Seipenko, Todd A.		72.64
101-100-232.050	Hoffman, Marc		72.64
101-100-232.050	Rupard, Bryan		72.64

**Charter Township of Plymouth  
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**VENDOR INFORMATION**

**INVOICE INFORMATION**

<b>COMCAST</b>		<b>Invoice Amount:</b>	<b>\$158.24</b>
Comcast High Speed Internet - Township Park -Ju		<b>Check Date:</b>	<b>07/11/2018</b>
101-691-921.000	High Speed Internet - Township Park		158.24
<b>COMCAST</b>		<b>Invoice Amount:</b>	<b>\$124.90</b>
Comcast High Speed Internet - July 2018 - 9955		<b>Check Date:</b>	<b>07/11/2018</b>
101-290-941.000	Comcast High Speed Internet July 2018		124.90
<b>DTE ENERGY</b>		<b>Invoice Amount:</b>	<b>\$5,283.48</b>
DTE Service - Municipal Street Light June 2018		<b>Check Date:</b>	<b>07/11/2018</b>
101-446-920.000	June 2018 Municipal Street Light		5,283.48
<b>EctoHR, Inc.</b>		<b>Invoice Amount:</b>	<b>\$7,000.00</b>
EctoHR - June 2018 Services - Invoice # 10016		<b>Check Date:</b>	<b>07/11/2018</b>
101-171-818.200	7- HR Cons. & Admin-Presidential Level		1,400.00
101-171-818.200	12 -HR Cons&Admin-Manager Level		1,800.00
101-171-818.200	27- HR Cons&Admin-Generalist Level		3,645.00
101-171-818.200	0.9 -HR Cons&Admin - Coordinator Level		155.00
<b>JOHN HANCOCK LIFE INSURANCE CO.</b>		<b>Invoice Amount:</b>	<b>\$4,343.86</b>
JOHN HANCOCK EMPLOYEE CONTRIB 7-6--18 (sp		<b>Check Date:</b>	<b>07/11/2018</b>
101-100-231.000	Employee Contribution (EEMBT)(EEVND)		4,343.86
<b>JOHN HANCOCK LIFE INSURANCE CO.</b>		<b>Invoice Amount:</b>	<b>\$15,866.31</b>
JOHN HANCOCK EMPLOYER PEN MATCH 7-6-18		<b>Check Date:</b>	<b>07/11/2018</b>
588-588-714.010	Friendship Station (Boyce)		230.63
101-171-714.010	Supervisor's Office		1,515.06
101-201-714.010	IT Services (Janks)		563.36
101-215-714.010	Clerk's Office		1,817.58
101-253-714.010	Treasurer's Office		954.29
101-305-714.010	Police Dept.		286.99
101-325-714.010	Dispatch (Bonadeo)		286.99
101-336-714.020	Fire Dept		3,358.98
101-336-714.010	Fire (Admin) (Jowsey)		249.75
101-371-714.010	Building Dept.		1,486.36
101-265-714.010	Township Hall (Haack)		238.39
592-172-714.010	Public Services (Cobb, Latawiec,Martin)		772.77
226-226-714.010	Solid Waste (Visel)		299.81
592-291-714.040	DPW		2,463.24
592-291-714.000	DPW (Fellrath & Wallace & Hamann)		1,342.11
<b>NATIONWIDE RET SOL USCM/MIDWEST</b>		<b>Invoice Amount:</b>	<b>\$16,571.02</b>
Nationwide - Contribs. for payending 7/6/18- spre		<b>Check Date:</b>	<b>07/11/2018</b>
101-100-239.000	Contributions for payending 7/6/18		16,571.02
<b>P.O.A.M. - PLYMOUTH TOWNSHIP</b>		<b>Invoice Amount:</b>	<b>\$1,884.16</b>
POAM Union Deductions - July 2018		<b>Check Date:</b>	<b>07/11/2018</b>
101-100-232.010	Bartram, Brad		70.64
101-100-232.040	Berezak, Jennifer		47.00
101-100-232.040	Bulmer, Cassandra M.		52.00
101-100-232.040	Clark, Kristina R.		52.00
101-100-232.010	Coffell, Steven John		70.64
101-100-232.040	Fell, Cynthia		52.00
101-100-232.010	Fetter, Jeffery D.		70.64
101-100-232.010	Fritz, Michael		70.64
101-100-232.010	Hayes, Jason		70.64
101-100-232.010	Hinkle, Michael T.		70.64

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION**

**INVOICE INFORMATION**

101-100-232.010	King, Caitlin E.	70.64
101-100-232.010	McParland, Jeffrey K.	70.64
101-100-232.010	Ripp, Jason R.	70.64
101-100-232.040	Rodriguez, Tracy	47.00
101-100-232.010	Rozum, Charles J.	70.64
101-100-232.010	Schemanske, Jeremy	70.64
101-100-232.040	Smith, Stephanie	47.00
101-100-232.010	Smitherman, Joseph A.	70.64
101-100-232.010	Tiderington, Scott R.	70.64
101-100-232.040	Turley, Melanie A.	47.00
101-100-232.010	Warring, Aaron Thomas	70.64
101-100-232.040	Bosworth Andrea	47.00
101-100-232.010	Maples, Jeffry	70.64
101-100-232.040	Spaulding, Kyle J	52.00
101-100-232.040	Goodwin, Vanessa	47.00
101-100-232.010	Wilder, Christopher	70.64
101-100-232.010	McLean, Joshua	70.64
101-100-232.010	Brothers, Matthew	70.64
101-100-232.010	Burnett, Brian	70.64
101-100-232.040	Richardson, Shannon	52.00

**TEAMSTER LOCAL # 214**

Teamster Local #214 July 2018

**Invoice Amount: \$471.00**  
**Check Date: 07/11/2018**

101-100-232.030	Bartlett, James	55.00
101-100-232.030	Krueger, Randy	58.00
101-100-232.030	Melow, Steven	58.00
101-100-232.030	Overaitis, Joseph	55.00
101-100-232.030	Scholten, James	55.00
101-100-232.030	Thomas, James	52.00
101-100-232.030	Nelson, David	50.00
101-100-232.030	Pumphrey, Zachary	46.00
101-100-232.030	Kitchen, Spencer	42.00

**TECHNICAL, PROFESSIONAL AND OFFICE-**

TPOAM Union Deductions - JuLY 2018

**Invoice Amount: \$496.00**  
**Check Date: 07/11/2018**

101-100-232.060	Bonadeo, Karen E.	31.00
101-100-232.060	Bono, Jennifer A.	15.50
101-100-232.060	Devoto, Claudia P.	15.50
101-100-232.060	Gordon, Cheryl	31.00
101-100-232.060	Haack, David	31.00
101-100-232.060	Jowsey, Nancy	31.00
101-100-232.060	Kline, Anne E.	15.50
101-100-232.060	Latawiec, Kelly	31.00
101-100-232.060	Leclair, Diane L.	31.00
101-100-232.060	MacDonald, Kenneth E.	31.00
101-100-232.060	Martin, Carol R.	31.00
101-100-232.060	Palmarчук, Cheri	31.00
101-100-232.060	Pumphrey, Kathryn	31.00
101-100-232.060	Truesdell, Mary Ann	15.50
101-100-232.060	Visel, Sarah J.	31.00
101-100-232.060	Geletzke, Alice	15.50
101-100-232.060	Cobb, Kate	31.00
101-100-232.060	Ciarelli, Joan	15.50
101-100-232.060	Richardson, Mike	15.50
101-100-232.060	MacDonell, Carol	15.50

**WESTERN TWNSPS UTILITIES AUTHORITY**

WTUA - June 2018

**Invoice Amount: \$195,633.65**  
**Check Date: 07/11/2018**

**Charter Township of Plymouth  
AP Invoice Listing - Board Report**

**VENDOR INFORMATION**

**INVOICE INFORMATION**

	<i>592-441-742.000</i>	<i>Monthly Charges</i>	<i>190,586.78</i>
	<i>592-441-743.000</i>	<i>YUCA IPP-IWC</i>	<i>4,403.83</i>
	<i>592-443-937.000</i>	<i>Country Acres Pump Station</i>	<i>643.04</i>
<hr/>			
<b>WOW! BUSINESS</b>		<b>Invoice Amount:</b>	<b>\$117.89</b>
Internet Friendship Station anf Twp. Hall July 20		<b>Check Date:</b>	<b>07/11/2018</b>
<i>588-588-921.000</i>	<i>Internet Friendship Station - 7/18</i>		<i>7.07</i>
<i>101-265-854.000</i>	<i>Internet - Twp. Hall - 7/18</i>		<i>110.82</i>
<hr/>			
<b>WOW! BUSINESS</b>		<b>Invoice Amount:</b>	<b>\$17.25</b>
Internet Friendship Station Service Charges July		<b>Check Date:</b>	<b>07/11/2018</b>
<i>101-265-854.000</i>	<i>Service Charges</i>		<i>16.22</i>
<i>588-588-921.000</i>	<i>Taxes, surcharges &amp; fees</i>		<i>1.03</i>
<hr/>			
<b>Total Amount to be Disbursed:</b>			<b>\$261,391.17</b>

Charter Township of Plymouth  
AP Invoice Listing - Board Report

Spencer  
7/15/18  
Page: 1/1

**VENDOR INFORMATION**

**INVOICE INFORMATION**

**FEDEX OFFICE**

Election Worker Instructional Packets

101-262-727.000 200 ICP Manuals  
101-262-727.000 40 ICX Manuals  
101-215-727.000 Local Delivery

**Invoice Amount: \$2,501.55**  
**Check Date: 07/04/2018**

2,104.18  
377.38  
19.99

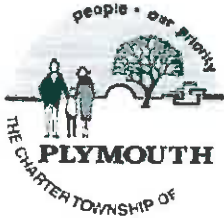
**Total Amount to be Disbursed: \$2,501.55**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM E  
PUBLIC COMMENTS AND QUESTIONS  
3 MINUTE LIMIT**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.1  
THE WOODS CLUSTER HOUSING OPTION  
(CHO) FINAL APPROVAL  
RESOLUTION #2018-07-24-54**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** July 24, 2018

**ITEM:** The Woods, Cluster Housing Option (CHO), Application #2272-1117, Final Approval  
Resolution #2018-07-24-54

**PRESENTER:** Ms. Laura Haw, AICP, Planning Director

**OTHER INDIVIDUALS IN ATTENDANCE:** Jeff O'Brien (Elle Development, LLC), Applicant

**BACKGROUND:**

Application 2272-1117 pertains to Parcel R-78-053-99-0006-000, a five-acre, vacant and heavily wooded site. The property is located at 45980 Ann Arbor Road (directly north of Pioneer Middle School) and is zoned the R-1-S, Single Family Residential district.

The applicant requests final Cluster Housing Option (CHO) site plan approval to develop the property into nine (9), custom-designed, single-family, detached homes. This CHO permits the preservation of approximately one acre of open space, including the existing strands of trees along Ann Arbor Road and between proposed building envelopes. Enclosed, please find the Planner's Report package which details the site plan review and the recommendations presented to the Planning Commission in winter 2017 / spring 2018.

At their January 17, 2018 meeting, the Planning Commission recommended tentative and final site plan approval, contingent that all outstanding items, as listed in the Planner's and Engineer's Reports be addressed (excluding any additional site lighting).

Township Attorney, Kevin Bennett, also reviewed the associated legal documents (the Master Deed and Condominium Bylaws) and after recommended revisions were made, Mr. Bennett now is satisfied the documents are compliant.

**RECOMMENDATION:**

To approve Application 2272-1117 for final Cluster Housing Option site plan approval, with conditions, as recommended by the Planning Commission.

**PROPOSED RESOLUTION:**

***Move to approve Resolution #2018-07-24-54 for The Woods, Cluster Housing Option, Final Approval, contingent on the Planning Commission's condition that the Final Stamp Plans will address all outstanding items, as listed in the Planner's and Engineer's reports (excluding any additional site lighting) and that all permits from all outside approving agencies are issued.***

Enclosed: Planner's Report, Engineer's Report and the Fire Department Report  
Site Documents and Legal Documents

Moved By: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Roll Call:

\_\_\_\_ Clinton, \_\_\_\_\_ Heise, \_\_\_\_\_, Doroshewitz, \_\_\_\_\_ Heitman, \_\_\_\_\_ Curmi, \_\_\_\_\_ Vorva  
\_\_\_\_ Dempsey





January 11, 2018

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

RE: Project: 2272-1117 | *The Woods*  
Address: 45980 Ann Arbor Road  
Tax ID No.(s): R-78-053-99-0006-000  
Applicant: Jeff O'Brien  
Review: Tentative / Final Site Plan  
Review No.: Written Review #2

Dear Commission Members,

We have reviewed the above, revised site plan application to construct nine (9) single-family, detached homes (custom-designed and sized between 2,200–2,500 SF). The subject property, a five-acre, vacant and heavily wooded site, is located on Ann Arbor Road, directly north of Pioneer Middle School and zoned the R-1-S, Single Family Residential district.

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**

---

Per Section 29.2 of the Zoning Ordinance, the following principles shall be given consideration when evaluating a site plan:

**1. Site Design and Use**

In September 2017, the Board of Trustees granted a Cluster Housing Option (CHO) for the development of this site. The CHO was granted so that approximately over an acre of open space may be preserved, particularly the existing strands of trees along Ann Arbor Road and between the proposed building envelopes. The Board also attached the following conditions to their approval:

- i. Attention to detail and amenities be given to the pedestrian connection to Litchfield Drive; and
- ii. The inclusion of dense vegetation, along property lines and in general, above and beyond Zoning Ordinance requirements.

Since the CHO was approved by the Board, the applicant has submitted revised concept plans and has received Final Stamp by the Township for the Cluster Housing Option. The next step in the CHO process is site plan review.

**HEADQUARTERS**

235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

In general, the proposed residential lots are in compliance with all dimensional requirements of the R-1-S district. However, the following proposed setback requires Planning Commission consideration and approval.

The minimum building setback shall be 50 feet from any perimeter property line. The Planning Commission may reduce this requirement based on factors such a lack of impacts on adjacent sites or the particular relationship of the building(s) to the side and/or rear property line. In no case shall the building setback be less than 35 feet. Lot 9's buildable envelope has been increased to 35 feet from western property line. Please see Sheet 05 of the site plan for the location and setbacks of Lot 9.

#### **Outstanding Item(s)**

*Planning Commission waiver of the 50-foot perimeter property line setbacks.*

#### **2. Site Appearance and Coordination**

In general, the proposed site is designed to function as a pocket neighborhood. However, for that to be accomplished, there are several neighborhood planning best practices that should be considered, as detailed below in items #6, 8, and 10.

#### **3. Preservation of Site Features**

As a heavily wooded site (approximately 450 trees), the preservation and enhancement of quality natural features is important to the Township and the health of the community. Please see item #8 below for additional information and recommendations.

#### **4. Impact upon Public Services**

The transition from a vacant, wooded lot to nine residential units must be reviewed by the Township Engineer. Please reference the Engineer's report for additional information on public services and facilities.

#### **5. Vehicular Access and Circulation**

The neighborhood will feature a small cul-de-sac (White Pine Court) with access from Ann Arbor Road.

#### **6. Pedestrian Access and Circulation**

The applicant is proposing a five (5) sidewalk along the Ann Arbor Road frontage, and along the east side of White Pine Court, running between Lots 8 and 9, and terminating at Litchfield Drive's sidewalk connection. The sidewalk also partially runs along the west side of White Pine Court and into the proposed open space area.

One condition of the Cluster Housing Option approval was to provide pedestrian amenities. The proposed open space, as shown on Sheet 05, is approximately 0.25 acres and features two benches facing White Pine Court.



It was previously recommended that the open space area would benefit greatly from further consideration. The open space area should be visible, accessible, with some type of pedestrian seating / gathering amenity that is partially shaded and pulled away from the road, so as to encourage usership.

Inspirational images of pedestrian gathering amenities are illustrated in Planner's review #1.

Now proposed in the common area open space is a brick paver pathway that leads to a proposed pedestrian amenity – a bench with a Pergola-style covering, similar to one of these:



#### **Outstanding Item(s)**

*Planning Commission consideration of the proposed open space amenity – as to if the amenity illustrated above, is sufficient in providing for a partially shaded, pedestrian gathering amenity space that is setback from White Pine Court.*

*Modification of the two (2) proposed benches along White Pine Court (should be relocated to augment the pedestrian amenity or another feature where usership will be increased).*

#### **7. Emergency Access and Vulnerability to Hazards**

The Fire Department found no deficiencies, please reference the attached report for additional information.

#### **8. Landscaping, Screening and Buffering**

The landscape plan, as detailed on Sheet 08, proposes the following:

- 31 street trees;
- A mix of detention basin plantings;
- Landscaping of the cul-de-sac;
- Vegetation along pedestrian pathway to Litchfield Drive;
- Ann Arbor Road landscaping buffer; and
- Several clusters of trees along the perimeter of the property.

Additionally, Sheets 03 and 04 detail the tree survey which shows that approximately 450 trees currently exist on the site. As part of this project, 2,109 inches of healthy trees will be removed. The increase in recommended landscaping below will help to offset this environmental impact.



Recommendations are noted below:

**Outstanding Item(s)**

*The Ann Arbor landscaping buffer (with a combination of deciduous and evergreen trees, flowering and ornamental trees, and shrubs, at a minimum of 20-feet wide) must be enhanced (thickened) to meet the standards of Section 26.12(5).*

*Inclusion of a few trees, along the pedestrian pathway to Litchfield Drive, be provided as pedestrians enjoy shade while walking / biking.*

**9. Parking and Loading**

Section 24.5 requires each single-family residence to allocate space for two (2) parking spaces. Each unit will have at least a two-car garage and driveway, meeting this requirement. The maximum width of driveways is now dimensioned at 20 feet on the site plan.

**10. Building Design and Architecture**

Reference elevations and floor plans are detailed on Sheet 10, with a note stating "Floor plans and elevations are for reference purpose only. Actual floor plans and elevations may be customized from these examples. Proposed buildings shall meet the Architectural standards for residential units, as noted in Section 22.10 of the Zoning Ordinance."

Section 22.10 requires the following architectural standards for residential units:

- (a) *Facade Materials.* A minimum of forty (40) percent of the exterior vertical surface of the principal building façades shall be finished with brick, stone or similar decorative masonry materials approved by the Planning Commission.
- (b) *Other Elements.* Other architectural elements intended to increase architectural variety, interest and reduce monotony in building design may be required by the Planning Commission. Such elements may include variation of the location and design of building entries, garage door orientation, porches, window openings, roof design and pitch, building materials, etc.

It's recommended that the porches / outdoor living areas are increased in size and brought forward to the White Pine Court, while garages are recessed a minimum of two-feet behind the front building wall and/or are side loaded, to create a more inviting and friendly neighborhood and follow best practices for neighborhood design.

**Outstanding Item(s)**

*Discussion on façade materials with Planning Commission.*

*Discussion on garage / porch enhancements with Planning Commission.*

**11. Exterior Lighting**

No street lights are proposed for this development. In keeping with best practices for neighborhood design and to create the welcoming and safe pedestrian environment, it is recommended that decorative street lights are added.



In a smaller development such as this, lighting should be spaced approximately 100-feet apart. Well documented in numerous studies, ambient lighting, at the pedestrian scale, improves the safety of the neighborhood, especially as it reduces accidents involving pedestrian casualties. Most neighborhoods today are following this best practice, even when individual units feature lighting on their garage or porch.

**Outstanding Item(s)**

*Consideration be given to the addition of decorative, pedestrian scale street lighting at 100-foot intervals, with emphasis on the pedestrian pathway and amenity area.*

**12. Adequacy of Information and Compliance with Ordinance / Agency Requirements**

Wayne County review and approval will be required for stormwater management and road access onto Ann Arbor Road.

**RECOMMENDATION**

*Based on the findings above, we recommend the Planning Commission recommend tentative site plan approval, contingent that the above items are addressed during final site plan review.*

*Provided the above outstanding items are addressed to the satisfaction of the Planning Commission at the January 2018 meeting, we are also comfortable recommending final site plan approval to the Board.*

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



January 11, 2018

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

Re: 45980 Ann Arbor Road – Tentative Site Plan  
SD Review No. PL17-114

Dear Commission Members:

We have reviewed the plans dated November 15, 2017 and revised January 5, 2018 for tentative site plan approval.

**Site Location**

The site is 5.0 acres and located on the north side of Ann Arbor road, between McClumpha Road and Tennyson Drive. The site currently contains one single family residential homes (45980 Ann Arbor Road). The proposed Cluster Housing Option includes nine (9) lots.

**Tentative Site Plan Review**

The revised plans are in conformance with the Township requirements for Tentative Site Plan approval.

**Permits Required**

Based on those improvements depicted on the plans, the following permits may be required and will need to be provided to the Township:

1. Soil Erosion and Sedimentation permit from Wayne County Department of Public Services, Land Resource Management Division.
2. Copy of Wayne County Department of Public Services Approval and/or Permit.
3. Copy of State (MDEQ) Construction Permit where public water main construction is proposed.
4. Copy of State (MDEQ) Construction Permit where public sanitary sewer construction is proposed.
5. MDEQ N.P.D.E.S. Notice of Coverage Documentation.
6. Copy of Michigan Department of Transportation (MDOT) Approval and/or Permit for work in Ann Arbor Road right-of-way.

7. Right-of-Way Dedication received and recorded with MDOT/WCDPS.
8. MDEQ Permit for all proposed work within the state-regulated wetlands, if any. MDEQ is the final authority for the location of all wetlands boundaries and the determination of their regulatory status.
9. MDEQ Drain Work Permit may be required for the proposed work being done to a regulated drain.
10. All necessary easements. Easements must be on Plymouth Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals to this office.
11. Storm Water Agreement (for the stormwater system improvement on the site).
12. Maintenance bond and insurance for the water main and sanitary sewer to be dedicated to the township.

#### **RECOMMENDATION**

We recommend approval of the tentative site plan.

The final site engineering plans for this development are to be prepared in accordance with the Plymouth Township Engineering Design Standards. Sanitary sewer and water benefit fees may be applicable for this project. Sanitary sewer and water benefit fees may be applicable for this project.

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:** Jeff O'Brien **Inspection Date:** 1/10/2018

**Address:** North of Ann Arbor Road, East of McCumpha Rd, South of Ann Arbor Trail and West of Canton Center Road. Ann Arbor Road **Inspection Type:** Site Plan

**Suite:** **Inspected By:** William Conroy  
bconroy@plymouthtwp.org

**Occ. Sq. Ft.:** **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.**

**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.

**Company Representative:**



Signature valid only as mobile-eyes document

Conroy  
1/10/2018

**Inspector:**



Signature valid only as mobile-eyes document

William Conroy  
1/10/2018



## THE WOODS

### CLUSTER HOUSING AGREEMENT

**THIS AGREEMENT** (the "**Agreement**") entered into as of this \_\_\_ day of \_\_\_\_\_, 2018, by **ELLE DEVELOPMENT, LLC**, a Michigan limited liability company (the "**Owner**"), **PAAR DEVELOPMENT, LLC**, a Michigan limited liability company (the "**Developer**"), **THE WOODS CONDOMINIUM HOMEOWNERS ASSOCIATION**, a Michigan nonprofit corporation (the "**Association**"), and the **CHARTER TOWNSHIP OF PLYMOUTH**, a Michigan municipal corporation, located at 42350 Ann Arbor Road East, Plymouth, Michigan 48170 (the "**Township**").

#### WITNESSETH:

**WHEREAS**, the zoning ordinance of the Charter Township of Plymouth, being Ordinance No. 99, provides for an optional method of development whereby cluster housing can be constructed upon appropriately zoned premises, without compliance with lot setback, side yard and other similar limitations, as more fully set forth in Article XXII of said ordinance; and,

**WHEREAS**, the Owner and the Developer desire to develop a project of not more than nine (9) dwelling units upon premises described in Section 1 below (the "**Project**"), said Project to be developed as a residential building site condominium project to be known as **THE WOODS** (sometimes hereinafter referred to as the "**Condominium**"), under the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "**Condominium Act**"), and desires to obtain the benefit of the provision of the cluster housing sections of Ordinance No. 99, which provisions require approval and execution of a contact providing assurances to the Township as to the installation of certain improvement and including, without limitation, the maintenance of public utilities, roadways and open spaces.

**NOW THEREFORE**, in consideration of the mutual covenants herein contained and in consideration of the approval of the project by the Township under Article XXII of Ordinance No. 99, the parties hereby agree as follows:

1. **Legal Description of Real Property Constituting Project.** The real property (sometimes hereinafter referred to as the "**Real Property**") to which this Agreement pertains is situated in the Charter Township of Plymouth, County of Wayne, State of Michigan, and is legally described as:

That part of the Northeast ¼ of Section 33, Town 1 South Range 8 East, described as beginning at a point on the East and West ¼ line of said Section distance South 89 degrees 45 minutes East 1053.80 feet from the center ¼ corner of Section 33 and proceeding; thence South 89 degrees 45 minutes East along said line 263.20 feet; thence North 0 degrees 02 minutes East 826.73 feet; thence North 89 degrees 45 minutes West 263.68 feet; thence South 826.73 feet to the point of beginning.

Commonly known as: 45980 West Ann Arbor Road, Plymouth, Michigan 48170  
Parcel ID No.: 78-053-99-0006-000

2. **Ownership of Land.** The Real Property described in Section 1 (including all mineral rights appurtenant thereto) is owned in fee simple by the Owner and the Developer. The Owner and the Developer warrant that this Agreement and the provisions hereof are covenants running with the land and binding on all future owners and developers and possessors of the Real Property. The Owner and the Developer warrant that this Agreement is not now and will not in the future be subordinated by Owner and the Developer to the rights, obligations or interest of any person or entity.

3. **Future Ownership of Land.** The real property which is established as **THE WOODS** by recording a Master Deed by the Owner and the Developer will be owned by individual owners of condominium units as Co-owners pursuant to the Condominium Act and all responsibilities for the maintenance, upkeep, repair and replacement of all general common elements and storm drainage and landscape buffer easements shall be discharged by the Association which has been or will be formed by the Owner and the Developer for the purpose of operating and managing the Project.

4. **Open Land and Public Improvements.** The general common elements of the Project shall include those items identified in the Master Deed of the Condominium Project such as roads, streets and ways, open space land and underground utility mains for storm and sanitary sewers, water supply, natural gas and other fuels, electricity and cable communications, including telephone and television (such specific general common elements being hereinafter referred to as "**Public Improvements**"). Further, the Public Improvements shall include all details noted as Public Improvements on the final Site Plan, a copy of which is attached as "**Exhibit A**" to this Agreement and incorporated by reference, including the grading, landscaping and storm water drainage system. Nothing contained in this Agreement shall constitute or have the effect of making any Public Improvement on the general common elements "public property" or the property of the Township. Any of the Public Improvements may be accepted for either ownership or jurisdiction by the Township, in its sole discretion, by mutual agreement of Owner and Developer or the Association, by instruments separate from this Agreement. The Owner and the Developer shall be responsible for completing, or posting security with the Building Department for the Township to insure completion of all required landscaping, roadways and other site improvements as shown on Exhibit A, prior to obtaining building permits for the residences to be constructed. The security shall be in the form of a bond, irrevocable letter of credit, or other security deemed sufficient by the Chief Building Official, and shall be in an amount sufficient to insure completion of all required improvements, as determined by the Chief Building Official.

5. **Creation of The Woods Condominium Homeowners Association.** The Owner and the Developer shall establish a condominium association for the purpose of operating and maintaining the common elements of the Project. It is intended that the Co-owners of each of the condominium units in **THE WOODS** shall become the owners of the general common elements of the Project in accordance with the Condominium Act.

6. **Right of Township to Maintain, Repair and Replace.**

- (a) If the Township shall determine any maintenance, repair or replacement of Public Improvements is needed, the Township shall give written notice of

its intent to construct, maintain, repair or replace such Public Improvements (hereinafter called the "**Notice to Correct**") for or on behalf of and at the expense of the Owner and the Developer, the Association, and the Co-owners, whichever may be applicable. The written Notice to Correct shall contain the estimated cost thereof and the Township shall allow the Owner and the Developer or Association sixty (60) days from the written Notice to Correct either to correct all items or to show cause why any items to be corrected as indicated within the written Notice to Correct do not need correction.

- (b) Upon receipt of the Association of the Township's Notice to Correct with respect to such Public Improvements, the directors of the Association shall forthwith, and in any event within ninety (90) days, either correct the items to be corrected as indicated within the written Notice to Correct and/or assess the Co-owners in accordance with the Condominium Act and the Master Deed, in order to defray the actual costs or estimated costs of maintaining, repairing or replacing the Public Improvements as set forth in the Notice to Correct by the Township. It is the intent of this provision to impose upon the Association and each Co-owner of any Condominium Unit (including the Owner and the Developer to the extent it owns any Units) established upon the real Property described in Section 1 hereof, an affirmative obligation:
  - (i) To maintain, repair and replace, if necessary, the Public Improvements; and,
  - (ii) to cause the cost of maintenance, upkeep, repair and replacement to be assessed to and imposed as a lien and a personal obligation upon each Co-owner of any Condominium Unit within the project.
- (c) If it deems it to be necessary in the interest of public health, safety or welfare, the Township has the rigid, but not the duty, to immediately initiate and complete any maintenance, repair or replacement, and the entire cost thereof, together with the Township's standard charges therefor and including any reasonable and appropriate charges for related overhead, supervision and inspection, shall be assessed, collected and paid to the Township no later than one hundred eighty (180) days following submission by the Township of its bill; nonpayment of the amount billed after ninety (90) days shall bear interest on the principal sum at the rate of ten (10%) percent per annum, but such rate shall not exceed the generally accepted and utilized prime rate for commercial loans by commercial banks operating in the Township.
- (d) Nothing contained herein shall be construed to create an obligation on the part of the Owner and the Developer to maintain, repair or replace the Public Improvements after control of the Public Improvements has passed to the

Co- Owners of the condominium pursuant to the Master Deed and Bylaws of **THE WOODS**; except as the Owner and the Developer may be required to share with other unit owners any such obligation as the owner of a unit in the Condominium.

7. **Costs.** All costs of maintenance, repair and replacement of any Public Improvements, the cost of recording this Agreement and Exhibits made a part of this Agreement and any legal liability arising from this Agreement or actions taken pursuant to this Agreement, shall be the primary obligation of the Owner and the Developer until control of the Project has passed to the Co-owners of the Condominium or the Association, provided, however, that the Owner and the Developer shall be entitled to reimbursement from the Association or other condominium unit owners as the case may be, for any amounts paid hereunder to or on account of the Township for expenses and costs otherwise required to be shared by all unit owners; provided, further, that nothing herein contained shall relieve the Owner and the Developer of the obligations to pay the initial installation costs of any Public Improvements which it is otherwise required to bear.

8. **License to Enter Land.** The Township is granted an irrevocable license to enter upon, through and across the Real Property described as the Project at any time for any purpose to effectuate the terms and conditions of the Agreement. The right to enter upon, through and across the Real Property shall extend to any authorized official, agent, employee or representative of the Township and to any independent contractor or subcontractor as the Township may designate.

9. **Restrictive Covenants, Master Deed and Condominium Bylaws.** Any and all restrictive covenants, deed restrictions, master deed, condominium bylaws, rules and regulations and any other instrument or act by the Owner and the Developer, the Association, their successors or assigns, and all successors in title to the Real Property, shall be in accordance with this Agreement and shall contain such provisions as are necessary to fulfill the letter and intent of this Agreement and to effectuate the provisions hereof, and the Township may enforce this Agreement and all such other documentational provisions arising herefrom, including, without limitation, the Association's maintenance obligations and the duties to establish and collect assessments therefor, whether at law or in equity, and including, without limitation, by specific performance. The parties acknowledge that, coincident with approval and execution hereof, the Township has approved the proposed Master Deed and Bylaws of **THE WOODS** as being in conformity with this Cluster Housing Agreement. The Owner and the Developer agree that it will cause said Master Deed and Bylaws to be duly recorded in substantially the same form as heretofore approved by the Township. No change in such documents which affects any rights of the Township shall be made without Township approval. The parties additionally agree that, in connection with any conveyance of a condominium unit in **THE WOODS**, the seller thereof shall be required to provide copies of this Cluster Housing Agreement and **THE WOODS** Master Deed and Bylaws to the purchaser of such condominium unit and to advise such purchaser that he is purchasing a site condominium unit. The Township shall have the same rights to abate any violation of this requirement as set forth in Paragraphs 6 through 8 of this Agreement.

10. **Completion of Project by the Owner and the Developer and Maintenance Obligations of the Association.** The Owner and the Developer shall complete the Project in

accordance with the site plan approved by the Township and in accordance with this Agreement. The Owner and the Developer shall post such security as reasonably required by the Township to assure completion of the Project. The Association shall maintain the common elements of the Project and otherwise perform its maintenance obligations in accordance with the Master Deed and Bylaws for **THE WOODS** and in accordance with this Agreement. The Association shall levy and collect all assessments necessary to perform its maintenance obligations from the co-owners of **THE WOODS** in accordance with the Master Deed and Bylaws and the Condominium Act.

11. **Compliance with Township Zoning Ordinance.** Notwithstanding any other provision of this Agreement, the Owner and the Developer, and the Association, shall comply with all requirements of the Plymouth Township Zoning Ordinance.

12. **Rights of Township Subject to Township's Sole Discretion.** Nothing in this Agreement shall waive, prejudice, impair or affect the rights of the Township to enforce any current or future ordinance, regulation or law. Further, the Township may elect to enforce or to forego any rights granted to the Township by this Agreement in its sole discretion. To the degree that the immediately foregoing sentences and the clear understanding evidenced therein shall be held for naught or varied in any respect by a court of competent jurisdiction, then the signatures of the Clerk and the Supervisor shall be deemed to be set aside and held void, ab initio, all without liability, cost or damage to the Supervisor, Clerk and Township. Any action taken by the Township pursuant to the provision of this Agreement shall be voluntary and shall not be enforceable by any of the other parties to this Agreement or by any third party claiming benefits hereunder, without due cause or a showing of negligence on the part of the Township.

13. **Recording.** This Agreement shall be executed in recordable form and recorded in the office of the Wayne County Register of Deeds by the Owner and the Developer immediately after execution hereof by the Township and upon recording, a true and genuine copy of this Agreement displaying the liber and pages of recording shall be supplied to the Township. All recording fees associated with the recording of this Agreement shall be the obligation of the Owner and the Developer.

14. **Severability.** Invalidation of any one or more of these covenants by judgment or decree or order of any court shall in no way affect or invalidate any of the other provisions, which shall continue to remain in full force and effect. The covenants herein contained shall be binding upon the parties hereto and their respective successors and assigns and shall run with the title to the Real Property, unless and until amended, altered or terminated pursuant to an agreement between the Township and the Owner and the Developer, so long as the Owner and the Developer own any portion of the Real Property described in Section 1 hereof, and thereafter by the Association.

15. **Association Bound.** **THE WOODS CONDOMINIUM HOMEOWNERS ASSOCIATION** joins in the execution of this Agreement for the purpose of undertaking the covenants required of it and the Co-owners of the Condominium as a successor to the Owner and the Developer and as expressly set forth herein.



**ASSOCIATION:**

**THE WOODS CONDOMINIUM  
HOMEOWNERS ASSOCIATION,**

A Michigan nonprofit corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Jeffrey O'Brien, President

STATE OF MICHIGAN        )  
  ) ss.  
COUNTY OF WAYNE        )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2018,  
by **JEFFREY O'BRIEN**, President of **THE WOODS CONDOMINIUM HOMEOWNERS ASSOCIATION**,  
a Michigan nonprofit corporation, on behalf of the company.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

\_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

Acting in the \_\_\_\_\_ County, Michigan

**TOWNSHIP:**

**CHARTER TOWNSHIP OF PLYMOUTH,**  
A Michigan municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, Supervisor

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, Clerk

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF WAYNE            )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2018,  
by \_\_\_\_\_, Supervisor for the Charter Township of Plymouth, and  
\_\_\_\_\_, Clerk for the Charter Township of Plymouth, on behalf of said  
Township.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the \_\_\_\_\_ County, Michigan

Drafted by, and when  
Recorded return to:

Christopher N. Boloven, Esq.  
**CND LAW**  
33762 Schoolcraft Road,  
Livonia, Michigan 48150  
(734) 427-2030



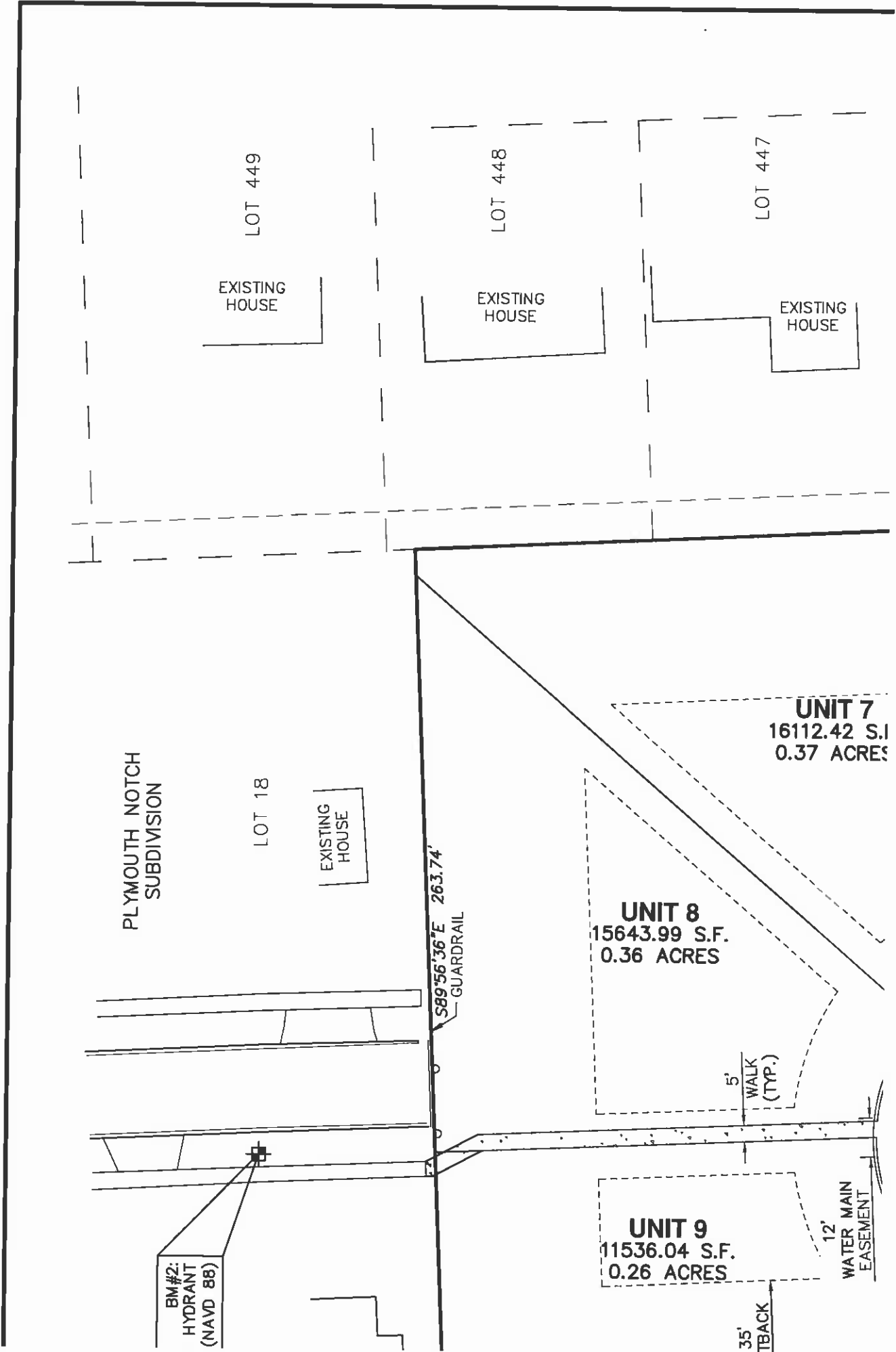


## LOCATION MAP

NOT TO SCALE

# WAYNE COUNTY DPS GENERAL NOTES

1. ALL WORK WITHIN THE WAYNE COUNTY ROAD RIGHT-OF-WAY (ROW) AND DRAIN EASEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS, INCLUDING SOIL EROSION AND SEDIMENTATION CONTROL OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES, AND MDOT 2012 SPECIFICATIONS FOR CONSTRUCTION.
2. THESE PLANS ARE NOT VALID WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT SPECIFICATIONS FOR CONSTRUCTION WITHIN THE ROAD ROW, PARKS, DRAIN EASEMENT OR SANITARY SEWER UNDER JURISDICTION OF THE WAYNE COUNTY (07/01/93) REVISED 12/15/2004.
3. CONTRACTORS SHALL CONTACT MISS DIG AT 811 TO IDENTIFY AND FLAG/MARK THE LOCATIONS OF ALL UNDERGROUND UTILITIES AT THE PROPOSED CONSTRUCTION AREAS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES, AND RESOLVE ANY CONFLICT BETWEEN THE PROPOSED WORK AND THE EXISTING UNDERGROUND OR ABOVEGROUND UTILITIES.
4. CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AND 3 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN THE PROPOSED AND EXISTING UTILITIES. ANY PROPOSED UTILITY PERMITTED TO CROSS UNDER THE ROAD OR DRAIN, MUST BE PLACED A MINIMUM OF 7 FEET BELOW THE LOWEST POINT OF THE ROAD, OR 6 FEET BELOW THE DRAIN BOTTOM. OVERHEAD WIRES/CABLES MUST BE INSTALLED 18 FEET MINIMUM ABOVE THE ROAD CENTERLINE.



LOT 449

EXISTING HOUSE

LOT 448

EXISTING HOUSE

LOT 447

EXISTING HOUSE

PLYMOUTH NOTCH  
SUBDIVISION

LOT 18

EXISTING HOUSE

**UNIT 7**  
16112.42 S.F.  
0.37 ACRES

**UNIT 8**  
15643.99 S.F.  
0.36 ACRES

**UNIT 9**  
11536.04 S.F.  
0.26 ACRES

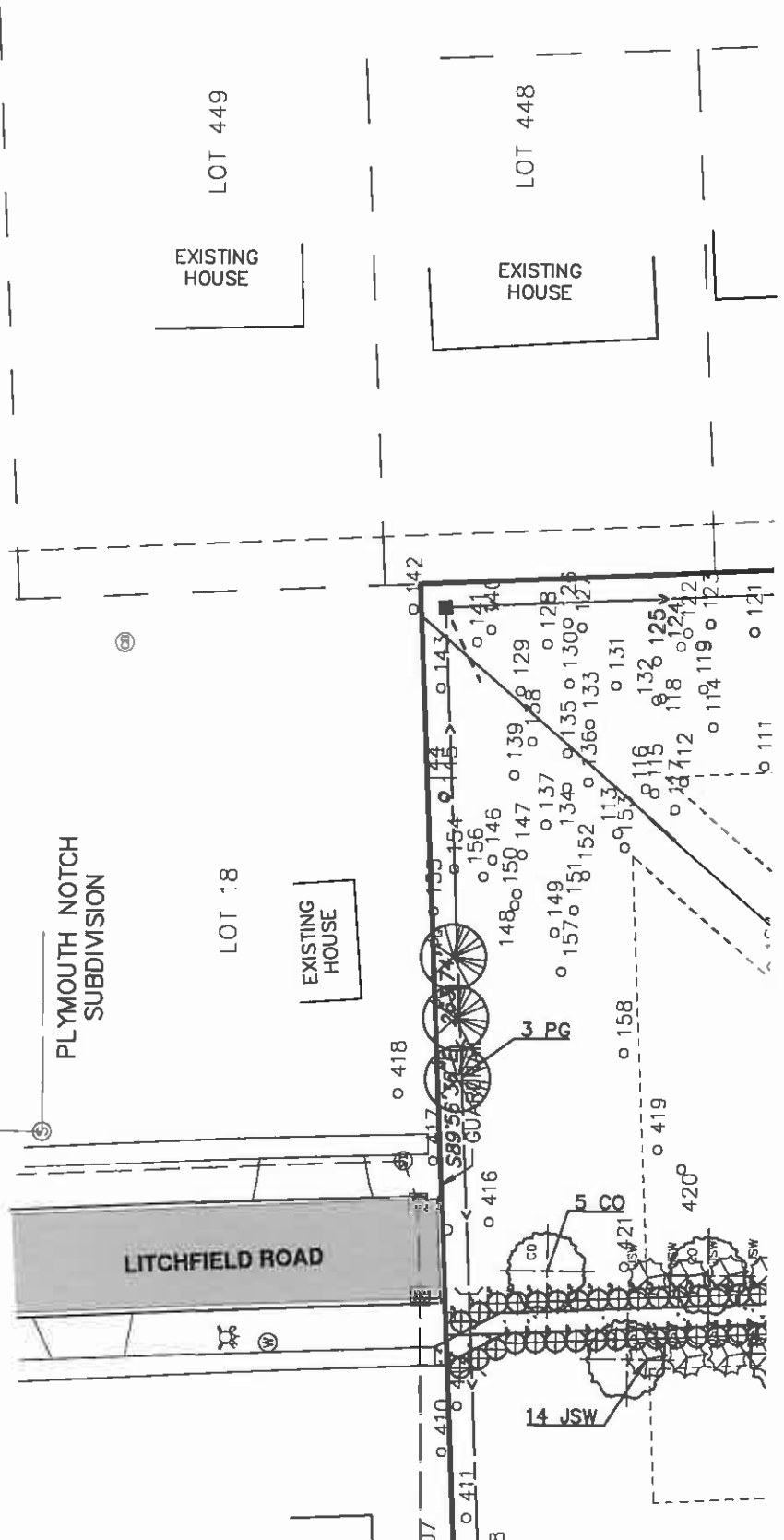
S89°56'36"E 263.74'  
GUARDRAIL

5'  
WALK  
(TYP.)

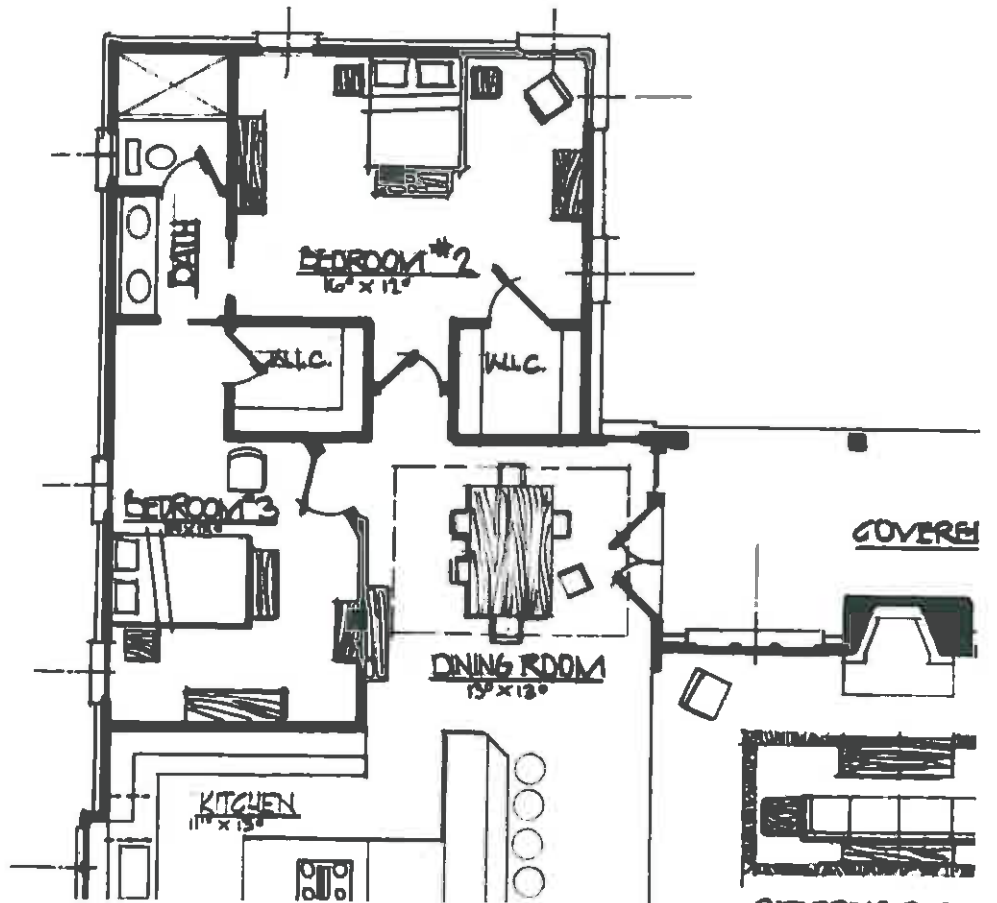
12'  
WATER MAIN  
EASEMENT

BM #2:  
HYDRANT  
(NAVD 88)

35'  
TBACK







**MASTER DEED OF THE WOODS (Pursuant to the Condominium Act, MCL  
559.101 et seq.)**

Wayne County Condominium Subdivision Plan No. 2272-1117 containing:

1. Master Deed establishing **THE WOODS** Condominium;
2. Form A to Master Deed: Condominium Bylaws;
3. Form B to Master Deed: Condominium Subdivision Plan;
4. Form C to Master Deed: Mortgagee's Consent to Submission to Condominium Ownership; and,
5. Form D to Master Deed: Affidavit of Mailing for Notices required by MCL 559.171.

This document is exempt from transfer tax under MCL 207.505(a) and MCL 207.526(t).

This document drafted by and after recording return to: CND Law  
Christopher N. Boloven,  
Esq.  
33762 Schoolcraft Road,  
Livonia, Michigan 48150  
Phone: (734) 427-2030  
Fax: (734) 427-3004

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Exhibit A - Legal Description

Form A - Condominium Bylaws of **THE WOODS** Condominium

Form B - Condominium Subdivision Plan for **THE WOODS** Condominium

Form C - Mortgagee's Consent to Submission to Condominium Ownership

Form D - Affidavit of Mailing for Notices Required by MCL 559.171

## **MASTER DEED of THE WOODS CONDOMINIUM**

This Master Deed is signed and delivered on March \_\_\_\_, 2018, by PAARDEVELOPMENT, LLC, a Michigan limited liability company, of 671 North Evergreen Street, Plymouth, Michigan 48170 (the “Developer”), on the terms and conditions set forth below.

### **Section 1. ESTABLISHMENT OF CONDOMINIUM**

#### **1.1 Project.**

Developer is engaged in the development of a condominium project to be known as THE WOODS (the “Project”), in Charter Township of Plymouth, Wayne County, Michigan, on a parcel of land as described in section 2. The detailed architectural plans and specifications for the Project have been filed with the Charter Township of Plymouth, Wayne County, Michigan.

#### **1.2 Establishment of Condominium.**

Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as form A and the Condominium Subdivision Plan attached as form B to establish the real property described in section 2 (the “Property”), together with the improvements located and to be located on the Property, as a condominium project (the “Condominium”) under the provisions of the Michigan Condominium Act (the “Act”). Developer declares that on the recording of this Master Deed, the Condominium shall be a Project under the Act and shall be held, conveyed, encumbered, leased, rented, occupied, improved, or in any other manner used subject to the provisions of the Act and to the covenants, conditions, restrictions, uses, limitations, and affirmative obligations in this Master Deed, all of which shall be deemed to run with the land and to be a burden on and a benefit to Developer; its successors and assigns; any persons who may acquire or own an interest in the Condominium; and their grantees, successors, heirs, personal representatives, administrators, and assigns.

#### **1.3 Project Description.**

The Project is a residential site condominium. The Condominium units that may be developed in the Project, including the number, boundaries, dimensions, and area of each unit (the “Unit”), are shown on the Condominium Subdivision Plan. Each of the Units is capable of individual use by reason of having its own entrance from and exit to a common element of the Project (a public road).

#### **1.4 Owner Rights.**

Each owner of a Unit (the “Owner”) in the Project shall have an exclusive property right to Owner’s Unit and to the limited common elements that are appurtenant to Owner’s Unit and shall have an undivided right to share with other Owners in the ownership and use of the general common elements of the Project as described in this Master Deed.



## Section 2. LEGAL DESCRIPTION OF THE PROPERTY

### 2.1 Condominium Property.

The land that is being submitted to Condominium ownership in accordance with the provisions of the Act is described on the first page of the attached Subdivision Plan. The real property is more fully described in the attached Exhibit A.

### 2.2 Beneficial Easements.

Easements are created and conveyed in this Master Deed to and for the benefit of the Project and the Units located in the Project, and the Project and the Units located in the Project are benefited and burdened by the ingress, egress, utility, and other easements described or shown on form B.

## Section 3. DEFINITIONS

### 3.1 Definitions.

Certain terms used in this Master Deed are defined terms and have the meaning given them in the text where they are defined, and the same meaning shall be ascribed to the term in various other instruments with regard to the Project such as, by way of example and not limitation, the Articles of Incorporation, Association Bylaws, and Rules and Regulations of **THE WOODS CONDOMINIUM HOMEOWNERS ASSOCIATION**, a Michigan nonprofit corporation, and various deeds, mortgages, land contracts, easements, and other instruments affecting the establishment or transfer of interests in the Project. As used in documents regarding the Project, unless the context otherwise requires:

- a. *Act or Condominium Act* means the Michigan Condominium Act, MCL 559.101 et seq.
- b. *Association or Association of Owners* means **THE WOODS CONDOMINIUM HOMEOWNERS ASSOCIATION**, the Michigan nonprofit corporation of which all Owners shall be members, which shall administer, operate, manage, and maintain the Project.
- c. *Association Bylaws* means the corporate bylaws of the Association organized to manage, maintain, and administer the Project.
- d. *Common Elements* means the portions of the Project other than the Condominium Units, including all general and limited common elements described in section 4 of this Master Deed.
- e. *Condominium Bylaws* means form A to this Master Deed, which are the bylaws that describe the substantive rights and obligations of the Owners.
- f. *Condominium Documents* means this Master Deed with its forms, the Articles of Incorporation and Bylaws of the Association, the Rules and Regulations adopted by

the board of directors of the Association, and any other document that affects the rights and obligations of a Owner in the Condominium.

g. *Condominium Property* or *Property* means the land referenced in section 2, as that may be amended, together with all structures, improvements, easements, rights, and appurtenances on or belonging to the Condominium Property.

h. *Condominium Subdivision Plan* or *Subdivision Plan* means form B to this Master Deed, which is the survey and other drawings depicting the real property and improvements to be included in the Project.

i. *Condominium Unit* or *Unit* means the portion of the Project that is designed and intended for separate ownership and use, as described in this Master Deed.

j. *Owner* means the person, firm, corporation, partnership, association, trust, other legal entity, or combination of entities that owns a Condominium Unit in the Project, including both the vendees and vendors of any land contract of purchase.

k. *Developer* means **PAAR DEVELOPMENT, LLC**, a Michigan limited liability company, which has signed, delivered, and recorded this Master Deed, and its successors and assigns.

l. *Development and Sales Period* means the period continuing for as long as Developer or its successors continue to own and offer for sale any Unit in the Project, excepting any Unit that was previously conveyed by Developer and then repurchased by Developer.

m. *General Common Elements* means the Common Elements described in section 4.1, which are for the use and enjoyment of all Owners in the Project.

n. *Limited Common Elements* means the Common Elements described in section 4.2, which are reserved for the exclusive use of the Owners of a specified Unit or Units.

o. *Master Deed* means this document, together with the forms attached to it and all amendments that may be adopted in the future, by which the Project is being submitted to condominium ownership.

p. *Percentage of Value* means the percentage assigned to each Unit by this Master Deed, which is determinative of the value of an Owner's vote at meetings of the Association and the proportionate share of each Owner in the Common Elements of the Project.

q. *Project* or *Condominium* means **THE WOODS**, a residential site condominium development of nine (9) Units established under the provisions of the Act.

r. *Transitional Control Date* means the date on which a board of directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Owners unaffiliated with Developer exceed the votes that Developer may cast.

### 3.2 Applicability.

Whenever any reference is made to one gender, it will be assumed to include both genders where the reference is appropriate; similarly, whenever a reference is made to the singular, it will be assumed to include the plural where the reference is appropriate.

## Section 4. COMMON ELEMENTS

### 4.1 General Common Elements.

The General Common Elements are:

- a. **Real Estate.** the Property referenced in section 2 of this Master Deed (except for that portion of the Property described in section 5.1 constituting a part of a Unit and any portion of the Property designated in form B as a Limited Common Element), including easement interests appurtenant to the Condominium, including but not limited to easements for ingress, egress, and utility installation over, across, and through non-Condominium property or individual Units in the Project;
- b. **Improvements.** the private roadways; the common sidewalks (if any); and the lawns, trees, shrubs, and other improvements not located within the boundaries of a Unit (all structures and improvements located within the boundaries of a Unit shall be owned in their entirety by the Owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements);
- c. **Electrical.** the electrical transmission system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit's boundaries;
- d. **Gas.** the natural gas line network and distribution system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- e. **Water.** the underground sprinkling system for the Common Elements and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- f. **Sanitary Sewer.** the sanitary sewer system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

- g. **Storm Drainage.** the storm drainage and water retention system throughout the Project;
- h. **Telephone.** the telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- i. **Telecommunications.** the cable television and other telecommunications systems installed throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;
- j. **Project Entrance Improvements.** any entry signage and other improvements located at or near the entrance to the Project; and
- k. **Miscellaneous Common Elements.** all other Common Elements of the Project not designated as Limited Common Elements and not enclosed within the boundaries of a Condominium Unit, which are intended for common use or are necessary to the existence, upkeep, or safety of the Project.

Some or all of the utility lines, equipment, and systems (including mains and service leads) and the telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility or telecommunication lines, equipment, and systems shall be General Common Elements only to the extent of the Owners' interest in them, and Developer makes no warranty with respect to the nature or extent of that interest.

#### 4.2 Limited Common Elements.

The Limited Common Elements are:

- a. **Utility Service Lines.** the pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;
- b. **Subterranean Land.** the subterranean land located within Unit boundaries, from and below a depth of 20 feet as shown on form B, including all utility and supporting lines located on or beneath that land;
- c. **Subsurface Improvements.** the portion of any footing or foundation extending more than 20 feet below surrounding grade level;
- d. **Yard Areas.** the portion of any yard area designated as a Limited Common Element on the Condominium Subdivision Plan, which is limited in use to the Unit of which it is a part;

e. **Delivery Boxes.** the mail and paper box that is located on a Unit or is permitted by the Association to be located on the General Common Elements to serve a Condominium Unit;

f. **Garage Lights.** the coach lights on each Unit's garage to illuminate the house and driveway of that Unit;

j. **Driveways and Walkways.** the portion of any driveway and walkway, if any, exclusively serving the residence constructed within a Unit, located between the Unit and the paved roadway; and

k. **Miscellaneous.** any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan or in any future amendment to the Master Deed made by Developer or the Association.

If no specific assignment of one or more of the Limited Common Elements described in this section has been made in the Subdivision Plan, Developer (during the Development and Sales Period) and the Association (after the Development and Sales Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment to this Master Deed.

#### **4.3 Maintenance Responsibilities.**

Responsibility for the cleaning, decoration, maintenance, repair, and replacement of the Common Elements will be as follows:

a. **Limited Common Elements.** Each Owner shall be individually responsible for the routine cleaning, maintenance, repair, and replacement of all Limited Common Elements appurtenant to the Owner's Unit, except the Association shall be responsible for snow removal services to each Unit together with its appurtenant Limited Common Elements.

b. **Unit Improvements and Other Owner Responsibilities.** Unless otherwise stated in this Master Deed, Unit Owners shall be responsible for the maintenance, repair, and replacement of all structures and improvements of the Unit. The Association shall be responsible for the maintenance and mowing of all yard areas situated within the boundaries of a Unit. If an Owner elects, with the prior written consent of the Association, to construct or install any improvements within a Unit or on the Common Elements that increase the costs of maintenance, repair, or replacement for which the Association is responsible, those increased costs or expenses may, at the option of the Association, be specially assessed against the Unit.

c. **Association Oversight.** The exterior appearance of all structures, improvements, and yard areas (to the extent visible from any other Unit or from a Common Element) shall be subject at all times to the approval of the Association and to any reasonable aesthetic and maintenance standards prescribed by the Association in duly adopted

rules and regulations. The Association may not disapprove the appearance of an improvement so long as it is maintained as constructed by Developer or constructed with Developer's approval.

d. **Other Common Elements.** The cost of cleaning, decoration, maintenance, repair, replacement, and snow removal of all Common Elements other than that described above shall be the responsibility of the Association, except for the repair or replacement of a Common Element due to an act or the neglect of an Owner or an Owner's agent, invitee, family member, or pet.

e. **Maintenance by the Association.** If an Owner fails, as required by this Master Deed, the By-laws, or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair, replace, or otherwise maintain the Owner's Unit, any structure or improvement located within the Unit, or any appurtenant Limited Common Element, the Association (or Developer during the Development and Sales Period) shall have the right, but not the obligation, to undertake periodic exterior maintenance functions with respect to improvements constructed or installed within any Unit boundary as it deems appropriate (including, without limitation, painting or other decoration, lawn mowing, snow removal, tree trimming, and replacement of shrubbery and other plantings). The Association (or Developer) will in no event be obligated to repair or maintain any such Common Element or improvement. Failure of the Association (or Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future date.

f. **Assessment of Costs.** All costs incurred by the Association or Developer in performing any maintenance functions that are the primary responsibility of an Owner shall be charged to the affected Owner or Owners on a reasonably uniform basis and collected in accordance with the assessment procedures established by the Condominium Bylaws. A lien for nonpayment shall attach to Owner's Unit for any such charges, as with regular assessments, and may be enforced by the use of all means available to the Association under the Condominium Documents or by law for the collection of assessments, including, without limitation, legal action, foreclosure of the lien securing payment, and the imposition of fines.

#### **4.4 Assignment of Limited Common Elements.**

A Limited Common Element may be assigned or reassigned by written application to the board of directors of the Association by all Owners whose interest will be affected by the assignment. On receipt and approval of an application, the board shall promptly prepare and execute an amendment to this Master Deed assigning or reassigning all rights and obligations with respect to the Limited Common Elements involved and shall deliver the amendment to the Owners of the Units affected on payment by them of all reasonable costs for the preparation and recording of the amendment.

#### **4.5 Power of Attorney.**

By acceptance of a deed, mortgage, land contract, or other document of conveyance or encumbrance, all Owners, mortgagees, and other interested parties are deemed to have

appointed Developer (during the Development and Sales Period) or the Association (after the Development and Sales Period has expired) as their agent and attorney to act in connection with all matters concerning the Common Elements and their respective interests in the Common Elements. Without limiting the generality of this appointment, Developer or the Association will have full power and authority to grant easements over, to sever or lease mineral interests in, and to convey title to the land or improvements constituting the General Common Elements or any part of them; to dedicate as public streets any parts of the General Common Elements; to amend the Condominium Documents to assign or reassign the Limited Common Elements; and in general to sign and deliver all documents and to do all things necessary or convenient to exercise such powers.

#### **4.8 Separability.**

Except as provided in this Master Deed, Condominium Units shall not be separable from their appurtenant Common Elements, and neither shall be used in any manner inconsistent with the purposes of the Project or in any other way that might interfere with or impair the rights of other Owners in the use and enjoyment of their Units or their appurtenant Common Elements.

### **Section 5. UNITS**

#### **5.1 Description of Units.**

A complete description of each Unit in the Project, with elevations referenced to an official benchmark of the U.S. Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Subdivision Plan as surveyed by the Project's consulting engineers and surveyors. Each Unit shall include all the space within the Unit boundaries and above to a depth of 20 feet below and a height of 50 feet above the surface as shown on form B, together with all appurtenances to the Unit.

#### **5.2 Percentage of Value.**

The total percentage value of the Project is 100, and the Percentage of Value assigned to each of the Condominium Units in the Project shall be equal to every other Unit. The determination that Percentages of Value for all Units should be equal was made after reviewing the comparative characteristics of each Unit, including those that may affect maintenance costs, and concluding that the Units should each have an equal Percentage of Value. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by section 9, expressed in an Amendment to this Master Deed and recorded in the register of deeds office in the county where the Project is located.

#### **5.3 Unit Modification.**

The number, size, style, boundary, or location of a Unit or of any Limited Common Element appurtenant to a Unit may be modified from time to time by Developer or its successors without the consent of any Owner, mortgagee (except as provided in the Act), or other interested person, so long as the modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy, or other significant attribute of

any Unit that adjoins or is proximate to the modified Unit or Limited Common Element. However, no Unit that has been sold or is subject to a binding Purchase Agreement shall be modified without the consent of the Owner or Purchaser and the mortgagee of the Unit. Developer may also, in connection with any modification, readjust Percentages of Value for all Units in a manner that gives reasonable recognition to the changes based on the method of original determination of Percentages of Value for the Project. All Owners, mortgagees of Units, and other persons interested or to become interested in the Project from time to time shall be deemed to have granted a Power of Attorney to Developer and its successors for any purpose that is similar in nature and effect to that described in section 4.5 of this Master Deed.

#### **Section 6. NONEXPANDABILITY OF THE CONDOMINIUM**

The Project is not an expandable project under the Michigan Condominium Act.

#### **Section 7. NONCONTRACTIBILITY OF CONDOMINIUM**

The Condominium is not a contractible project under the Michigan Condominium Act.

#### **Section 8. EASEMENTS**

##### **8.1 Easements for Maintenance and Repair.**

If any portion of a Unit or Common Element encroaches on another Unit or Common Element due to the shifting, settling, or moving of a building or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of the encroachment for so long as the encroachment exists and for the maintenance of the encroachment after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association (or Developer during the Development and Sale Period) for the maintenance and repair of Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through, and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance, and repair of all utility services furnished to the Project. Public utilities shall have access to the Common Elements and to the Units at reasonable times for the installation, repair, or maintenance of those services; and any costs incurred in the opening or repairing of any Common Element or other improvement to install, repair, or maintain common utility services to the Project shall be an expense of administration assessed against all Owners in accordance with the Condominium Bylaws.

##### **8.2 Easements Reserved by Developer.**

Developer reserves nonexclusive easements for the benefit of itself and its successors and assigns, which may be used at any time or times,

- a. to use, improve, or extend all roadways, drives, and walkways in the Project for the purpose of ingress and egress to and from any Unit or real property owned by it and to and from all or any portion of the land described in section 6 and



- b. to use, tap, tie into, extend, or enlarge all utility lines and mains, public and private, located on the land described in Section 2

for the benefit of real property in which Developer owns an interest that adjoins the Project. The easements described in this section are subject to payment by the owners of the benefited property of a reasonable share of the cost of maintenance and repair of the improvements constructed on the easements.

## **Section 9. AMENDMENT, TERMINATION, AND WITHDRAWAL**

### **9.1 Pre-conveyance Amendments.**

If there is no Owner other than Developer, Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting an amendment to the Master Deed or the Condominium Bylaws or a termination of the Project shall be recorded in the register of deeds office in the county where the Project is located.

### **9.2 Post-conveyance Amendments.**

If there is an Owner other than Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

a. **Nonmaterial Changes.** An amendment may be made without the consent of any Owner or mortgagee if the amendment does not materially alter or change the rights of any Owner or mortgagee of a Unit in the Project, including, but not limited to, (i) amendments to modify the types and sizes of unsold Condominium Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments to facilitate conventional mortgage loan financing for existing or prospective Owners and enable the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Mortgage Association, or any other agency of the federal government or the State of Michigan.

b. **Material Changes.** An amendment may be made even if it will materially alter or change the rights of the Owners with the consent of not less than two-thirds of the Owners and, to the extent required by law, mortgagees. However, an Owner's Unit dimensions or Limited Common Elements may not be modified without that Owner's consent, nor may the method or formula used to determine the percentage of value of Units in the Project for other than voting purposes be modified without the consent of each affected Owner and mortgagee. Rights reserved by Developer, including without limitation rights to amend for purposes of contraction or modification of units, shall not be amended without the written consent of Developer so long as Developer or its successors continue to own and to offer for sale any Unit in the Project.

c. **Compliance with Law.** Amendments may be made by Developer without the consent of Owners and mortgagees, even if the amendment will materially alter or change the rights of Owners and mortgagees, to achieve compliance with the Act,

administrative rules, or orders adopted by the courts pursuant to the Act or with other federal, state, or local laws, ordinances, or regulations affecting the Project.

d. **Reserved Developer Rights.** Developer may also unilaterally make a material amendment without the consent of any Owner or mortgagee for the specific purposes reserved by Developer in this Master Deed. During the Development and Sales Period, this Master Deed and forms A and B shall not be amended nor shall provisions be modified in any way without the written consent of Developer or its successors or assigns.

e. **Costs of Amendments.** A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based on a vote of the Owners, the costs of which are expenses of administration. The Owners shall be notified of proposed amendments under this section not less than 10 days before the amendment is recorded.

### **9.3 Project Termination.**

If there is a Owner other than Developer, the Project may be terminated only with consent of Developer and not less than 80 percent of the Owners and mortgagees, in the following manner:

a. **Termination Agreement.** Agreement of the required number of Owners and mortgagees to termination of the Project shall be evidenced by the Owners' execution of a Termination Agreement, and the termination shall become effective only when the Agreement has been recorded in the register of deeds office in the county where the Project is located.

b. **Real Property Ownership.** On recordation of a document terminating the Project, the property constituting the Condominium shall be owned by the Owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Owner and their heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property that formerly constituted their Condominium Unit.

c. **Association Assets.** On recordation of a document terminating the Project, any rights the Owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

d. **Notice to Interested Parties.** Notification of termination by first-class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lienholders, and prospective purchasers who have deposited funds.

#### **9.4 Withdrawal of Property.**

a. **Withdrawal by Developer.** Notwithstanding anything in this Master Deed to the contrary, if Developer has not completed development and construction of Units or Improvements in the Project that are identified as “need not be built” during a period ending 10 years after the date of commencement of construction by Developer of the Project, Developer has the right to withdraw from the Project all undeveloped portions of the Project not identified as “must be built” without the prior consent of any Owners, mortgagees of Units in the Project, or any other person having an interest in the Project. If this Master Deed contains provisions permitting the expansion, contraction, or rights of convertibility of Units or Common Elements in the Project, the time period is the greater of (i) the 10-year period set forth above or (ii) 6 years after the date Developer exercised its rights regarding either expansion, contraction, or rights of convertibility, whichever right was exercised last. The undeveloped portions of the Project withdrawn shall also automatically be granted easements for utility and access purposes through the Project for the benefit of the undeveloped portions of the Project, subject to the payment of a reasonable pro rata share of the costs of maintaining the easements.

b. **Withdrawal by Association.** If Developer does not withdraw the undeveloped portions of the Project from the Project or convert the undeveloped portions of the Project to “must be built” before the time periods set forth in section 10.4(a) expire, the Association, by an affirmative two-thirds majority vote of Owners in good standing, may declare that the undeveloped land shall revert to the general common elements and all rights to construct Units on the undeveloped land shall cease. When such a declaration is made, the Association shall provide written notice of the declaration to Developer or its successor by first-class mail at its last known address. Within 60 days after receipt of the notice, Developer or its successor may withdraw the undeveloped land or convert the undeveloped condominium units to “must be built.” However, if the undeveloped land is not withdrawn or the undeveloped condominium units are not converted within 60 days, the Association may file the notice of the declaration with the register of deeds. The declaration takes effect on recording by the register of deeds. The Association shall also file notice of the declaration with the local supervisor or assessing officer.

#### **Section 10. ASSIGNMENT OF DEVELOPER RIGHTS**

Developer may assign any or all of the rights and powers granted to or reserved by Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, to any other entity or person, including the Association. Any such assignment or transfer shall be made by an appropriate document in writing and shall be duly recorded in the register of deeds office in the county where the Project is located.

This Master Deed has been signed by Developer and shall be effective as of the date stated on Page 1.

**PAAR DEVELOPMENT, LLC**

\_\_\_\_\_  
By: **JEFFREY O'BRIEN**  
Its: Manager

STATE OF MICHIGAN    )  
  )ss.  
COUNTY OF WAYNE    )

Acknowledged before me in \_\_\_\_\_ County, Michigan on \_\_\_\_\_, by **JEFFREY O'BRIEN**, manager, on behalf of **PAAR DEVELOPMENT, LLC**, a Michigan limited liability company.

/s/ \_\_\_\_\_

\_\_\_\_\_, Notary Public

\_\_\_\_\_ County, Michigan

My commission expires: \_\_\_\_\_

Acting in \_\_\_\_\_ County, Michigan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

The following described premises situated in the Township of Plymouth, County of Wayne, State of Michigan:

That part of the Northeast  $\frac{1}{4}$  of Section 33, Town 1 South Range 8 East, described as beginning at a point on the East and West  $\frac{1}{4}$  line said Section distance South 89 degrees 45 minutes East 1053.80 feet from the center  $\frac{1}{4}$  corner of Section 33 and proceeding; thence South 89 degrees, 45 minutes East along said line 263.20 feet; thence North 0 degrees, 02 minutes East 826.73 feet; thence North 89 degrees 45 minutes West 263.68 feet; thence South 826.73 feet to the point of beginning.

Commonly known as: 45980 West Ann Arbor Road, Plymouth, Michigan 48170

Parcel ID No.: 78-053-99-0006-000

***THE WOODS***  
**CONDOMINIUM BYLAWS**

**Dated: June 20, 2018**

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# CONDOMINIUM BYLAWS

## Section 1. ASSOCIATION OF OWNERS

### 1.1 Organization.

**THE WOODS** is a residential site condominium project located in the Charter Township of Plymouth, County of Wayne, State of Michigan, being developed in a single phase, to comprise a maximum of nine (9) building sites. On the recording of the Master Deed, the management, maintenance, operation, and administration of the Project shall be vested in an Association of Owners organized as a nonprofit corporation under the laws of the State of Michigan. The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Owners, prospective buyers, mortgagees, and prospective mortgagees of Units in the Project.

### 1.2 Compliance.

All present and future Owners, mortgagees, lessees, or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of the Act, the Master Deed and any amendments, the Condominium Bylaws, the Association's Articles of Incorporation, the Association Bylaws, and other Condominium Documents that pertain to the use and operation of the Project. The Developer shall not be responsible for any fees associated with Association membership while in control of any portions of the Condominium Property. The acceptance of a deed of conveyance, the entering into of a lease, or the act of occupying a Condominium Unit in the Project shall constitute an acceptance of the terms of the Condominium Documents and an agreement to comply with their provisions.

## Section 2. MEMBERSHIP AND VOTING

### 2.1 Membership.

Each Owner of a Unit in the Project shall be a member of the Association during the period of ownership, and no other person or entity will be entitled to membership. The share of a member in the funds and assets of the Association may be assigned, pledged, or transferred only as an appurtenance to a Unit.

### 2.2 Voting Rights.

Each Owner will be entitled to one vote for each Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages assigned to the Unit or Units owned, when voting by value. Voting shall be by number except when the Master Deed or Bylaws specifically require voting to be by number and value, and no cumulation of votes shall be permitted.

### **2.3 Eligibility to Vote.**

No Owner other than Developer will be entitled to vote at any meeting of the Association until the Owner has presented written evidence of ownership of a Unit in the Project, nor shall the Owner be entitled to vote (except for elections pursuant to Section 3.4) before the Initial Meeting of Members. An Owner shall be permitted to vote only if the Owner is not in default in payment of assessments levied against the Owner's unit. Developer shall be entitled to vote only those Units to which Developer still holds title.

### **2.4 Designation of Voting Representative.**

The person entitled to cast the vote for each Unit and to receive all notices and other communications from the Association shall be designated by a certificate signed by all the record owners of a Unit and filed with the secretary of the Association. The certificate shall state the name and address of the individual representative designated; the number of the Unit owned; and the name and address of the person or persons, firm, corporation, partnership, association, trust, or other legal entity who is the Unit owner. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change has occurred in the ownership of the Unit.

### **2.5 Proxies.**

Votes may be cast in person or by proxy. Proxies may be made by any designated voting representative who is unable to attend the meeting in person. Proxies will be valid only for the particular meeting designated and any adjournment and must be filed with the Association before the appointed time of the meeting.

### **2.6 Majority.**

At any meeting of members at which a quorum is present, Fifty-One (51%) percent of the Owners entitled to vote and present in person or by proxy (or written vote, if applicable) shall constitute a majority for the approval of the matters presented to the meeting, except when these Bylaws, the Master Deed, or law required a majority exceeding a simple majority.

## **Section 3. MEETINGS AND QUORUM**

### **3.1 Initial Meeting of Members.**

Developer shall have control of the Condominium Property until the initial meeting of the members of the Association. The initial meeting of the members of the Association may be convened only by the Developer and may be called at any time after two or more of the Units in Phase I of the Project have been sold and the buyers qualified as members of the Association. In no event, however, shall the initial meeting be called later than (a) One Hundred Twenty (120) days after the conveyance of legal or equitable title to non-developer Owners of Seventy-Five (75%) percent of the total number of Units that may be

created in the Project or (b) Fifty-Four (54) months after the first conveyance of legal or equitable title to a non-developer Owner of a Unit, whichever first occurs, at which meeting the eligible Owners may vote for the election of directors of the Association. The maximum number of Units that may be added to the Project under Section 6 of the Master Deed shall be included in the calculation of the number of Units that may be created. Developer may call meetings of members of the Association for informational or other appropriate purposes before the initial meeting, but no such informational meeting shall be construed as the initial meeting of members.

### **3.2 Annual Meeting of Members.**

After the initial meeting has occurred, annual meetings of the members shall be held in each year on a date and at a time and place selected by the Board of Directors. At least Twenty (20) days before the date of an annual meeting, written notice of the date, time, place, and purpose of the meeting shall be mailed or delivered to each member entitled to vote at the meeting; but no less than Thirty (30) days written notice shall be provided to each member of any proposed amendment to these Bylaws or to other recorded Condominium Documents.

### **3.3 Advisory Committee.**

Within one year after the initial conveyance by Developer of legal or equitable title to an Owner of a Unit in the Project or within One Hundred Twenty (120) days after conveyance of one-third (1/3) of the total number of Units that may be created in the Project, whichever first occurs, Developer shall select two or more persons from the non-developer Owners to serve as an advisory committee to the Board of Directors (the Advisory Committee). The purpose of the Advisory Committee is to facilitate communication between the Developer-appointed Board of Directors and the non-developer Owners and to aid in the ultimate transition of control to the Owners. The members of the Advisory Committee shall serve for one year or until their successors are selected, and the Committee shall automatically cease to exist at the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at the request of the Advisory Committee, but there shall be not more than two such meetings each year unless both parties agree.

### **3.4 Board Composition.**

Not later than One Hundred Twenty (120) days after conveyance of legal or equitable title to non-developer Owners of Twenty-Five (25%) percent of the Units that may be created in the Project, at least one director and not less than one-fourth of the Board of Directors of the Association shall be elected by non-developer Owners. Not later than One Hundred Twenty (120) days after conveyance of legal or equitable title to non-developer Owners of Fifty (50%) percent of the Units that may be created in the Project, not less than one-third of the Board of Directors shall be elected by non-developer Owners. Not later than One Hundred Twenty (120) days after conveyance of legal or equitable title to non-developer Owners of Seventy-Five (75%) percent of the Units that may be created

in the Project and before conveyance of Ninety (90%) percent of those Units, the non-developer Owners shall elect all directors on the board except that Developer shall have the right to designate at least one director as long as Developer owns and offers for sale at least Ten (10%) percent of the Units in the Project or as long as Ten (10%) percent of the Units remain that may be created.

### **3.5 Owner Control.**

Developer shall have control of the designation of members of the board until the initial meeting of the members of the Association. However, if Seventy-Five (75%) percent of the Units that may be created in the Project have not been conveyed within Fifty-Four (54) months after the first conveyance of legal or equitable title to a non-developer Owner, the non-developer Owners shall have the right to elect the percentage of members of the Board of Directors of the Association equal to the percentage of Units they hold, and Developer will have the right to elect the percentage of members of the board equal to the percentage of Units that are owned by Developer and for which all assessments are payable by Developer. This election may increase, but shall not reduce, the minimum election and designation rights of directors otherwise established in Section 3.4. Application of this provision does not require a change in the size of the board as designated in the Association bylaws.

### **3.6 Mathematical Calculations.**

If the calculation of the percentage of members of the board that the non-developer Owners have a right to elect or the product of the number of members of the board multiplied by the percentage of Units held by the non-developer Owners results in a right of non-developer Owners to elect a fractional number of members of the board, a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number. After application of this formula, Developer shall have the right to elect the remaining members of the board. Application of this provision shall not eliminate the right of Developer to designate at least one member as provided in Section 3.4.

### **3.7 Quorum of Members.**

The presence in person or by proxy of fifty (50%) percent of the Owners entitled to vote shall constitute a quorum of members. The written vote of an Owner properly furnished at or before a meeting at which the Owner is not present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question on which the vote is cast.

## **Section 4. ADMINISTRATION**

### **4.1 Board of Directors.**

The business, property, and affairs of the Association shall be managed by a board of directors (the Board of Directors) to be elected in the manner described in these Bylaws.

The directors designated in the Articles of Incorporation shall serve until their successors have been duly elected and qualified at the initial meeting of members. All actions of the first Board of Directors designated in the Articles of Incorporation or any successors to the directors selected by Developer before the initial meeting of members shall be binding on the Association as though the actions had been authorized by a Board of Directors elected by the members of the Association so long as the actions are within the scope of the powers and duties that a Board of Directors may exercise under the Condominium Documents. A service contract or management agreement entered into between the Association and Developer or affiliates of Developer shall be voidable without cause by the Board of Directors on the Transitional Control Date or within Ninety (90) days after the initial meeting has been held and on Thirty (30) days' notice at any time for cause.

#### **4.2 Powers and Duties.**

The Board shall have all powers and duties necessary to administer the affairs of the Association and may take all actions in support of the administration that are not prohibited by the Condominium Documents or specifically reserved to the members, including the following:

- a. care, upkeep, and maintenance of the Common Elements;
- b. development of an annual budget and the determination, levy, and collection of assessments required for the operation and affairs of the Condominium;
- c. employment and dismissal of contractors and personnel as necessary for the efficient management and operation of the Condominium Property;
- d. adoption and amendment of rules and regulations governing the use of the Condominium Property not inconsistent with these Bylaws;
- e. opening bank accounts, borrowing money, and issuing evidences of indebtedness in furtherance of the purposes of the Association and designating signatories required for those purposes;
- f. obtaining insurance for the Common Elements, the premiums of which shall be an expense of administration;
- g. granting licenses for the use of the Common Elements for purposes not inconsistent with the provisions of the Act or of the Condominium Documents;
- h. authorizing the execution of contracts, deeds of conveyance, easements, and rights-of-way affecting any real or personal property of the Condominium on behalf of the Owners;
- i. making repairs, additions, and improvements to or alterations of the Common Elements and repairs to and restoration of the Common Elements after damage or

destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

j. asserting, defending, or settling claims on behalf of all Owners in connection with the Common Elements of the Project and, on written notice to all Owners, instituting actions on behalf of and against the Owners in the name of the Association;

k. further duties as may be imposed by resolution of the members of the Association or that may be required by the Condominium Documents or the Act.

#### **4.3 Books of Account.**

The Association shall keep books and records containing a detailed account of the expenditures and receipts of administration, which will specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and its members. The accounts shall be open for inspection by the Owners and their mortgagees during reasonable hours. The Association shall also prepare and distribute a financial statement to each Owner at least once a year, the contents of which will be defined by the Association. The books and records shall be reviewed annually and audited at times required by the Board of Directors by qualified independent accountants (who need not be certified public accountants), and the cost of the review or audit shall be an expense of administration.

#### **4.4 Maintenance, Repair, and Replacement.**

The responsibility for maintenance, repair, and replacement of Units and Common Elements (other than following casualty damage, which is described in Section 6.3 of the Bylaws) is as follows:

a. All maintenance, repair, and replacement of the structures and other improvements located within a Unit or Limited Common Elements that are the responsibility of the Owner of a Unit as set forth in the Master Deed shall be made by the Owner of the Unit. Each Owner shall be responsible for all damages to the Common Elements resulting from the repairs or from any failure of the Owner to perform maintenance and repairs to a Unit.

b. All maintenance, repair, and replacement of the General Common Elements, whether located inside or outside the Units, and of Limited Common Elements to the extent required by the Master Deed shall be made by the Association and shall be charged to all the Owners as a common expense unless necessitated by the negligence, misuse, or neglect of a particular Owner, in which case the expense shall be charged to the responsible Owner. The Association or its agent shall have access to each Unit (but not to the interior of any residence or garage within a Unit) from time to time during reasonable hours, on notice to the occupant, to maintain, repair, or replace any of the Common Elements located within or accessible only

from a Unit that are the responsibility of the Association. The Association or its agents shall also have access to each Unit at all times without notice for making emergency repairs necessary to prevent damage to other Units or the Common Elements.

#### **4.5 Reserve Fund.**

The Association shall maintain a reserve fund, to be used for major repairs and replacement of the Common Elements, as provided by MCL 559.205. The fund shall be established in the minimum amount required on or before the Transitional Control Date and shall, to the extent possible, be maintained at a level that is equal to or greater than 10 percent of the then current annual budget of the Association on a noncumulative basis. The minimum reserve standard required by this section may prove to be inadequate, and the Board should carefully analyze the Project from time to time to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes.

#### **4.6 Construction Liens.**

A construction lien arising as a result of work performed on a Unit or on an appurtenant Limited Common Element shall attach only to the Unit on which the work was performed, and a lien for work authorized by Developer or the principal contractor shall attach only to Condominium Units owned by Developer at the time of recording the lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Owner of the Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Condominium Unit for work performed on the General Common Elements not contracted for by the Association or Developer.

#### **4.7 Managing Agent.**

The Board may employ a management company or managing agent at a compensation established by the Board to perform the duties and services as the Board shall authorize, including, but not limited to, the powers and duties described in Section 4.2. Developer or any person or entity related to Developer may serve as managing agent, but any compensation paid to Developer shall be at competitive rates.

#### **4.8 Officers.**

The Association Bylaws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, removal, and replacement of officers of the Association and may contain any other provisions pertinent to officers of the Association not inconsistent with these Bylaws. Officers may be compensated, but only on the affirmative vote of Sixty-Seven (67%) percent or more of all Owners.



#### **4.9 Indemnification.**

All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association on Ten (10) days' notice to all Owners in the manner and to the extent provided by the Association Bylaws. If no judicial determination on indemnification has been made, an opinion of independent counsel on the propriety of indemnification shall be obtained if a majority of Owners vote to procure such an opinion.

### **Section 5. ASSESSMENTS**

#### **5.1 Administrative Expenses.**

The Association shall be assessed as the entity in possession of any tangible personal property of the Condominium owned or possessed in common, and personal property taxes levied on such property shall be treated as expenses of administration. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Project shall be expenses of administration, and all sums received as proceeds of or pursuant to any policy of insurance covering the interests of the Owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Common Elements shall be receipts of administration.

#### **5.2 Determination of Assessments.**

Assessments will be determined in accordance with the following provisions:

a. **Initial Budget.** The Board of Directors of the Association shall establish an initial budget in advance for each fiscal year that will project all expenses for the coming year that may be required for the proper operation, management, and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. The annual assessment to be levied against each Unit in the Project shall then be determined on the basis of the budget. Copies of the budget shall be delivered to each Owner, although the failure to deliver a copy to each Owner will not affect or in any way diminish the liability of an Owner for any existing or future assessment.

b. **Budget Adjustments.** If the Board of Directors determines at any time, in its sole discretion, that the initial assessments levied are insufficient (i) to pay the costs of operation and maintenance of the Common Elements, (ii) to provide for the replacement of existing Common Elements, (iii) to provide for additions to the Common Elements not exceeding Five Thousand and 00/100 (\$5,000) Dollars annually, or (iv) to respond to an emergency or unforeseen development; the Board is authorized to increase the initial assessment or to levy any additional assessments it deems necessary for such purposes. The discretionary authority of the Board of

Directors to levy additional assessments will rest solely with the Board of Directors for the benefit of the Association and its members and may not be attached by or subject to specific performance by any creditors of the Association.

c. **Special Assessments.** The Board of Directors may make special assessments in excess of those permitted by subsections (a) and (b) from time to time following the approval of the Owners as provided in this subsection to meet other needs or requirements of the Association, including but not limited to (i) assessments for additions to the Common Elements costing more than Five Thousand and 00/100 (\$5,000) Dollars in any year, (ii) assessments to purchase a Unit on foreclosure of the lien described in Section 5.5, or (3) assessments for any other appropriate purpose not specifically described. Special assessments referred to in this subsection (but not those assessments referred to in subsections (a) and (b), which will be levied in the sole discretion of the Board of Directors) will not be levied without the prior approval of Sixty-Seven (67%) percent or more (in number and in value) of all Owners. The authority to levy assessments pursuant to this subsection is solely for the benefit of the Association and its members and may not be attached by or subject to specific performance by any creditors of the Association.

### **5.3 Apportionment of Assessments.**

All assessments levied against the Unit Owners to cover expenses of administration shall be apportioned among and paid by the Owners in accordance with the Percentage of Value allocated to each Unit in the Master Deed and any other assessment provisions in the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. Unless the Board elects some other periodic payment schedule, annual assessments will be payable by Owners in Four (4) equal quarterly installments, commencing with the acceptance of a deed to or a land contract vendee's interest in a Unit or with the acquisition of title to a Unit by any other means. The payment of an assessment will be in default if the assessment, or any part, is not received by the Association in full on or before the due date for the payment established by rule or regulation of the Association. However, the Board of Directors, including the first Board of Directors appointed by Developer, may relieve a Unit Owner who has not constructed a residence within a Unit from payment, for a limited period of time, of all or some portion of the assessment for the Unit's respective allocable share of the Association budget. The purpose of this provision is to provide fair and reasonable relief from Association assessments for nonresident Owners until those Owners begin to use the Common Elements on a regular basis.

### **5.4 Expenses of Administration.**

The expenses of administration shall consist, among other things, of the amounts the Board deems proper to operate and maintain the Condominium property under the powers and duties delegated to it and may include, without limitation, amounts to be set aside for working capital of the Condominium, for a general operating reserve, for a reserve

for replacement, and for meeting any deficit in the common expense for any prior year. Any reserves established by the Board before the initial meeting of members shall be subject to approval by the members at the initial meeting. The Board shall advise each Owner in writing of the amount of common charges payable by the Owner and shall furnish copies of each budget containing common charges to all Owners.

### **5.5 Collection of Assessments.**

Each Owner shall be obligated for the payment of all assessments levied on the Owner's Unit while that person is the Owner of the Unit, and no Owner may become exempt from liability for the Owner's contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of a Unit.

a. **Legal Remedies.** In the event of default by any Owner in paying the assessed common charges, the Board may declare all unpaid installments of the annual assessment for the pertinent fiscal year to be immediately due and payable. In addition, the Board may impose reasonable fines or charge interest at the legal rate on assessments from and after the due date. Unpaid assessments, together with interest on the unpaid assessments, collection and late charges, advances made by the Association for taxes or other liens to protect its lien, attorney fees, and fines in accordance with the Condominium Documents, shall constitute a lien on the Unit prior to all other liens except tax liens in favor of any state or federal taxing authority and sums unpaid on a mortgage of record recorded before the recording of any notice of lien by the Association; and the Association may enforce the collection of all sums due by suit at law for a money judgment or by foreclosure of the liens securing payment as provided by MCL 559.208. In a foreclosure proceeding, whether by advertisement or by judicial action, the Owner or anyone claiming under the Owner shall be liable for assessments charged against the Unit that become due before the redemption period expires, together with interest, advances made by the Association for taxes or other liens to protect its lien, costs, and reasonable attorney fees incurred in their collection.

b. **Sale of Unit.** On the sale or conveyance of a Unit, all unpaid assessments against the Unit shall be paid out of the sale price by the buyer in preference over any other assessment or charge except as otherwise provided by the Condominium Documents or by the Act. A buyer or grantee may request a written statement from the Association for the amount of unpaid assessments levied against the Unit being sold or conveyed, and the buyer or grantee shall not be liable for, nor shall the Unit sold or conveyed be subject to, a lien for any unpaid assessments in excess of the amount stated in a written response from the Association. However, unless the buyer or grantee requests a written statement from the Association at least five days before the sale as provided in the Act, the buyer or grantee shall be liable for any unpaid assessments against the Unit together with interest, late charges, fines, costs, and attorney fees.

c. **Self-Help.** The Association may enter the Common Elements, Limited or General, to remove and abate any condition constituting a violation or may discontinue the furnishing of services to an Owner in default under any of the provisions of the Condominium Documents on seven days' written notice to the Owner of the Association's intent to do so. An Owner in default shall not be entitled to use any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as the default continues, but this provision shall not operate to deprive any Owner of ingress and egress to and from the Owner's Unit.

d. **Application of Payments.** Money received by the Association in payment of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorney fees; second, to any interest charges and fines for late payment on the assessments; and third, to installments of assessments in default in order of their due dates.

## 5.6 Financial Responsibility of Developer.

The responsibility of Developer for assessments is as follows:

a. **Pre-turnover Expenses.** Before the Transitional Control Date, it will be Developer's responsibility to keep the books balanced and to avoid any continuing deficit in operating expenses, but the Developer shall not be responsible for the payment of general or special assessments. At the time of the initial meeting, Developer will be liable for the funding of any continuing deficit of the Association that was incurred before the Transitional Control Date.

b. **Post-turnover Expenses.** After the Transitional Control Date and continuing for any remaining Development and Sales Period, Developer shall not be responsible for the payment of either general or special assessments levied by the Association on Units owned by Developer until construction of a building on a Unit is commenced.

c. **Exempted Transactions.** Under no circumstances will Developer be responsible for the payment of any portion of any assessment that is levied for deferred maintenance, reserves for replacement, capital improvements, or additions or to finance litigation or other claims against Developer.

## Section 6. TAXES, INSURANCE, AND REPAIR

### 6.1 Real Property Taxes.

Real property taxes and assessments shall be levied against the individual Units and not against the Property of the Project or any phase of the Project, except for the calendar year in which the Project or phase is established. Taxes and assessments that become a lien against the Property in the year in which the Project was established shall be expenses

of administration and shall be assessed against the Units located on the land with respect to which the tax or assessment was levied in proportion to the Percentage of Value assigned to each Unit. Real property taxes and assessments levied in any year in which a vacation of the Project occurs shall be assessed only against the individual Units. For tax and special assessment purposes, no Unit shall be combined with any other Unit or Units, and no assessment of any fraction of a Unit or combination of any Unit with other whole or partial Units shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made, whether the Unit is owned by an individual or multiple Owners. Taxes for real property improvements made to or within a specific Unit shall be assessed against that Unit only, and each Unit shall be treated as a separate, single parcel of real property for purposes of property taxes and special assessments.

## **6.2 Insurance Coverage.**

The Association shall be appointed as attorney-in-fact for each Owner to act on insurance matters and shall be required to obtain and maintain, to the extent applicable, casualty insurance with extended coverage, vandalism, and malicious mischief endorsements; liability insurance (including director's and officer's liability coverage if deemed advisable); and worker's compensation insurance pertinent to the ownership, use, and maintenance of the Common Elements of the Project. All insurance shall be purchased by the Board of Directors for the benefit of the Association, the Owners, the mortgagees, and Developer, as their interests may appear. The insurance, other than title insurance, shall be carried and administered according to the following provisions:

**a. Owner Responsibilities.** Each Owner will be responsible for obtaining casualty insurance coverage at the Owner's expense with respect to the residence and all other improvements constructed or located within the perimeters of the Owner's Unit and for the Limited Common Elements appurtenant to the Owner's Unit. It shall also be each Owner's responsibility to obtain insurance coverage for the Owner's personal property within the Owner's Unit or elsewhere on the Condominium, for personal liability for occurrences within the Owner's Unit or on the Limited Common Elements appurtenant to the Owner's Unit, and for alternative living expenses in the event of fire or other casualty causing temporary loss of the Owner's residence. All insurance carried by the Association or any Owner shall contain provisions permitting the waiver of the right of subrogation for any claims against any Owner or the Association for insured losses.

**b. Common Element Insurance.** The General Common Elements of the Project shall be insured by the Association against casualties covered by a standard extended coverage endorsement, to the extent deemed applicable and appropriate, in an amount to be determined annually by the Board of Directors. The Association shall not be responsible for maintaining insurance with respect to the Limited Common Elements, the Units themselves, or any improvements located within the Units.

c. **Fidelity Insurance.** The Association may obtain, if desired, fidelity coverage to protect against dishonest acts by its officers, directors, employees, and all others who are responsible for handling funds of the Association.

d. **Power of Attorney.** The Board of Directors is irrevocably appointed as the agent for each Owner, each mortgagee, other named insureds and their beneficiaries, and any other holder of a lien or another interest in the Condominium or the Property to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases on the payment of claims.

e. **Indemnification.** Each individual Owner shall indemnify and hold harmless every other Owner, Developer, and the Association for all damages, costs, and judgments, including actual attorney fees, that any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within an individual Owner's Unit or appurtenant Limited Common Elements. This provision shall not be construed to give an insurer any subrogation right or other right or claim against an individual Owner, Developer, or the Association, which rights are waived.

f. **Premium Expenses.** Unless otherwise provided, all premiums for insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration of the Association.

### **6.3 Reconstruction and Repair.**

If any part of the Condominium Property is damaged or destroyed by fire or other casualty, the decision whether or not it will be reconstructed or repaired will be made in the following manner:

a. **General Common Elements.** If the damaged property is a General Common Element, the damaged property shall be repaired or rebuilt unless Eighty (80%) percent or more of the Owners and the institutional holders of mortgages on any Unit in the Project agree to the contrary. However, if the damaged property is common roadway and is the sole means of ingress and egress to one or more Units in the Project, it will be repaired or rebuilt unless the Eighty (80%) percent or more of the Owners agreeing not to repair or rebuild includes the Owners of all such Units.

b. **Limited Common Elements and Improvements.** If the damaged property is a Limited Common Element or an improvement located within the boundaries of a Unit, the Owner of the affected Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgagee or other person having an interest in the property, and the Owner shall be responsible for the cost of any reconstruction or repair that the Owner elects to make. The Owner shall in any event remove all debris and restore the Unit and its improvements to a clean

and slightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage.

c. **Buildings of the Project.** If the damaged property is a Building of the Project, the damaged property shall be repaired or rebuilt unless Eighty (80%) percent or more of the Owners and the institutional holders of mortgages on any Unit in the Project agree to the contrary.

d. **Reconstruction Standards.** Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for the improvements located within the Unit.

e. **Procedure and Timing.** Immediately after the occurrence of a casualty causing damage that is to be reconstructed or repaired by the Association, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to cover the estimated cost of reconstruction or repair required to be performed by the Association or if at any time during the reconstruction or repair the funds for the payment of the costs by the Association are insufficient, assessment shall be levied against all Owners in sufficient amounts to provide funds to pay the estimated or actual costs of reconstruction or repair. This provision shall not be construed to require the replacement of mature trees and vegetation with equivalent trees or vegetation.

#### **6.4 Eminent Domain.**

The following provisions will control on any taking by eminent domain:

a. **Condominium Units.** In the event of the taking of all or any portion of a Condominium Unit or any improvements located within the perimeters of a Unit, the award for the taking shall be paid to the Owner of the Unit and any mortgagee, according to their interests. If an Owner's entire Unit is taken by eminent domain, the Owner and any mortgagee shall, after acceptance of the condemnation award, be divested of all interest in the Project.

b. **Common Elements.** In the event of the taking of all or any portion of the General Common Elements, the condemnation proceeds relative to the taking shall be paid to the Association for use by or distribution to its members. The affirmative vote of Eighty (80%) percent or more of the Owners in number and in value shall determine whether to rebuild, repair, or replace the portion taken or to take another action.

c. **Amendment to the Master Deed.** If the Project continues after the taking by eminent domain, the remaining portion of the Project shall be resurveyed and the Master Deed amended accordingly; and if any Unit has been taken, Section 5 of the Master Deed shall also be amended to reflect the taking and to proportionately

readjust the Percentages of Value of the remaining Owners based on the continuing total value of the Condominium of One Hundred (100%) percent. The amendment may be completed by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Owner.

d. **Notice to Mortgagees.** If any Unit in the Condominium, the Common Elements, or any portion of them is made the subject matter of an eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association shall promptly notify each holder of a publicly recorded mortgage lien on any of the Units in the Condominium.

e. **Inconsistent Provisions.** To the extent not inconsistent with the provisions of this section, MCL 559.233 shall control on any taking by eminent domain.

## **Section 7. CONSTRUCTION REQUIREMENTS**

### **7.1 Design Standards.**

Design standards for Units in the Project are set forth in this section. Design standards promote quality, value, and stability for Unit Owners. The standards in this section are intended to promote consistency of architecture and landscape design and to enhance and preserve real estate values.

### **7.2 Developer Approvals.**

During the Development and Sales Period, no residences, buildings, fences, walls, drives, walks, or other improvements shall be commenced, erected, or maintained; no addition to or external change in the appearance of any structure shall be made (including color and design); and no hedges, trees, plantings, or landscaping modifications shall be made until plans or specifications acceptable to Developer, showing the nature, kind, shape, height, materials, color scheme, location, and approximate cost of the structure or improvement and the grading and landscaping plan of the area to be affected, have been submitted to and approved in writing by Developer. Developer shall have the right to refuse to approve any plans or specifications, including the grading and landscaping plane, that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing on such specifications or grading or landscaping plans, Developer shall have the right to take into consideration the suitability of the proposed structure, improvement, or modification; the site on which it is proposed to be erected; and the degree of harmony with the Condominium as a whole.

### **7.3 Approval of Contractor.**

All residences and other structures shall be constructed only by Menard Builders, Inc., or its assigns licensed by the State of Michigan. Construction of all other improvements, including swimming pools and landscaping, must also be done by contractors approved in writing by the Developer.



#### **7.4 Specific Requirements.**

All approvals required by this section shall comply with the following requirements:

a. **Construction Materials.** Each residence shall be finished with wood, masonry (brick), or vinyl exterior, including windows of exterior clad with either aluminum or vinyl. Exposed chimneys shall be constructed of brick, stone, or vinyl; and exposed concrete masonry on all other visible improvements shall also be finished with brick, stone, or vinyl. Roofs must be of shingle construction using cedar, fiberglass, or asphalt shingles. Driveways may be of brick or cement. Any children's play areas and decorative fencing shall be constructed primarily of wood or have a wood appearance. All exterior paints, stains, and material colors must be shown as part of the plan.

b. **Size and Space Requirements.** No residence shall be constructed on any Unit with less than the following sizes of finished living areas (as calculated on exterior dimensions), exclusive of decks, porches, patios, garages, and basements (whether full basements, daylight basements, or walkout basements):

- One-story home – 2,100 sq. ft.
- Multi-story home – 2,400 sq. ft.

c. **Improvements and Outbuildings.** With exception to Lot 1, each residence must be equipped with an attached garage of not less than two stalls and not more than three stalls, and outside parking for a minimum of four vehicles shall be provided on or along the driveway. One additional detached structure of a size as determined by the Developer will be permitted for storage or accessory garage space.

d. **Letter and Delivery Boxes.** The Developer will determine the location, design, and permitted lettering of all mail and paper delivery boxes.

#### **7.5 Codes and Ordinances.**

In addition to the construction requirements in this Section, all buildings and other structures must comply with applicable building, mechanical, electrical, and plumbing codes of the applicable jurisdictions in effect when the building or structure is erected.

#### **7.6 Reserved Developer Rights.**

The purpose of Section 7 is to ensure the continued maintenance of the Condominium as an attractive and harmonious residential development, and its provisions shall be binding on both the Association and all Owners in the Project. Developer (or any residential builder to whom Developer has assigned such rights) shall have the right to

maintain a model unit, sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and to access to, from, and over the Property as may be reasonable to enable development and sale of the entire Project.

### **7.7 Building Lines.**

For the purpose of this section, the word building will mean the main residence; the garage and related outbuildings; and their projections such as eaves; bay, bow, or oriel windows; exterior chimneys; covered porches; porticos; loggias; and similar projections. Building will not include open pergolas, uncovered porches, open terraces, stoops, steps, or balustrades the sides of which do not extend more than three feet above the level of the ground floor of the main building.

### **7.8 Setback Lines.**

No building will be erected on any Unit nearer to the street line or to either side Unit boundary or closer to the rear Unit boundary than permitted by the setback requirements of the zoning applicable to the Unit that is in effect at the time of the contemplated construction of any building unless a variance or other permission for the setback is obtained from the applicable authority. If compliance with these setback requirements is impracticable or would create a hardship for a corner Unit or an odd-shaped building site, the Review Board may specify front yard, side yard, and rear yard widths and depths that are less than those required by this section.

### **7.9 Building Height.**

The height of any building shall not be more than Two and a Half (2<sup>1/2</sup>) stories. If any portion of a level or floor within a building is below grade, all of that level or floor shall be considered a basement level.

### **7.10 Improvements Adjoining Roadway.**

No trees, plantings, fencing, or other improvements will be placed where they obstruct vehicular visibility at or near street intersections.

### **7.11 Soil from Excavation.**

All soil to be removed from any of the Units in the course of grading or excavating will, at Developer's option, become the property of Developer and be placed by the Owner or the Owner's contractor at the Owner's expense in a location within or adjoining the Project designated by Developer.

## **Section 8. USE AND OCCUPANCY RESTRICTIONS**

### **8.1 Residential Use.**

Condominium Units shall be used exclusively for residential occupancy, and no Unit or appurtenant Common Element shall be used for any purpose other than that of a single-family residence and purposes incidental to residential use. Home occupations conducted entirely within the residence and participated in solely by members of the immediate family residing in the residence that do not generate unreasonable traffic by members of the general public and do not change the residential character of the Unit or neighborhood are permitted as incidental to primary residential use. No building intended for other business uses and no apartment house, rooming house, day care facility, foster care residence, or other commercial or multiple-family dwelling of any kind shall be erected, placed, or permitted on any Unit.

### **8.2 Home Occupations.**

To be permitted as a home occupation, there must be (a) no sign or display that indicates from the exterior that the residence is being used for any purpose other than that of a single-family dwelling; (b) no goods or commodities kept for viewing or sale within the Unit or the Project; and (c) no mechanical or electrical equipment used other than personal computers and other office equipment. In no event shall any barbershop, styling salon, beauty parlor, tearoom, animal hospital, or any other form of animal care or treatment such as dog trimming be considered as a home occupation.

### **8.3 Common Areas.**

The Common Elements shall be used only by the Owners of Units in the Condominium and their agents, tenants, family members, invitees, and licensees for access, ingress to, and egress from the respective Units and for other purposes incidental to use of the Units. Any parking areas or other Common Elements designed for a specific purpose shall be used only for those purposes or other uses approved by the Board. The use, maintenance, and operation of the Common Elements shall not be obstructed, damaged, or unreasonably interfered with by any Owner and shall be subject to any lease or easement presently in existence or entered into by the Board at some future date that affects all or any part of the Common Elements.

### **8.4 Gated Community.**

The Condominium Property shall be a gated community. The gates to the Condominium Property must be open from 5:00 a.m. to 9:00 p.m. daily.

## 8.5 Use and Occupancy Restrictions.

In addition to the general requirements of Sections 8.1–8.3, the use of the Project and its Common Elements by any Owner shall be subject to the following specific restrictions:

- a. **Exterior Changes.** No Owner shall make any additions, alterations, or modifications to any of the Common Elements or any changes to the exterior appearance of the building or other improvements within the perimeters of the Owner's Unit without prior approval of Developer. A change in the color of a residence or a significant landscaping change are included within the meaning of a change in exterior appearance.
- b. **Unit Rental.** No portion of a Unit may be rented and no transient tenants be accommodated in any building, but this restriction shall not prevent the rental or sublease of an entire Unit together with its appurtenant Limited Common Elements for residential purposes in the manner permitted by these Bylaws.
- c. **Nuisances.** No nuisances shall be permitted on the Property, nor shall any use or practice be permitted that is a source of annoyance to or that unreasonably interferes with the peaceful possession or proper use of the Project by its residents. No Unit shall be used in whole or in part for the storage of rubbish or trash or for the storage of any property or thing that may cause the Unit to appear in an unclean or untidy condition. No substance or material shall be kept on a Unit that will emit foul or obnoxious odors or that will cause excessive noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding Units.
- d. **Prohibited Uses.** Nothing shall be done or kept in any Unit or on the Common Elements that will increase the rate of insurance for the Project without the prior written consent of the Association. No Owner shall permit anything to be done or kept in the Owner's Unit or elsewhere on the Common Elements that will result in the cancellation of insurance on any Unit or any part of the Common Elements or that will violate any law.
- e. **Signs.** No signs or other advertising devices (other than one professionally made unlit sign or a sign of substantially the same quality and appearance advertising a unit for sale that is not larger than four square feet in size) shall be displayed from any residence or on any Unit that are visible from the exterior of the Unit or from the Common Elements without written permission from the Association or its managing agent.
- f. **Personal Property.** No Owner shall display, hang, or store any clothing, sheets, blankets, laundry, or other items of personal property outside a residence or ancillary building. This restriction shall not be construed to prohibit an Owner from placing and maintaining outdoor furniture and accoutrements and decorative foliage of a customary nature and appearance on a patio, deck, or balcony of a Unit,

though no such furniture or other personal property shall be stored on any open patio, deck, or balcony that is visible from another Unit or from the Common Elements of the Project.

**g. Firearms and Weapons.** No Owner shall use or permit the use by any occupant, agent, tenant, invitee, guest, or member of the Owner's family of any firearms; air rifles; pellet guns; BB guns; bows and arrows; illegal fireworks; or other dangerous weapons, projectiles, or devices anywhere on or about the Property.

**h. Pets and Animals.** The Association may charge an Owner maintaining animals a reasonable supplemental assessment if the Association determines that an assessment is necessary to defray additional maintenance costs to the Association of accommodating animals within the Condominium. The Association may also, without liability to the owner of the pet, remove or cause to be removed from the Condominium any animal that it determines is in violation of the restrictions imposed by this section. Any person who causes or permits any animal to be brought to or kept on the Condominium Property shall indemnify and hold the Association harmless from any loss, damage, or liability that the Association sustains as a result of the presence of the animal on the Condominium Property.

**i. Recreational Vehicles.** No recreational vehicles, boats, or trailers shall be parked or stored in any garage if the storage would prevent full closure of the garage door or elsewhere on the Property without the written approval of the Association. No snowmobile, all-terrain vehicle, or other motorized recreational vehicle shall be operated on the Property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence where totally isolated from public view.

**j. Lawn Care and Landscaping.** The Association shall provide lawn care and snow removal services to each Unit together with its appurtenant Limited Common Elements.

**k. Recreational Facilities.** No above-ground pools, tennis courts, or dog runs will be permitted on any Unit. All exterior hot tubs and spas must be approved by the Developer before installation.

**l. Trash Containers and Pick Up.** All trash shall be placed in containers approved by the Developer and kept inside the garage or other fully enclosed area except for short periods of time reasonably necessary to permit collection.

**m. Occupancy Limitations.** Occupancy of each Unit shall be in accordance with the Township Ordinances and no more persons than permitted pursuant to the Township Ordinance shall permanently occupy or reside in any dwelling constructed within a Unit.

n. **Exterior Lighting.** Each Unit shall have two (2) coach lights on its garage that shall be illuminated from dusk until dawn. No additional lights that are regularly left on during the night, including but not limited to, vapor lights and dusk-to-dawn lights, may be installed or maintained on any Unit without the prior consent of the Developer.

o. **Solar Panels** No solar panel may be installed on any Unit until the type, design, and location of the solar panel has been approved in writing by the Developer.

p. **Use of Common Elements.** The General Common Elements shall not be used for the storage of supplies or personal property (except for the short periods of time that are reasonably necessary to permit the placement of trash for collection the next day). No vehicles shall be parked on or along the roadways (except for parties or receptions generating a need for off-site parking), and Owners shall not personally use or obstruct any guest parking areas that are located on the Common Elements of the Project without the prior consent of the Association. No Owner shall in any way restrict access to any utility line or other area that must be accessible to service the Common Elements or that affects an Association responsibility in any way. In general, no activity shall be carried on or condition maintained by any Owner either in the Owner's Unit or on the Common Elements that despoils the appearance of the Condominium.

q. **Application of Restrictions.** Unless arbitration is elected pursuant to these Bylaws, a dispute or question whether a violation of any specific regulation or restriction in this section has occurred shall be submitted to the Board of Directors of the Association, which shall conduct a hearing and render a decision in writing, which shall be binding on all owners and other parties with an interest in the Project.

#### **8.6 Zoning Compliance.**

In addition to the restrictions in Section 8, the use of any Unit or structure on the Property must satisfy the requirements of the zoning ordinances of the municipality where the Project is located in effect at the time of the contemplated use unless a variance for the use is obtained from a unit of government with jurisdiction over the use of the Unit and Property.

#### **8.7 Rules of Conduct.**

Additional rules and regulations consistent with the Act, the Master Deed, and these Bylaws concerning the use of Units and Common Elements may be promulgated and amended by the Board. Copies of the rules and regulations must be furnished by the Board to each Owner at least Ten (10) days before their effective date and may be revoked at any time by the affirmative vote of the Board or Sixty (60%) percent or more of all Owners.

### **8.8 Enforcement by Developer.**

The Project shall at all times be maintained in a manner consistent with the highest standards of a private residential community used and occupied for the benefit of the Owners and all other persons interested in the Condominium. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace, and landscape in a manner consistent with the maintenance of such standards, Developer, or any person to whom it assigns this right, may, at its option, elect to maintain, repair, or replace any Common Elements or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration. Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period, and this right of enforcement shall include (without limitation) an action to restrain the Association or any Owner from any prohibited activity.

### **8.9 Owner Enforcement.**

An aggrieved Owner will also be entitled to compel enforcement of the Condominium Documents by an action for injunctive relief or damages against the Association, its officers, or another Owner in the Project.

### **8.10 Remedies on Breach.**

In addition to the remedies granted by Section 5.5 for the collection of assessments, the Association shall have the right, in the event of a violation of the restrictions on use and occupancy imposed by this Section 8, to enter the Unit and to remove or correct the cause of the violation. The entry will not constitute a trespass, and the Owner of the Unit will reimburse the Association for all costs of the removal or correction. Failure to enforce any of the restrictions in this section will not constitute a waiver of the right of the Association to enforce restrictions in the future.

### **8.11 Reserved Rights of Developer.**

The restrictions in this section shall not apply to the commercial activities of Developer during the Development and Sale Period. Developer shall also have the right to maintain a sales office, advertising display sign, storage areas, and reasonable parking incident to its sales efforts and to reasonable access to, from, and over the Property to enable development and sale of the entire Project.

### **8.12 Assignment and Succession.**

Developer may be assigned any of the rights granted to or reserved by it in the Condominium Documents or by law to any other entity or to the Association. Any assignment or transfer shall be made by an appropriate document in writing, signed by Developer and recorded in the register of deeds office for the county where the Project is located. On qualification, the assignee will have the same rights and powers as those granted to or reserved by Developer in the Condominium Documents.

## **Section 9. MORTGAGES**

### **9.1 Notice to the Association.**

Any Owner who mortgages a Unit shall notify the Association of the name and address of the mortgagee (in this section, the Mortgagee), and the Association will maintain this information. The information relating to Mortgagees will be made available to Developer or its successors as needed to obtain consent from or give notice to Mortgagees concerning actions requiring consent from or notice to Mortgagees under the Condominium Documents or the Act.

### **9.2 Insurance.**

The Association shall notify each of the Mortgagees of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief, with the amounts of the coverage.

### **9.3 Rights of Mortgagees.**

Except as otherwise required by applicable law or regulations, a Mortgagee of a Unit will be granted the following rights:

a. **Inspection and Notice.** On written request to the Association, a Mortgagee will be entitled (i) to inspect the books and records relating to the Project on reasonable notice, (ii) to receive a copy of the annual financial statement that is distributed to Owners; (iii) to notice of any default under the Condominium Documents by its mortgagor in the performance of the mortgagor's obligations that is not cured within Thirty (30) days; and (iv) to notice of all meetings of the Association and its right to designate a representative to attend the meetings.

b. **Exemption from Restrictions.** A Mortgagee that comes into possession of a Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure shall be exempt from any option or right of first refusal on the sale or rental of the mortgaged Unit in the Condominium Documents.

### **9.4 Additional Notification.**

When notice is to be given to a Mortgagee, the Board of Directors shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association, and any other public or private secondary mortgage market entity participating in purchasing or guarantying mortgages of Units in the Condominium if the Board of Directors has notice of their participation.



## Section 10. LEASES

### 10.1 Notice of Lease.

An Owner, including Developer, who intends to lease a Unit shall disclose that fact in writing to the Association at least Ten (10) days before presenting a lease form to the prospective tenant and, at the same time, shall supply the Association with a copy of the lease form. No Unit shall be leased for a period of less than Ninety (90) days without the prior written consent of the Association.

### 10.2 Terms of Lease.

All occupants of a Unit shall comply with all the conditions of the Condominium Documents of the Project, and all lease and rental agreements must require compliance.

### 10.3 Remedies of the Association.

If the Association determines that any non-Owner occupant has failed to comply with any conditions of the Condominium Documents, the Association may take the following action:

- a. **Notice.** The Association shall notify the Owner by certified mail advising of the alleged violation by the non-Owner occupant.
- b. **Investigation.** The Owner will have Fifteen (15) days after receipt of the notice to investigate and correct the alleged breach by the non-Owner occupant or to advise the Association that a violation has not occurred.
- c. **Legal Action.** If, after Fifteen (15) days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the non-Owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Owner and the non-Owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this section may be by summary proceeding. The Association may hold both the non-Owner occupant and the Owner liable for any damages to the Common Elements caused by the Owner or the non-Owner occupant in connection with the Unit or the Project.

### 10.4 Liability for Assessments.

If an Owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a non-Owner occupant occupying the Owner's Unit under a lease or rental agreement and the non-Owner occupant, after receiving such notice, shall deduct from rental payments due the Owner the full arrearage and future assessments as they fall due and pay them to the Association. Such deductions shall not be a breach of the lease agreement by the non-Owner occupant.

## Section 11. TRANSFER OF UNITS

### 11.1 Unrestricted Transfers.

An individual Owner may, without restriction under these Bylaws, sell, give, devise, or otherwise transfer the Owner's Unit or any interest in the Unit.

### 11.2 Notice to Association.

Whenever an Owner sells, gives, devises, or otherwise transfers the Owner's Unit or any interest in the Unit, the Owner shall give written notice to the Association within five days after consummating the transfer. The notice shall be accompanied by documents evidencing the title or interest transferred.

## Section 12. ARBITRATION

### 12.1 Submission to Arbitration.

Any dispute, claim, or grievance arising out of or relating to the interpretation or application of the Master Deed, Bylaws, or other Condominium Documents and any disputes, claims, or grievances arising among or between Owners or between Owners and the Association may, on the election and written consent of the parties to the dispute, claim, or grievance and written notice to the Association, be submitted to arbitration; and the parties shall accept the arbitrator's decision and award as final and binding. The Arbitration Rules for the Real Estate Industry of the American Arbitration Association, as amended and in effect from time to time, shall apply to all such arbitrations.

### 12.2 Disputes Involving Developer.

A contract to settle by arbitration may also be executed by Developer and any claimant for any claim against Developer that might be the subject of a civil action, provided as follows:

a. **Buyer's Option.** At the exclusive option of a Buyer or an Owner in the Project, Developer shall execute a contract to settle by arbitration any claim that might be the subject of a civil action against Developer that involves an amount less than Two Thousand Five Hundred and 00/100 (\$2,500) Dollars and arises out of or relates to a purchase agreement, a Unit, or the Project.

b. **The Association's Option.** At the exclusive option of the Association of Owners, Developer shall execute a contract to settle by arbitration any claim that might be the subject of a civil action against Developer that arises out of or relates to the Common Elements of the Project if the amount of the claim is Ten Thousand and 00/100 (\$10,000) Dollars or less.

### **12.3 Preservation of Rights.**

Election by any Owner or by the Association to submit any dispute, claim, or grievance to arbitration shall preclude that party from litigating the dispute, claim, or grievance in the courts. Except as provided in this section, however, all interested parties shall be entitled to petition the courts to resolve any dispute, claim, or grievance in the absence of an election to arbitrate.

## **Section 13. COVENANT TO BUILD AND OPTION TO PURCHASE**

### **13.1 Covenant to Build.**

Each Owner of a Unit in the Condominium, by acceptance of a deed of conveyance or land contract from Developer, agrees to commence construction of a residence on the Owner's Unit, in conformity with the restrictions in the Condominium Documents, not later than Three (3) months from the date on which the deed or contract is delivered to the Owner.

### **13.2 Option to Repurchase.**

If construction of a residence on the Unit does not commence within the three-month (3) period allowed by Section 13.1, Developer will have the option to repurchase the Unit at any time after the expiration of the period for construction, provided that construction has not then begun, by payment to the Owner of the purchase price paid by the Owner or the Owner's predecessors to Developer when the Owner acquired the Unit. Developer may exercise this option by giving written notice to the Owner, and the repurchase shall be closed within 10 days from the date of the notice. At closing, Developer will pay the purchase price to the Owner, and the Owner will deliver to Developer a warranty deed free and clear of all liens and encumbrances other than those reflected on the original title policy under which the Owner received title. This option shall run with the land.

### **13.3 Right of First Refusal.**

If an Owner does not construct a residence on the Unit and desires to sell, assign, transfer, or convey the Unit to another party within five years from the date of receiving a deed or land contract from Developer, Developer shall have an option to repurchase the Unit for a purchase price at the lesser of the price for which the Owner proposes to transfer the Unit to another party or the purchase price paid by the Owner or the Owner's predecessors to Developer.

### **13.4 Exercise of Refusal Right.**

Developer shall have Thirty (30) days from the date of receiving notice from the Owner of the latter's intention to sell, transfer, or convey the Unit in which to elect to repurchase. The option may be exercised by giving written notice to the Owner, and the

repurchase shall be closed within Ten (10) days from the date of the notice. At closing, Developer will pay the purchase price to the Owner, and the owner shall deliver to Developer a warranty deed clear of all liens and encumbrances other than those reflected on the original title policy under which the Owner received title to the Unit. This option shall run with the land, and if the Owner breaches it, Developer will have the right to acquire the Unit from a subsequent buyer on the same price and terms, commencing on the date Developer learns of the transfer and expiring Ninety (90) days later.

### **13.5 Modification of Terms.**

The provisions of this Section 13 may be waived in writing by Developer or may be modified by a written agreement between the Owner and Developer.

## **Section 14. OTHER PROVISIONS**

### **14.1 Definitions.**

All terms used in these Bylaws will have the same meaning assigned by the Master Deed to which the Bylaws are attached or as defined in the Act.

### **14.2 Severability.**

If any of the terms, provisions, or covenants of these Bylaws or of any Condominium Document are held to be partially or wholly invalid or unenforceable for any reason, that holding shall not affect, alter, modify, or impair any of the other terms, provisions, or covenants of the documents or the remaining portions of any terms, provisions, or covenants held to be partially invalid or unenforceable.

### **14.3 Notices.**

Notices provided for in the Act, Master Deed, or Bylaws shall be in writing and shall be addressed to the Association at its registered office in the State of Michigan and to any Owner at the address in the deed of conveyance or at another address subsequently provided. The Association may designate a different address for notices to it by giving written notice of the change of address to all Owners. Any Owner may designate a different address for notices by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by U.S. mail with postage prepaid or when delivered in person.

### **14.4 Amendment.**

These Bylaws may be amended, altered, changed, added to, or repealed only in the manner prescribed by Section 9 of the Master Deed.

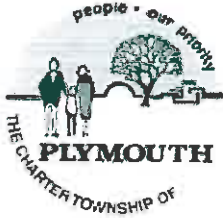
#### **14.5 Conflicting Provisions.**

In the event of a conflict between the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern. In the event of a conflict between the provisions of any one or more of the Condominium Documents themselves, the following order of priority shall be applied, and the provisions of the document having the highest priority shall govern:

1. the Master Deed, including the Condominium Subdivision Plan but excluding these Bylaws;
2. these Condominium Bylaws;
3. the Articles of Incorporation of the Association;
4. the Association Bylaws;
5. the Rules and Regulations of the Association; and,
6. the Disclosure Statement.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.2  
MODEMS FOR POLICE VEHICLES  
RESOLUTION #2018-07-24-55**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** July 10, 2018

**ITEM:** Police Department Purchase of Cradlepoint COR IBR900-600M Wireless Routers.  
Resolution #2018-07-10-24-55

**PRESENTER:** Lt. Daniel Kudra

**BACKGROUND:**

The Police Department is seeking board approval to purchase ten (10) Cradlepoint COR IBR900-600M Wireless Routers. We are planning to purchase these units with Federal Forfeiture Funds (Account 265-300). The cost for this equipment will be \$10,550.00. Pricing on these items is via state bid. The costs associated with the installation of these wireless routers will be paid for out of our vehicle maintenance / up-fit budget.

**ACTION REQUESTED:**

Approve the enclosed resolution authorizing the purchase of ten (10) Cradlepoint COR IBR900-600M for a cost of \$10,550.00 to be paid from the Federal Forfeiture Account.

**RECOMMENDATION:**

Approve

**PROPOSED MOTION:** I move to approve Resolution #2018-07-24-55 authorizing the Plymouth Township Police Department to purchase ten Cradlepoint COR IBR900-600M wireless routers for an amount up to \$10,550.00 out of Federal Forfeiture Funds.

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

ROLL CALL:

\_\_\_ Vorva, \_\_\_ Dempsey, \_\_\_ Heitman, \_\_\_ Clinton, \_\_\_ Heise, \_\_\_ Curmi, \_\_\_ Doroshewitz

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

**RESOLUTION TO PURCHASE TEN (10)  
CRADLEPOINT COR IBR900-600M WIRELESS ROUTERS  
FOR THE POLICE DEPARTMENT  
RESOLUTION #2018-07-24-55**

At a regular 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 July 24, 2018, at 7:00 p.m.

**WHEREAS**, The Board of Trustees of the Charter Township of Plymouth was presented with a request to consider the purchase of new wireless routers for our police vehicles, and,

**WHEREAS**, the funds are available in the Federal Drug Forfeiture Account for this purchase,

**NOW THEREFORE BE IT RESOLVED**, that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2018-07-24-55 authorizing the purchase of ten (1) Cradlepoint COR IBR900 600M wireless routers at a cost of \$10,550.00 with the costs being charged to Account 265-300, Federal Drug Forfeiture Fund Budget.

Motion By: \_\_\_\_\_ Seconded By: \_\_\_\_\_

**Roll Call Vote:**

\_\_\_Dempsey, \_\_\_ Clinton, \_\_\_Vorva,\_\_\_ Heitman, \_\_\_Doroshewitz, \_\_\_Curmi,\_\_\_ Heise





# Plymouth Township Police Department

## 2018 Budget Request New Capital Item

<b>Department:</b> Police Department		<b>Capital Item:</b> Cradlepoint COR IBR900-600M-NPS Wireless Routers (Modems)	
<b>Quantity:</b> 10	<b>Useful Life:</b> 5-7 years	<b>Cost:</b> \$10,550.00	
<b>Check One: Equipment X</b>		<b>Project</b>	
<b><u>Description and Function of new capital item</u></b>			
<p>The Cradlepoint COR IBR900 Series is a ruggedized wireless router designed to enable secure enterprise-grade networking for mobile networks in police and first responder vehicles, utility and service vans, and anywhere that reliable mobile connectivity is required.</p>			
<b><u>Explain new or improved service that will result from new item</u></b>			
<p>The wireless routers that we are asking for represent a substantial upgrade compared to the equipment that is currently installed in our fleet of patrol cars. Additionally, we anticipate that these new routers will substantially improve the mobile connectivity in the patrol cars.</p>			
<b><u>Why is this new item needed? Why does the Township need to provide this service?</u></b>			
<p>The wireless routers that are currently in our fleet of patrol cars were originally installed between October and December of 2008. These routers are actually owned by Oakland County. They have advised us that our current routers are obsolete, are at the end of their useful life and need to be replaced. Oakland County recommends that our current routers be replaced by the above listed Cradlepoint routers. After this happens, they advised that we are to return the old routers back to them at the Oakland County Service Center.</p> <p>Also, many of our patrol cars suffer from frequent connectivity issues and the modems often have to be “reset” during the course of a police officer’s shift. Officers rely on the ability to connect to wireless networks for many reasons throughout the course of their shift. Some of these include: receiving computer aided dispatch runs, using the in-car GPS mapping system, running LEIN and checking for warrants, writing citations and reports, and utilizing in-car messaging.</p> <p>All of the wiring that runs between our MDC’s (in-car computers), antennas and current routers dates from their original installation in late 2008. This wiring has been repeatedly installed, uninstalled and reinstalled in a number of different vehicles since it was first purchased. The wiring has been cut and then spliced back together several times over its 10 years of service with the police department.</p> <p>Finally, our current routers run on the 3G network. This network is being shut down in December, which means that our current routers will have absolutely no connectivity beyond that timeframe. These new Cradlepoint routers run on the 4G network, which will be required by Oakland County Clemis beyond December of 2018.</p>			

**How will any current services be affected or changed if approved? What will happen if this item is Not approved?**

If approved, our fleet of patrol cars will be upgraded to the most current technology in wireless routers. I anticipate that we will see a substantial decrease in connectivity issues. This upgrade will positively impact our officer's ability to do their job in a safe and efficient manner. Additionally, the new routers that we are asking for use the 4G network while our current routers are on the 3G network.

If not approved, we will continue with the routers that are currently installed in the patrol cars. Our officers will continue to have connectivity issues which negatively impact their ability to perform vital functions of their jobs. After December 2018, we will have no connectivity what-so-ever in our patrol cars. This will mean that our officers can no longer run names and license plates through LEIN, use computer aided dispatch or write reports and tickets in their patrol cars.

**How do you anticipate providing this service?**

We will purchase the equipment and have it installed in the fleet of patrol vehicles.

**What will be the operating budget impact? (personnel, supplies, other charges)**

There will be no change to the service fee (\$3282.00, quarterly) that we pay to Oakland County for the use of the Clemis system. The cost to install the new routers in our patrol cars is estimated by R.A.S. Engineering to be approximately \$300-350 per car.

# QUOTE CONFIRMATION



**DEAR DANIEL KUDRA,**

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
JTRG751	5/16/2018	CRADLEPOINT	5819873	<b>\$10,550.00</b>

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<a href="#">Cradlepoint COR IBR900-600M-NPS - wireless router - WWAN - 802.11a/b/g/n/ac</a> Mfg. Part#: MA5-0900600M-NNA UNSPSC: 43222609 Contract: MARKET	10	4944074	\$890.00	\$8,900.00
<a href="#">Verizon Device Scan</a> Mfg. Part#: VZNRWLSACT UNSPSC: 81111511 Contract: MARKET	10	2591462	\$0.00	\$0.00
<a href="#">VERIZON 2FF STD SIM</a> Mfg. Part#: DIRECTSIM4G-D UNSPSC: 43201415 Contract: MARKET	10	3288479	\$0.00	\$0.00
<a href="#">PowerTech PT60 Series - antenna</a> Mfg. Part#: PT60BB-2C15SM3-G15 UNSPSC: 43221723 Contract: MARKET	10	4407681	\$165.00	\$1,650.00

PURCHASER BILLING INFO		SUBTOTAL	\$10,550.00
<b>Billing Address:</b> CHARTER TOWNSHIP OF PLYMOUTH ACCTS PAYABLE 9955 N HAGGERTY RD PLYMOUTH, MI 48170-4673 <b>Phone:</b> (734) 453-3840 <b>Payment Terms:</b> Net 30 Days-Govt State/Local		SHIPPING	\$0.00
		GRAND TOTAL	<b>\$10,550.00</b>
		<b>DELIVER TO</b> <b>Shipping Address:</b> PLYMOUTH TOWNSHIP LT DANIEL KUDRA 9955 N HAGGERTY RD PLYMOUTH, MI 48170-4394 <b>Shipping Method:</b> UPS Ground (1- 2 day)	

Need Assistance? CDW•G SALES CONTACT INFORMATION



Dave Engmark

800.808.4239

davieng@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdw.com/content/terms-conditions/product-sales.aspx>  
For more information, contact a CDW account manager

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**cradlepoint**

# COR IBR900 Series Spec Sheet



Cradlepoint COR IBR900 Series mobile routers are sold as part of an all-inclusive mobile networking solution in a NetCloud Solution Package.

**NetCloud Solution Packages for Mobile Include:**

- Ruggedized routers, purpose built for mobile applications
- Award-winning remote cloud management and network intelligence with **NetCloud Manager**
- Secure IoT networking with **NetCloud Perimeter** for perimeter-secured overlay networks
- 24x7 support and limited lifetime warranty

## WHAT TO BUY

Description	Part Numbers
<b>North America (U.S., Canada)</b>	
• NetCloud Essentials for Mobile Routers (Prime) with IBR900-600M-NPS	MAX-0900600M-NNA
• NetCloud Essentials for Mobile Routers (Prime) with IBR900 (no modem)	MAX-0900NM-ONA
<b>U.S.</b>	
• NetCloud Essentials for Mobile Routers (Prime) with IBR900LPE	MAX-0900LPE-VNA
<b>Europe (EU)</b>	
• NetCloud Essentials for Mobile Routers (Prime) with IBR900-600M-NPS-EU	MAX-0900600M-EWA
• NetCloud Essentials for Mobile Routers (Prime) with IBR900-EU (no modem)	MAX-0900NM-OWA
<b>Asia-Pacific (Australia, New Zealand, Singapore)</b>	
• NetCloud Essentials for Mobile Routers (Prime) with IBR900-600M-NPS-AP	MAX-0900600M-PWA
• NetCloud Essentials for Mobile Routers (Prime) with IBR900LP5-NPS-AP	MAX-0900LP5-PWA
• NetCloud Essentials for Mobile Routers (Prime) with IBR900-AP (no modem)	MAX-0900NM-OWA
<b>All Regions</b>	
• NetCloud Advanced for Mobile Routers (Enterprise)	MAX-NCADV

**NetCloud Essentials** contains all the features and capabilities required for a broad range of mobile or in-vehicle applications. Essentials packages include 24x7 support (phone support: 24 hour weekdays with emergency response on weekends, web: 24x7, chat: 24x5) and a limited lifetime warranty.

For additional capabilities, a **NetCloud Advanced** upgrade can be added to the NetCloud Essentials Package at any time.

See additional details of what is included in the Essential and Advanced NetCloud software:

[cradlepoint.com/mobile-networks](http://cradlepoint.com/mobile-networks)

For more details on the COR IBR900 mobile router, included with the NetCloud Solution Packages for mobile, see below.

## WHAT'S IN THE BOX

- Ruggedized router with integrated business-class 3G/4G modem; includes integrated mounting plate
- Quick Start Guide with warranty information
- Standard product is "-NPS" SKU comes with no antennas or power supply, and includes a 2-meter locking power and GPIO cable (direct wire).
- Extra SIM door screws (2)

### Some higher priced legacy SKUs included:

- External 3G/4G mobile broadband modem antennas (2) (SMA), finger tighten only
- External WiFi antennas (2) (reverse SMA\*), < 5 dBi gain, finger tighten only
- 12 V / 2 A power supply w/ locking connector; DC GPIO/power cable available

\*-IBR900 only

## KEY FEATURES

### WAN

- Dual-modem capable with optional COR Extensibility Dock
- 600M: LTE Advanced 600 Mbps LTE/HSPA+ (SIM-based, Auto-carrier Selection for all North American, European, and Asia Pacific carriers; includes support for 700 MHz Band 28 in Asia Pacific)
- LP6: LTE Advanced LTE/HSPA+ (SIM-based, Auto-carrier Selection for all North American and European carriers)
- LP5: 300 Mbps LTE Advanced for operators in Asia Pacific and Saudi Arabia (SIM-based Auto-carrier selection)
- LPE: 4G LTE/HSPA+/EVDO (multi-carrier)
- WiFi as WAN<sup>1</sup>, with WPA2 Enterprise Authentication for WiFi as WAN
- Failover/Fallback
- Load Balancing
- Advanced Modem Failure Check
- WAN Port Speed Control
- WAN/LAN Affinity
- IP Passthrough
- Standby
- DynDNS
- QoS (DSCP and Priority Queuing)

### LAN

- VLAN 802.1Q
- DHCP Server, Client, Relay
- DNS and DNS Proxy
- UPnP
- DMZ
- Multicast/Multicast Proxy
- MAC Address Filtering

## WiFi<sup>1</sup>

- Dual-Band, dual-concurrent
- 802.11 a/b/g/n/ac wave 2
  - MU-MIMO and 256 QAM support
- Up to 128 connected devices (64 per radio – 2.4 GHz and 5 GHz)
- Multiple SSIDs: 2 per radio (4 total)
- WPA2 Enterprise (WiFi)
- Hotspot/Captive Portal
- SSID-based Priority
- Client Mode for faster data offload

## MANAGEMENT

- Cradlepoint NetCloud Manager
- Web UI, API, CLI
- Active GPS support on all models
- Data Usage Alerts (router and per client)
- Advanced Troubleshooting (support)
- Device Alerts
- SNMP
- SMS control
- Serial Redirector
- Auto APN Recovery
- Syslog

## VPN & ROUTING

- IPsec Tunnel – up to ten concurrent sessions
- L2TP
- GRE Tunnel
- OSPF/BGP/RIP
- Route Filters (Access Control Lists, Prefix Filters, Route Maps, Communities for BGP)
- Per-Interface Routing
- Routing Rules
- Policy-based Routing
- NAT-less Routing
- Virtual Server/Port Forwarding
- NEMO/DMNR
- IPv6
- VRRP
- STP
- NHRP
- VTI Tunnel support
- OpenVPN support
- CP Secure VPN compatible
- Serial PAD Mode



## SECURITY

- RADIUS and TACACS+ support\*
- 802.1x authentication for Ethernet\*\*
- Zscaler Integration
- Certificate support
- ALGs
- MAC Address Filtering
- Advanced Security Mode (local user management only)
- FIPS 140-2 Inside version available
- Per-Client Web Filtering
- IP Filtering
- Content Filtering (basic)
- Website Filtering
- Zone-Based Object Firewall with host address (IP or FQDN), port, and MAC address

\*-Native support for authentication. Authorization and accounting support through hotspot/captive portal services.

\*\*-802.1x Authentication for Ethernet not available for FIPS SKUs.

## CLOUD OPTIMIZED IP COMMUNICATIONS

- Automated WAN Fallover/Fallback support
- WAN Affinity and QoS allow prioritization of VoIP services
- Advanced VPN connectivity options to HQ
- SIP ALG and NAT to allow VoIP and UC communications to traverse firewall
- MAC Address Filtering
- 802.1p/q for LAN QoS segmentation and treatment of VoIP on LAN
- Private Network support (wired and 4G WAN)
- Cloud-based management

1 – WiFi-related functions are only supported on IBR900 models

## SPECIFICATIONS

### WAN:

- Dual-modem capable with optional COR Extensibility Dock
- Integrated 600M LTE Advanced 600 Mbps modem (with DC-HSPA+ fallover)
- Integrated LP6 300Mbps LTE Advanced LTE modem (with DC-HSPA+ fallover) or LP5 300Mbps LTE Advanced LTE modem (with DC-HSPA+ fallover)
- Two LAN/WAN switchable 10/100/1000 Gigabit Ethernet ports – one default WAN (cable/DSL/T1/satellite/Metro Ethernet)
- WiFi as WAN, Metro WiFi; 2x2 MIMO "N" 2.4 GHz or 5 GHz; 802.11 a/b/g/n/ac wave 2 (IBR900 only)
- Integrated LPE 100Mbps 4G LTE/HSPA+/EVDO with 3G CDMA/EVDO fallback for Verizon and Sprint

### LAN:

- Dual-band, dual-concurrent WiFi; 802.11 a/b/g/n/ac wave 2 (IBR900 only)
- Two LAN/WAN switchable 10/100/1000 Gigabit Ethernet ports – one default LAN
- Serial console support for Out-of-Band Management of a connected device

## Spec Sheet : COR IBR900 Series

### PORTS:

- Power
- 2-wire GPIO
- Add more GPIO ports with optional 9-wire GPIO cable or COR Extensibility Dock (see Accessories section below)
- USB 2.0
- Two Ethernet LAN/WAN
- Two cellular antenna connectors (SMA)
- One active GPS antenna connector (SMA)
- Two WIFI antenna connectors (R-SMA)
- 15-pin dock port for COR Extensibility Dock or 9-wire GPIO cable

### TEMPERATURE:

- -30 °C to 70 °C (-22 °F to 158 °F) operating with optional\* 9-wire power and GPIO cable (Part #170680-000)
- -30 °C to 70 °C (-22 °F to 158 °F) operating with optional extended temperature AC power supply (Part #170648-000; see this page for line cord details)
- -20 °C to 60 °C (-4 °F to 140 °F) operating with included† standard AC power supply
- -40 °C to 85 °C (-40 °F to 185 °F) storage

\* - Included with "-NPS" version, † - not Included with "-NPS" version

### HUMIDITY (non-condensing):

- 5% to 95% operating
- 5% to 95% storage

### POWER:

- DC Input steady state voltage range: 9–33 VDC (requires inline fuse for vehicle installations)
  - For 9–24 VDC installations, use a 3 A fuse
  - For > 24 VDC installations, use a 2.5 A fuse
- Reverse polarity and transient voltage protection per ISO 7637-2
- Ignition sensing (automatic ON and time-delay OFF)
- Power consumption:
  - Idle: 4 W
  - WIFI Tx/Rx: 9 W
  - LTE Tx/Tx: 6.25 W
  - 12 VDC / 2 A adapter recommended

### WIFI POWER:

- 2.4 GHz: 18 dBm conducted
- 5 GHz VHT20: 17.5 dBm conducted
- 5 GHz VHT40: 17 dBm conducted
- 5 GHz VHT80: 16.5 dBm conducted

SIZE: 4.6 × 4.5 × 1.2 in (118 × 113.5 × 29.3 mm)

WEIGHT: 14 oz (400 g)

## CERTIFICATIONS:

- FCC, CE, IC
- AS, NZS, SGP (IMDA)
- WIFI Alliance (IBR900 only) – 802.11a/b/g/n/ac wave 2 certified
- Safety: UL/CUL, CB Scheme, EN60950-1
- Shock/Vibration/Humidity: compliant with MIL STD 810G and SAEJ1455
- Ingress Protection: compliant with IP54 (Includes protection from dust and splashing water)
- Materials: WEEE, RoHS, RoHS-2, California Prop 65
- Telecom: PTCRB/CTIA, GCF-CC
- Regulatory Models: S5A643A, S5A644A, S5A648A, S5A701A, S5A706A
- FIPS 140-2 Inside

## GPS:

- GPS Protocols: TAIP and NMEA 0183 V3.0
- Satellite channels: Maximum 55 channels, simultaneous tracking
- Concurrent standalone GPS, GLONASS, BeiDou and Galileo
- 1 Hz refresh rate
- Accuracy:
  - < 2 m: 50%
  - < 5 m: 90%
  - Horizontal: < 2 m (50%); < 5 m (90%)
  - Altitude: < 4 m (50%); < 8 m (90%)
  - Velocity: < 0.2 m/s
- Acquisition (measured with signal strength = -145 dBm):
  - Hot start: 1 second
  - Warm start: 29 seconds
  - Cold start: 32 seconds
- Sensitivity
  - Tracking: -160 dBm (tracking sensitivity is the lowest GNSS signal level for which the device can still detect an in-view satellite 50% of the time when in sequential tracking mode)
  - Acquisition (standalone): -145 dBm (acquisition sensitivity is the lowest GNSS signal level for which the device can still detect an in-view satellite 50% of the time)
- Operational limits: altitude < 6000 m or velocity < 100 m/s (either limit may be exceeded, but not both)

## ACCESSORIES

Cradlepoint offers several accessory options for extensibility, power and antennas:

### EXTENSIBILITY:

- COR Extensibility Dock (Part # 170700-000)
- 9-wire power & GPIO cable (Part #170680-000)

### POWER:

#### Vehicle options

- Vehicle locking power adapter for COR (Part # 170635-000)
- Two meter locking power and GPIO cable (direct wire) (Part # 170585-000) –Included by default on IBR900LP6-NANPS only and standard IBR900-600M-NPS SKUs.

#### Power Supplies/Adapters

- North America COR IBR900/IBR950 power supply (Part # 170716-000)
- International power supply – includes adapters for US, EU, UK, AU (Part # 170717-000)
- Barrel to 4-pln power adapter (Part # 170665-000)
- Extended temperature AC power supply (Part #170648-001; [see line cord details](#))

#### ANTENNAS – 3G/4G MODEM, WIFI & GPS:

- 700 MHz – 2700 MHz Wide Band Directional Antenna (Yagi/Log- Periodic) Part #: 170588-000
- 12" Mag-Mount Antenna with SMA Male Connector Part #: 170605-000
- 4" Mini Mag-Mount Antenna with SMA Male Connector Part #: 170606-000
- 2.4/5 GHz Dual-band, Dual-concurrent WIFI Antenna Part #: 170628-000 (WIFI models only)
- Universal 3G/4G/LTE Modem Antenna Part #: 170649-000
- GPS Screw-Mount Antenna Part #: 170651-000
- GPS Mag-Mount Antenna Part #: 170652-000
- Multi-Band Omni-Directional Antenna Part #: 170668-000
- Indoor/Outdoor Panel Patch Part #: 170669-000
- Universal LTE/4G/3G / 2dBi/3dBi antenna with SMA connector for all AER, ARC, COR, and MC400 products (Part # 170704-001)

#### Vehicle Antennas

- 3-in-1 GPS & Modem Screw-Mount Part #: 170653-000
- 3-in-1 Adhesive-Mount Antenna Part #: 170653-001
- 5-in-1 GPS, Modem & WIFI Screw-mount Part #: 170654-000
- Low Profile 5-In-1 MIMO LTE, MIMO WIFI (2.4/5 GHz), & GPS Screw Mount Antenna with 5M Cables Part #: 170654-001

See the Cradlepoint antenna accessories page for more Information about antennas. Also see the Antenna Ordering and Installation Guide, available as a PDF in the Resources section of antenna and router product pages.

## BUSINESS-GRADE MODEM SPECIFICATIONS

COR IBR900-600M models include an Integrated LTE Advanced 600 Mbps 4G LTE modem. The 600M modems support Worldwide, SIM-based, Auto-carrier selection. Simply Insert the SIM and wait for the router to automatically detect the SIM and establish a connection.

#### COR IBR900-600M-NA:

- Technology: LTE Advanced, HSPA+
- Downlink Rates: LTE 600 Mbps, HSPA+ 42.2 Mbps
- Uplink Rates: LTE 75 Mbps, HSPA+ 5.76 Mbps
- Frequency Bands:
  - LTE Bands
    - LTE FDD: 1–5, 7–8, 12–13, 17, 20, 25–26, 28–30, 66
    - LTE TDD: 38, 40–41
    - HSPA+: 1–2, 4–5, 8

## Spec Sheet / COR IBR900 Series

- **LTE 2DL Carrier Aggregation Combinations:**
  - B2+B2, B2+B4, B2+B5, B2+B12, B2+B13, B2+B17, B2+B29, B2+B30, B4+B4, B4+B5, B4+B7, B4+B12, B4+B13, B4+B17, B4+B29, B4+B30, B5+B30, B12+B12, B12+B30, B25+B25, B25+B26, B25+B41, B26+B41, B29+B30, B41+B41, B1+B20, B3+B3, B3+B7, B3+B20, B3+B38, B7+B7, B7+B8, B7+B20, B38+B38, B1+B3, B1+B7, B1+B28, B3+B8, B3+B28, B5+B7, B5+B40, B7+B8, B7+B20
- **LTE 3DL Carrier Aggregation Combinations:**
  - B2+B2+B12/17, B2+B2+B13, B2+B2+B4, B2+B4+B5, B2+B4+B12, B2+B4+B13, B2+B4+B29, B2+B5+B30, B2+B12+B12, B2+B12+B30, B2+B29+B30, B4+B4+B5, B4+B4+B7, B4+B4+B12, B4+B4+B13, B4+B5+B30, B4+B12+B12, B4+B12+B30, B4+B29+B30, B25+B26+B41, B25+B41+B41, B26+B41+B41, B41+B41+B41, B1+B3+B20, B1+B7+B20, B3+B3+B7, B3+B3+B20, B3+B7+B20, B3+B7+B7, B3+B20+B38, B3+B38+B38, B3+B3+B5, B3+B3+B8, B3+B7+B7, B3+B7+B28, B7+B7+B28, B28+B40+B40, B40+B40+B40
- **Fallback:** WCDMA/DC-HSPA+ (42/5.76 Mbps): Bands 1, 2, 4, 5, 8
- **Power:** LTE 23 dBm ± 1, HSPA+ 23 dBm ± 1
- **Antennas:** two SMA male (plug), finger tighten only (maximum torque spec is 7 kgf/cm<sup>2</sup>)
- **GPS:** active GPS support
- **SMS:** SMS support
- **Industry Standards & Certs:** CE, FCC, GCF-CC, IC, PTCRB, AT&T, Sprint (pending), Verizon, Verizon NEMO/DMNR for Primary Wireless Access

COR IBR900/IBR950 LP6 models include an integrated LTE Advanced 300 Mbps 4G LTE modem. The LP6 modems support Worldwide, SIM-based Auto-carrier selection. Simply insert the SIM and wait for the router to automatically detect the SIM and establish a connection.

The LTE bands certified for each carrier are listed below.

### **COR IBR900LP6-NA, COR IBR950LP6-NA, COR IBR900LP6-EU:**

- **Technology:** LTE Advanced, HSPA+
- **Downlink Rates:** LTE 300 Mbps, HSPA+ 42.2 Mbps
- **Uplink Rates:** LTE 50 Mbps, HSPA+ 5.76 Mbps
  - **Frequency Bands:**
    - LTE Bands 1-5, 7, 8, 12, 13, 20, 25, 26, 29, 30, 41
    - Verizon: 2, 4, 5, 13 (XLTE support w/carrier aggregation)
    - AT&T: 2, 4, 5, 12, 29, 30
    - Sprint: 25, 26, 41 (LTE Plus Support)
    - T-Mobile: 2, 4, 12 (T-Mobile Wideband LTE Support)
  - **Carrier Aggregation:**
    - 1+ 8
    - 2+ 2/5/12/13/29
    - 3+ 7/20
    - 4+ 4/5/12/13/29
    - 5+ 2/4/30
    - 7+ 3/7/20
    - 8+ 1
    - 12+ 2/4/30
    - 13+ 2/4
    - 20+ 3/7
    - 30+ 5/12
    - 41+ 41
- **Fallback:** WCDMA/DC-HSPA+ (42/5.76 Mbps): Bands 1, 2, 3, 4, 5, 8

## Spec Sheet · COR IBR900 Series

- Power: LTE 23 dBm  $\pm$  1, HSPA+ 23 dBm  $\pm$  1
- Antennas: two SMA male (plug), finger tighten only (maximum torque spec is 7 kgf/cm2)
- GPS: active GPS support
- SMS: SMS support
- Industry Standards & Certs: CE, FCC, GCF-CC, IC, PTCRB, AT&T, Sprint, Verizon

COR IBR900/IBR950LP5 models include an Integrated LTE Advanced 300 Mbps 4G LTE modem, and support Asia Pacific and Saudi Arabia. The LP5 modems support SIM-based, Auto-carrier selection. Simply insert the SIM and wait for the router to automatically detect the SIM and establish a connection.

### **COR IBR900LP5-AP, COR IBR950LP5-AP:**

- Technology: FDD/TDD (300 Mbps) LTE Advanced, DC-HSPA+
- Downlink Rates: LTE 300 Mbps, DC-HSPA+ 42.2 Mbps
- Uplink Rates: LTE 50 Mbps, DC-HSPA+ 5.76 Mbps
- Frequency Bands:
  - LTE Bands: 1, 3, 5, 7, 8, 18, 19, 21, 28, 38, 39, 40, 41
  - TD-SCDMA 39
- Carrier Aggregation:
  - 1 + 8/18/19/21
  - 3 + 5/7/19/28
  - 5 + 3/7
  - 7 + 3/5/7/28
  - 8 + 1
  - 18 + 1
  - 19 + 1/3/21
  - 21 + 1/19
  - 28 + 3/7
  - 38 + 38
  - 39 + 39
  - 40 + 40
  - 41 + 41
- Fallback: WCDMA/DC-HSPA+ (42/5.76 Mbps): Bands 1, 5, 6, 8, 9, 19
- Power: LTE: 23 dBm  $\pm$  1; DC-HSPA+: 23 dBm  $\pm$  1
- Antennas: two SMA male (plug), finger tighten only (maximum torque spec is 7 kgf/cm2)
- GPS: active GPS support
- SMS: SMS support
- Industry Standards & Certs: CE, GCF-CC, RC Australia, others pending

COR IBR900-LPE models include an Integrated 4G LTE/HSPA+/EVDO modem – specific model names include a specific modem (e.g., the COR IBR900-LPE-VZ includes a Verizon LTE modem).

### **COR IBR900-LPE (North America):**

- Technology: LTE, HSPA+, EVDO Rev A
- Downlink Rates: LTE 100 Mbps, HSPA+ 21.1 Mbps, EVDO 3.1 Mbps (theoretical)
- Uplink Rates: LTE 50 Mbps, HSPA+ 5.76 Mbps, EVDO 1.8 Mbps (theoretical)

- **Frequency Bands:**
  - LTE: Band 2 (1900 MHz), Band 4 – AWS (1700/2100 MHz), Band 5 (850 MHz), Band 13 (700 MHz), Band 17 (700 MHz), Band 25 (1900 MHz)
  - HSPA+/UMTS: (850/900/1900/2100 MHz, AWS)
  - GSM/GPRS/EDGE: (850/900/1800/1900 MHz)
  - CDMA EVDO: Rev A/1xRTT (800/1900 MHz)
- **Power:** LTE 23 dBm  $\pm$  1; HSPA+ 23 dBm  $\pm$  1; EVDO 24 dBm  $\pm$  1 (typical conducted)
- **Antennas:** two SMA male (plug), finger tighten only (maximum torque spec is 7 kgf/cm2)
- **GPS:** Active GPS support
- **Industry Standards & Certs:** FCC, WIFI Alliance, AT&T, Sprint, Verizon, Verizon NEMO/DMNR for Primary Wireless Access
- **SIM:** two 2FF slots

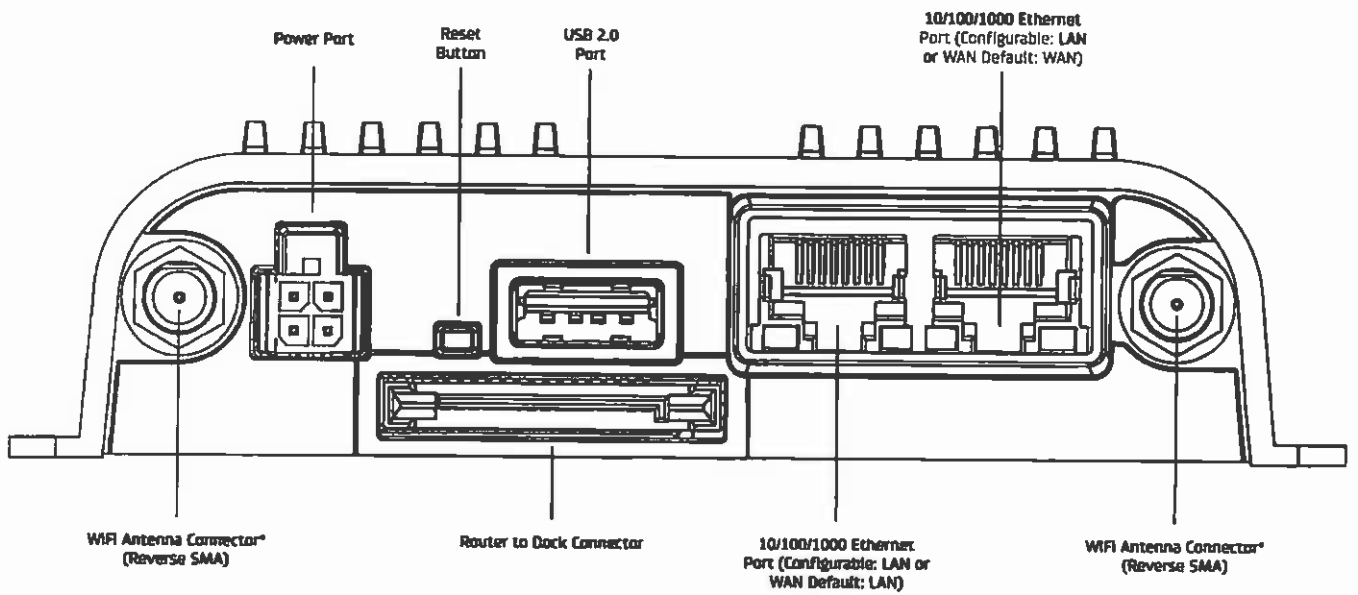
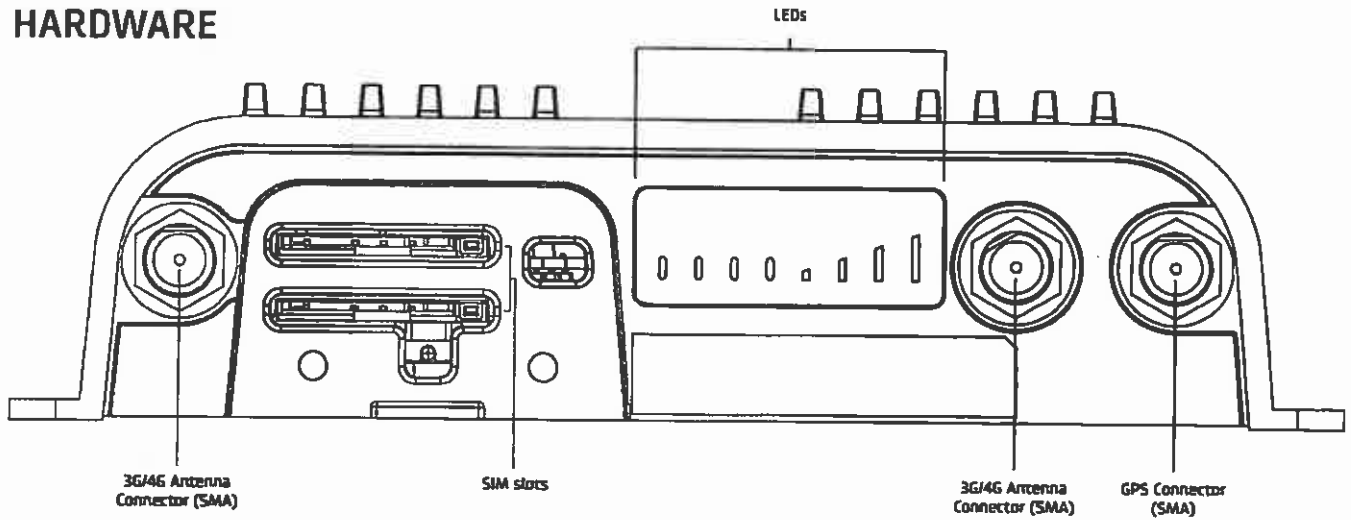
## SUPPORT & WARRANTY

The COR IBR900 is only sold as a component of NetCloud Solution Packages.

- NetCloud Solution Packages include support for the full subscription term.
- All Cradlepoint hardware products are covered by a limited lifetime warranty for as long as they are under a NetCloud Solution Package subscription.

The COR IBR900 includes a minimum three-year hardware warranty when purchased from an authorized Cradlepoint Partner.






# HARDWARE



\* - only on IBR900



## LEDS

INDICATOR	BEHAVIOR
	<p><b>POWER:</b> The Cradlepoint IBR900/IBR950 must be powered using an approved 9–33 V DC power source.</p> <ul style="list-style-type: none"> <li>• Green = Powered ON.</li> <li>• No Light = Not receiving power. Check the power switch and the power source connection.</li> </ul>
	<p><b>WIFI BROADCAST:</b> Indicates WIFI activity (IBR900 only).</p> <ul style="list-style-type: none"> <li>• Green = On and operating normally.</li> <li>• Yellow = Attention.</li> </ul>
	<p><b>GPS:</b> Indicates the status of GPS connection.</p> <ul style="list-style-type: none"> <li>• Blue = GPS locked.</li> <li>• Blinking Blue = Obtaining lock.</li> <li>• No Light = Off/no lock.</li> </ul>
	<p><b>INTEGRATED MODEM:</b> Indicates Information about the Integrated modem.</p> <ul style="list-style-type: none"> <li>• Green = Modem has established an active connection.</li> <li>• Blinking Green = Modem is connecting.</li> <li>• Amber = Modem is not active.</li> <li>• Blinking Amber = Data connection error. No modem connection possible.</li> <li>• Blinking Red = Modem is in the process of resetting.</li> <li>• No Light = Modem not connected.</li> </ul>
	<p><b>SIGNAL STRENGTH:</b> Blue LED bars Indicate the active modem's signal strength.</p> <ul style="list-style-type: none"> <li>• 4 Solid Bars = Strongest signal.</li> <li>• 1 Blinking Bar = Weakest signal. (A blinking bar indicates half of a bar.)</li> </ul>
<p>Other</p>	<p><b>ADDITIONAL LED INDICATIONS:</b></p> <ul style="list-style-type: none"> <li>• Several different LEDs blink when the factory reset button is detected.</li> <li>• Two of the modem LEDs blink red in unison for 10 seconds when there is an error during NCOS upgrade.</li> <li>• Dock Ethernet LEDs: only right LED will light up and/or blink with data.</li> <li>• When an external USB modem is plugged in, only the Signal Strength LEDs will light up.</li> </ul>

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.3  
BUDGET AMENDMENTS  
SECOND QUARTER  
RESOLUTION #2018-07-24-56**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** July 24, 2018

**ITEM: Second Quarter 2018 Budget Amendments**

**PRESENTER:** Finance Director Cynthia Kushner

**BACKGROUND:** It is customary to review the budget on a quarterly basis to evaluate projected revenue and expenditures versus actual revenue and expenditures. Once this has been accomplished, it is sometimes necessary to make adjustments to the major funds to allow appropriate adjustments to the accounts where differences occur.

This review shows a net increase of \$72,281.00 from the previously approved General Fund balance of \$3,902,781 adjusting the proposed **General Fund** balance to **\$3,975,062** as shown on the attached back up material.

The same holds true for the 2018 Federal Drug Forfeiture Fund, which results in a decrease of \$151,267 from the previously approved 2018 Federal Drug Forfeiture Fund balance of \$325,780, making the adjusted **Federal Drug Forfeiture Fund** balance of **\$174,513** in accordance with the attached back up material.

**ACTION REQUESTED:** Approved General Fund adjusted balances and Federal Drug Forfeiture Fund Balances as shown on the attached documents.

**PROPOSED MOTION: I move to approve Resolution #2018-07-24-56, authorizing the Township Clerk to make the amendments to the General Fund Balance and the Federal Drug Forfeiture Fund balances as enumerated above.**

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 FIRST QUARTER 2018 BUDGET AMENDMENTS  
FOR GENERAL AND WATER AND SEWER FUNDS  
RESOLUTION #2018-07-24-56**

At a 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 July 24, 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 second quarter expenditures and revenue results in a net increase of \$72,281 from the previously approved 2018 General Fund balance of \$3,902,781, making the adjusted General Fund balance \$3,975,062 in accordance with the attached schedule and,

**WHEREAS**, a review of the second quarter expenditures results in a decrease of \$151,267 from the previously approved 2018 Federal Drug Forfeiture fund balance of \$325,780, making the adjusted Federal Drug Forfeiture fund balance \$174,513 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 Federal Drug Forfeiture 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, July 24, 2018.

\_\_\_\_\_  
Jerry Vorva, Clerk

July 24, 2018

**Plymouth Township  
2018 Second Quarter Budget Amendments**

GL Number	Description	2018 Board Approved Amt	Adjustment Needed Increase/Decrease	Amended Balance	Reason for Adjustment	(Incr) Decr Expense	
<i>1st Qtr 2018 Budgeted Fund Balance After 1st Qtr Adjustments</i>						<b>3,902,781.00</b>	
<b>GENERAL FUND</b>							
<b>EXPENDITURES</b>							
101-171-818.200	Suprv	HR Contractual Service	-	49,000.00 Increase	49,000.00	EctoHR contract	(49,000.00)
101-171-707.000	Suprv	Supervisory	97,126.00	(4,500.00) Decrease	92,626.00	HR Dept net retirement savings	4,500.00
101-209-818.000	Assessing	Contractual Services	250,000.00	23,000.00 Increase	273,000.00	Correct for actual amount of contract	(23,000.00)
101-290-818.000	Gen Govt	Contractual Service	25,000.00	7,640.00 Increase	32,640.00	Metro Act review fees charged to GF in 2018	(7,640.00)
101-290-980.000	Gen Govt	Operating Transfer Out	776,678.00	(776,678.00) Decrease	-	Debt paid by General Fund in 2018	776,678.00
101-290-995.000	Gen Govt	Debt Service	-	691,678.00 Increase	691,678.00	Debt paid by General Fund in 2018	(691,678.00)
101-290-995.500	Gen Govt	Debt Service-Interest	-	85,000.00 Increase	85,000.00	Debt paid by General Fund in 2018	(85,000.00)
101-171-978.000	Suprv	Equipment Purchase	-	5,225.00 Increase	5,225.00	TV recording equipment	(5,225.00)
101-305-706.000	Police	Non-Supervisory	1,503,151.00	(103,305.00) Decrease	1,399,846.00	Officer wages & benefits to Fed Drug Forfeiture	103,305.00
101-305-715.000	Police	Social Security	190,500.00	(6,352.00) Decrease	184,148.00	Officer wages & benefits to Fed Drug Forfeiture	6,352.00
101-305-714.500	Police	Fringe Benefits	373,000.00	(13,910.00) Decrease	359,090.00	Officer wages & benefits to Fed Drug Forfeiture	13,910.00
101-305-714.030	Police	Pension Police	471,450.00	(16,700.00) Decrease	454,750.00	Officer wages & benefits to Fed Drug Forfeiture	16,700.00
101-290-818.000	Gen Govt	Contractual Services	25,000.00	(11,000.00) Decrease	14,000.00	Single audit for Federal Drug Forfeiture Fund	11,000.00
101-305-703.000	Police	Elected Officials	343,102.00	(28,700.00) Decrease	314,402.00	Payroll Saving Due to LTD Payouts	28,700.00
101-336-863.000	Fire	Auto Expense/Lease	50,000.00	28,000.00 Increase	78,000.00	\$5,000 in pending repair invoices. Anticipate more repairs. Need \$18,000 to repair E2 tank.	(28,000.00)
101-171-705.000	Suprv	Supervisory	123,126.00	(26,000.00) Decrease	97,126.00	2018 wage adjustments	26,000.00
101-371-705.000	Bldg	Supervisory	90,111.00	2,210.00 Increase	92,321.00	2018 wage adjustments	(2,210.00)
101-336-703.000	Fire	Elected Officials	108,000.00	2,544.00 Increase	110,544.00	2018 wage adjustments	(2,544.00)
101-215-707.000	Clerk	Clerical	231,371.00	7,800.00 Increase	239,171.00	2018 wage adjustments	(7,800.00)
101-305-703.000	Police	Elected Officials	343,102.00	5,442.00 Increase	348,544.00	2018 wage adjustments	(5,442.00)
101-171-707.000	Supv	Clerical	58,000.00	2,845.00 Increase	60,845.00	2018 wage adjustments	(2,845.00)
101-691-978.000	Park	Equipment Purchase	110,000.00	24,800.00 Increase	134,800.00	Security system at Soccer Park. Reimbursed by insurance.	(24,800.00)
101-691-715.000	Park	Social Security	6,120.00	4,980.00 Increase	11,100.00	Correct budgeted amount	(4,980.00)
101-954-912.000	Gen Govt	Municipal Risk Insurance	150,000.00	202,700.00 Increase	352,700.00	Original expense was reduced by anticipated credit (Credit included in refund below)	(202,700.00)
<b>Total Expenditures</b>						<b>(155,719.00) Inc</b>	

**Plymouth Township  
2018 Second Quarter Budget Amendments**

GL Number	Description	2018 Board Approved Amt	Adjustment Needed Increase/Decrease	Amended Balance	Reason for Adjustment		(Incr) Decr Expense
<i>GENERAL FUND</i>						<i>1st Qtr 2018 Budgeted Fund Balance After 1st Qtr Adjustments</i>	3,902,781.00
<b>REVENUE</b>							<b>Incr / (Decr) Rev</b>
101-290-676.000	Gen Govt Insurance Refunds	-	228,000.00 Increase	228,000.00	Insurance refunds received	<b>Total Revenue</b>	228,000.00 Inc
<i>GENERAL FUND</i>						<b>NET INCREASE IN BUDGETED FUND BALANCE</b>  <i>2nd Qtr 2018 Budgeted Fund Balance After 2nd Qtr Adjustments</i>	72,281.00  1,975,062.00

**Plymouth Township  
2018 Second Quarter Budget Amendments**

GL Number	Description	2018 Board Approved Amt	Adjustment Needed Increase/Decrease	Amended Balance	Reason for Adjustment	(Incr) Decr Expense
<i>1st Qtr 2018 Budgeted Fund Balance After 1st Qtr Adjustments</i>						<b>325,780.00</b>
<b><u>EXPENDITURES</u></b>						
265-300-706.000	FedDrug	-	103,305.00 Increase	103,305.00	Officer wages & benefits to Fed Drug Forfeiture	(103,305.00)
265-305-715.000	FedDrug	-	6,352.00 Increase	6,352.00	Officer wages & benefits to Fed Drug Forfeiture	(6,352.00)
265-305-714.500	FedDrug	-	13,910.00 Increase	13,910.00	Officer wages & benefits to Fed Drug Forfeiture	(13,910.00)
265-305-714.030	FedDrug	-	16,700.00 Increase	16,700.00	Officer wages & benefits to Fed Drug Forfeiture	(16,700.00)
265-300-808.000	FedDrug	-	11,000.00 Increase	11,000.00	Single Audit	(11,000.00)
Total Expenditures						<b>(151,267.00) Inc</b>
<b>NET DECREASE IN BUDGETED FUND BALANCE</b>						<b>(151,267.00)</b>
<i>2nd Qtr 2018 Budgeted Fund Balance After 2nd Qtr Adjustments</i>						<b>174,513.00</b>
<i>FEDERAL DRUG FORFEITURE</i>						

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.4  
WATERMAIN EASEMENT  
OERLIKON  
RESOLUTION #2018-07-24-57**





## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** July 24, 2018

**ITEM:** OERLIKON – Watermain Easement, Resolution #2018-07-24-57

**PRESENTER:** David Richmond,

**BACKGROUND:**

The Board is required to approve water and sewer easements for all projects within the Township of Plymouth

Once approved by the Board, the Clerk, Township Attorney and Township Engineer sign the documents and forward them on to Wayne County for recording.

Once recorded, the original easement is returned to Plymouth Township.

**ACTION REQUESTED:**

Approve the enclosed resolution authorizing the Clerk, Township Attorney and Township Engineer to sign the Watermain Easement documents and forward to Wayne County for recording.

**RECOMMENDATION:**

Approve

**PROPOSED MOTION:** I move to approve Resolution #2018-07-24-57 authorizing approval of the Watermain Easement for Oerlikon in accordance with the attached drawings and further to authorize the Township Clerk, Township Attorney and Township Engineer to sign the documents to be forwarded to Wayne County for recording.

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

ROLL CALL:

\_\_\_ Vorva, \_\_\_ Dempsey, \_\_\_ Heitman, \_\_\_ Clinton, \_\_\_ Heise, \_\_\_ Curmi, \_\_\_ Doroshewitz

## EASEMENT

Kirco-OM Plymouth LLC having an address of 101 W. Big Beaver Road, Suite 200, Troy, MI 48084 hereinafter designated "GRANTOR", in consideration of the sum of One Dollar, receipt of which is hereby acknowledged and determined to be fair and just compensation by GRANTOR, does by these presents covenant and warrant that GRANTOR is the fee simple owner of the property described below and does grant and convey to the Plymouth Charter Township, a Michigan municipal corporation, 9955 North Haggerty Road, Plymouth, Michigan 48170, hereinafter designated "GRANTEE", a non-exclusive easement and right of way for the purpose of the inspection, maintenance, repair, operation, removal and replacement of the municipally owned water and sanitary sewer and connections thereto to serve the improvements located on Grantor's property situated in the Plymouth Charter Township, Wayne County, Michigan and more particularly described in EXHIBIT A (the "Property"), in, upon and across the that portion of the Property described on EXHIBIT B (the "Easement Area").

The GRANTEE, its employees, agents or independent contractors, shall have of ingress and egress over that portion of the Property designated by Grantor from time to time to the Easement Area for the purpose of maintaining, repairing, altering, removing or replacing the aforementioned facilities in accordance with all applicable laws and regulations. In the case of an emergency, e.g. a water main break, Grantor shall have full access to the Property described on Exhibit B which are necessary to maintain, repair, alter, remove or replace the condition causing such emergency. Grantee shall give Grantor reasonable written notice prior to any entry on the Property by GRANTEE, its employees, agents or independent contractors other than in the case of an emergency, in which case Grantee shall give Grantor such notice as may be reasonably possible under the circumstances. Further, for the purpose of storing or moving machinery, materials or other incidentals in connection with and during the construction or maintenance of said work, GRANTEE, its employees, agents or independent contractors, shall have a right of access and use over and that portion of the Property designated by Grantor from time to time, except that in the case of an emergency, GRANTEE, shall have a right of access and use over portions of the Property necessary to maintain, repair, alter, remove or replace the condition causing the emergency. Reasonable caution shall be observed by GRANTEE, its employees, agents and independent contractors, for the protection of trees, shrubs, fences and other improvements belonging to GRANTOR. All surplus earth shall be removed from the Property or deposited on the Property in a manner satisfactory to GRANTOR. Upon completion of maintenance, repairs, alteration, removal or replacement of said facilities, the premises and all trees, shrubs, fences and other improvements thereon, shall be left or returned, as applicable, as nearly as reasonably possible in the same condition as before such work began and all machinery, materials and equipment removed. GRANTOR reserves the right to use the Easement Area for parking purposes at all times.

The GRANTEE acknowledges and agrees that GRANTOR shall have the right from time to time to relocate and/or reconfigure the Easement Area to another area on or within the Property, at its sole cost and expense, provided that such relocated and reconfigured Easement Area shall consist of an area of reasonably comparable size and function as to the portion of the Easement Area relocated or reconfigured, subject to the terms and conditions of the Easement. Upon such relocation or reconfiguration, the Easement Area shall mean and refer to the relocated or reconfigured area and, upon the request of either party, GRANTOR or GRANTEE shall record in the real property records of Wayne County, Michigan, an amendment to this instrument identifying the location of the relocated or reconfigured Easement Area and releasing the original Easement Area from this instrument.

The granting of the easement as stated herein shall vest in the GRANTEE authority to use said property for the purposes herein designated. This grant of easement shall run with the land and be binding upon the heirs, successors and assigns of GRANTOR and GRANTEE. It is understood and agreed that any and all improvements or appurtenances of the municipally owned utilities in the easement premises shall become and remain at all times the property of the GRANTEE, its successors and assigns, and subject to the GRANTEE'S fees, rules, regulations and ordinances.

IN WITNESS WHEREOF, GRANTOR has executed this instrument as of July 11, 2018.

GRANTOR

Kirco-OM Plymouth LLC,  
a Michigan limited liability company

By: Dean W. Kiriluk  
Print Name: Dean W. Kiriluk  
Its: Authorized Agent

State of Michigan )  
County of Oakland )ss.

The foregoing instrument was acknowledged before me this 11 day of July, 2018 by Dean W. Kiriluk, the Authorized Agent of Kirco-OM Plymouth LLC, a Michigan limited liability company.

Chloe Ann Surdock  
Notary Public, Oakland County, Michigan

This instrument drafted by:

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

My commission expires: 5/12/2019  
After recording return this instrument to:

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

This instrument is exempt from the Michigan transfer tax pursuant to Section 5a, being MCLA 207.505a.

This instrument approved as to form and substance by the Attorney for the Plymouth Charter Township, on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Kevin Bennett, Township Attorney

The easement description is approved as to form only by Engineer for the Plymouth Charter Township on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
David E. Richmond, P.E.  
Township Engineer

This instrument accepted by the Board of Trustees of the Plymouth Charter Township at its meeting of \_\_\_\_\_, 20\_\_\_\_, and directed to be recorded.

\_\_\_\_\_  
Jerry Vorva  
Plymouth Charter Township Clerk

**EXHIBIT A**  
**WATER MAIN EASEMENT**

**LEGAL DESCRIPTION - PROPERTY**

LOTS 4, 5, 6, AND 7, METRO PLYMOUTH BUSINESS PARK  
SUBDIVISION, T.1S., R.8E. SECTION 25, PLYMOUTH TOWNSHIP,  
WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 118, PAGES 38  
THROUGH 46 INCLUSIVE OF PLATS, WAYNE COUNTY RECORDS,  
CONTAINING A TOTAL OF 10.12 ACRES.

TAX ITEMS NO.'S 78-025-01-0004-000, AS TO LOT 4;  
78-025-01-0005-000, AS TO LOT 5; 78-025-01-0006-000, AS TO LOT 6;  
AND 78-025-01-0007-000, AS TO LOT 7

Jul 11, 2018 - 2:29pm RRAYMOND C:\ghafari\local\cadd\p\proj\cadd\2018\lms\23060\CSB-00-01.dwg

**GHAFARI**   
GHAFARI Associates, L.L.C.  
17101 Michigan Avenue  
Dearborn, MI 48128  
Tel: 313-441-3000  
Fax: 313-446-8830  
www.GHAFARI.com  
Architecture • Engineering • Consulting

PROJECT#:	167083.001
PROJ. MGR.:	S. HAHN
DESIGN:	R. RAYMOND
CHECK:	R. RAYMOND
FILENAME:	


SHEET#	1 OF 1
ISSUE DATE:	07/03/18
ISSUED FOR:	WATER MAIN EASEMENT

**EXHIBIT B**  
**WATER MAIN EASEMENT**

**LEGAL DESCRIPTION - WATER MAIN EASEMENT**

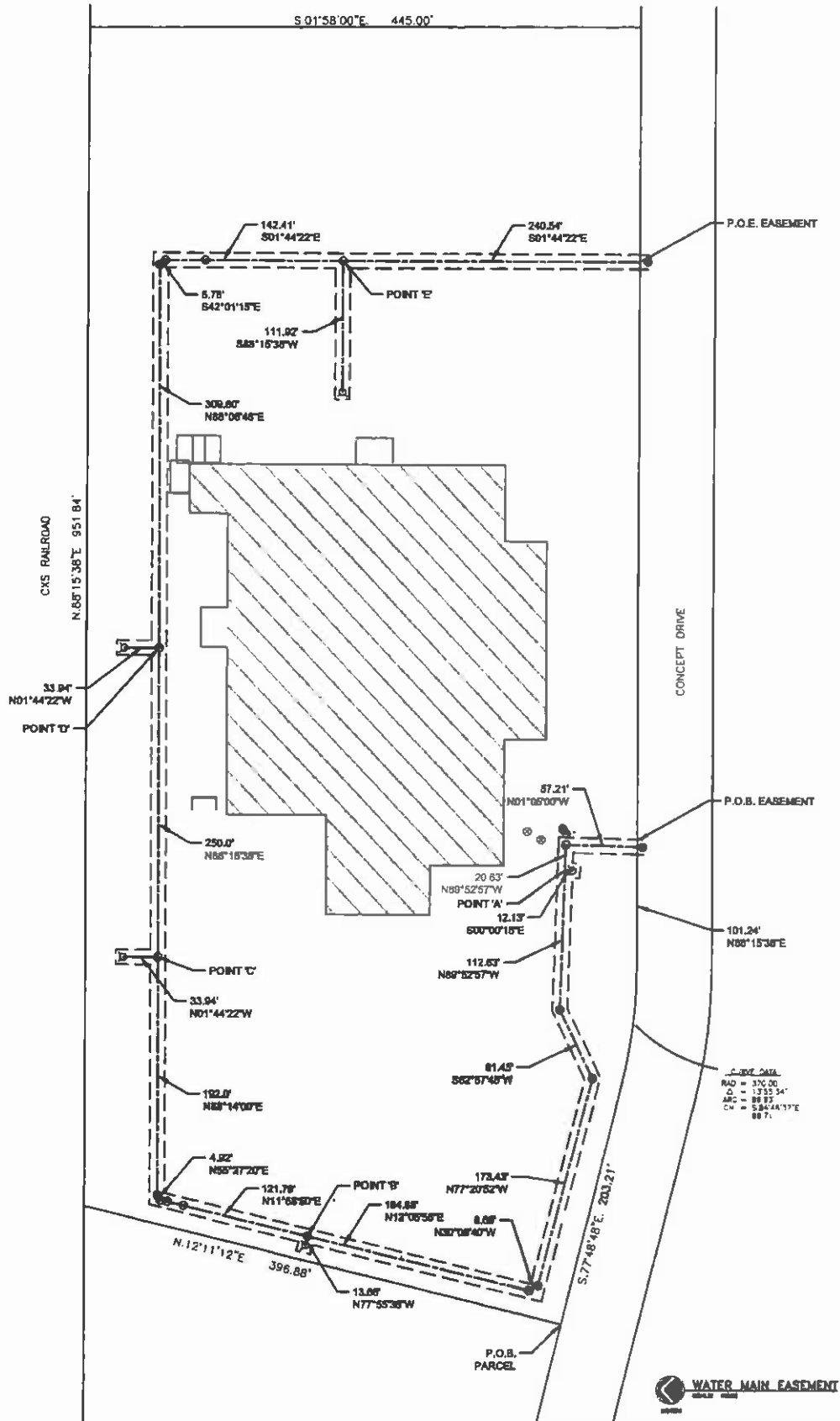
A TWELVE (12) FOOT WIDE EASEMENT FOR WATER MAIN BEING DESCRIBED ALONG ITS CENTERLINE AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF "METRO PLYMOUTH BUSINESS PARK SUBDIVISION," BEING PART OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN AS POINT OF BEGINNING OF PARCEL; THENCE S.77°48'48"E., 203.21 FEET; THENCE ALONG A CURVE TO THE LEFT, RADIUS 370 FEET, CHORD BEARS S.84°46'35"E., 89.71 FEET; THENCE N.88°15'38"E., 101.24 FEET TO POINT OF BEGINNING; THENCE N.01°05'00"W., 57.21 FEET; THENCE N.89°52'57"W., 20.63 FEET TO POINT 'A'; THENCE CONTINUING N.89°52'57"W., 112.63 FEET; THENCE S.62°57'45"W., 61.45 FEET; THENCE N.77°20'52"W., 173.43 FEET; THENCE N.30°05'40"W., 8.66 FEET; THENCE N.12°06'58"E., 184.88 FEET TO POINT 'B'; THENCE CONTINUING N.11°58'50"E., 121.79 FEET; THENCE N.55°27'20"E., 4.92 FEET; THENCE N.88°14'00"E., 192.00 FEET TO POINT 'C'; THENCE CONTINUING N.88°15'38"E., 250.00 FEET TO POINT 'D'; THENCE CONTINUING N.88°06'46"E., 309.80 FEET; S.42°01'15"E., 5.78 FEET; THENCE S.01°44'22"E., 142.41 FEET TO POINT 'E'; THENCE CONTINUING S.01°44'22"E., 240.54 FEET TO POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'A', S.00°00'18"E., 12.13 FEET TO A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'B', N.77°55'38"W., 13.68 FEET TO A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'C', N.01°44'22"W., 33.94 FEET TO A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'D', N.01°44'22"W., 33.94 FEET TO A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'E', S.88°15'38"W., 111.92 FEET TO A POINT OF ENDING.

Jul 11, 2018 - 2:49pm RRAYMOND C:\ghafari\local\cambh\proj\job\2016\16ma2385\CS26-00-01.dwg

 <b>GHAFARI</b> GHAFARI Associates, L.L.C. 17101 Michigan Avenue Dearborn, MI 48128 Tel 313-441-3000 Fax 313-438-8833 www.GHAFARI.com Architecture - Engineering - Consulting	PROJECT#:	167083.001
	PROJ. MGR.:	S. HAHN
	DESIGN:	R. RAYMOND
	CHECK:	R. RAYMOND
	FILENAME:	

SHEET#	<u>1 OF 2</u>
ISSUE DATE:	<u>07/03/18</u>
ISSUED FOR:	<u>WATER MAIN EASEMENT</u>

# EXHIBIT B WATER MAIN EASEMENT



Jul 11, 2018 - 2:40pm RRAYMOND C:\ghafari\board\ashe\proj\ghafari\2016\167083\2018\DWG\2018-07-03-00-01.dwg

**GHAFARI**  
 GHAFARI Associates, L.L.C.  
 17101 Michigan Avenue  
 Dearborn, MI 48128  
 Tel 313-421-1000  
 Fax 313-438-8830  
 www.GHAFARI.com  
 Architecture - Engineering - Consulting

PROJECT#: 167083.001  
 PROJ. MGR.: S. HAHN  
 DESIGN: R. RAYMOND  
 CHECK: R. RAYMOND  
 FILENAME:

SHEET# 2 OF 2  
 ISSUE DATE: 07/03/18  
 ISSUED FOR: WATER MAIN EASEMENT



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.5  
GOLF COURSE REQUEST FOR PROPOSAL  
DISCUSSION**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE: July 24, 2018**

**ITEM: Golf Course Discussion – Request for Proposal**

**PRESENTER: Supervisor Heise**

**BACKGROUND:**

The future of Hilltop Golf Course has been a subject that is ongoing with the Board of Trustees. This item is on the agenda to further that discussion.

**PROPOSED MOTION: : No motion, discussion only**



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.6  
COMPREHENSIVE FEE SCHEDULE  
CHANGE TO WATER TAP CHARGE  
RESOLUTION #2018-07-24-58**



## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE: July 24, 2018**

**ITEM:** Change to water tap charges as listed in the Comprehensive Fee Schedule, Resolution #2018-07-24-58

**PRESENTER:** Clerk Vorva, Finance Director Kushner and Office Manager Palmarchuk

**BACKGROUND:** The Comprehensive Fee Schedule, which is adopted by Ordinance, currently lists the minimum fee for water taps at \$564.00 for a **5/8"** meter and \$750.00 for a **1"** meter and varies according to the road width of the property where the service is requested. It is unknown how long this rate has been in effect but the Township is currently subsidizing the actual costs for these taps. For the most recent taps, located on Vintage, Ridgewood and Northern during calendar year 2017 and 2018, the Township has realized a **net expense of \$1,168.00** per tap that is over and above the fee we are charging.

The attached list shows current vs. proposed fees, to provide an itemization of the fees that are currently charged versus our proposal for increases to cover these costs.

We have several new developments on the immediate horizon and it has become necessary to reevaluate and address the current cost subsidies being expensed to the Township.

**PROPOSED MOTION: : I move to approve Resolution #2018-07-24-58 authorizing the adoption of the proposed fees for the Charter Township of Plymouth water and sewer system fee schedule and to make these new fees a part of the Comprehensive Fee Schedule, to become effective immediately.**

Moved By \_\_\_\_\_ Seconded By \_\_\_\_\_

ROLL CALL:

\_\_\_Vorva\_\_\_ Curmi, \_\_\_ Clinton, \_\_\_ Heitman, \_\_\_ Doroshewitz, \_\_\_ Dempsey, \_\_\_ Heise

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

**RESOLUTION # 2018-07-24-58  
Water and Sewer System Fee Schedule Revisions**

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth( the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, MI, on July 24, 2018, the following resolution was offered:

**WHEREAS**, it is the responsibility of the Charter Township of Plymouth Board of Trustees to approve and oversee the establishment of fees required to cover the associated costs of services and,

**WHEREAS**, a review and analysis of the Comprehensive Fee Schedule for the Township Water and Sewer System by the Director of Public Services, the Finance Director and the Office Manager of the Building Department has resulted in the need for a revision of certain fees in the Schedule as presented to the Board at its July 24, 2018 meeting in order to cover costs incurred by the Township,

**NOW THEREFORE, BE IT RESOLVED**, that the Charter Township of Plymouth, by way of this resolution # 2018-07-24-58, hereby concurs with the recommendation of the Township Finance Director and Office Manager of the Building Department that the Comprehensive Fee Schedule be adjusted as presented to the Township Board at its July 24 2018 meeting, effective immediately.

Moved by: \_\_\_\_\_ Supported by: \_\_\_\_\_

ROLL CALL VOTE:

\_\_\_ CC, \_\_\_ JV, \_\_\_ MC, \_\_\_ RD, \_\_\_ GH, \_\_\_ KH

Plymouth Township  
Water Tap Fees  
2018

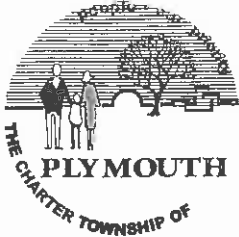
**CURRENT**

Size of Service	Size of Meter	0-60'	61' - 86'	87' -120'	121' - 204'
3/4"	5/8"	\$564.00	\$756.00	\$1,020.00	\$1,620.00
1"	1"	\$750.00	\$960.00	\$1,260.00	\$1,830.00

**PROPOSED**

Size of Service	Size of Meter	0-60'	61' - 86'	87' -120'	121' - 204'
3/4"	5/8"	\$1,775.00	\$2,270.00	\$2,975.00	\$4,315.00
1"	1"	\$1,900.00	\$2,430.00	\$3,185.00	\$4,620.00

Year	Address	Type	1"	Revenue for	Cost to	Revenue	Cost of	Avg 3 Hrs	Materials	Son LLC
		A or Z	Tap Charge	Development	Twsp	(Expense)	Meters	at \$115/hr		Charged
2017	12335 Vintage	NO MTR	750.00	750.00	1,918.00	(1,168.00)	253.00	345.00	320.00	1,000.00
2017	12607 Vintage	NO MTR	750.00	750.00	1,918.00	(1,168.00)	253.00	345.00	320.00	1,000.00
2018	12653 Vintage	NO MTR	750.00	750.00	1,918.00	(1,168.00)	253.00	345.00	320.00	1,000.00
2018	13775 Ridgewood		750.00	750.00	1,918.00	(1,168.00)	253.00	345.00	320.00	1,000.00
2018	9464 Northern		750.00	750.00	1,918.00	(1,168.00)	253.00	345.00	320.00	1,000.00
2018	Reserve Irrigation		750.00	750.00	800.00	(50.00)				800.00



# REQUISITION ORDER

NUMBER: 18-19636 (07/19/2018 08:30 AM)

Charter Township of Plymouth  
9955 N. Haggerty Rd.  
Plymouth, Michigan 48170-4673

REQ #  
REQ Date: 07/18/2018

Required Date:

Req. Description

Water Taps at Reserves, Northern, and  
Ridgewood

Requested Date 07/18/2018

Required Date

Requested By kcobb

Department PS

2018

Preferred Vendor 040052

DPW & SON, LLC  
P O BOX 1004  
CLARKSTON, MI 48347

Qty.	Description	GL Number 1	Unit Price	Amount
1	Vintage Ln 1" Short Irrigat	592-291-935.000	800.00	800.00
1	12335 Vintage Ln 1" Tap Lon	592-291-935.000	1,000.00	1,000.00
1	12607 Vintage Ln 1" Tap Lon	592-291-935.000	1,000.00	1,000.00
1	12653 Vintage Ln 1" Tap Lon	592-291-935.000	1,000.00	1,000.00
1	13775 Ridgewood 1" Tap Long	592-291-935.000	1,000.00	1,000.00
1	9464 Northern 1" Tap Long	592-291-935.000	1,000.00	1,000.00
			<b>Total:</b>	5,800.00

***WATER BONDS*** or ***SEWER BONDS***. Any and all bonds issued by the township for paying the cost of construction, maintenance or operation of the system.

***WATER CONTRACT*** or ***SEWER CONTRACT***. Any and all contracts executed by and between the township and any other governmental entity or agency for the purpose of effecting the uses and purposes of the system.

**X-3.03. Fiscal Year System.**

The system shall have an operating or fiscal year commencing on January 1 of each year and ending on December 31 of the same year.

**X-3.04. Water Rates.**

(A) Consumption rates. The consumption rate shall be set by Township Board resolution.

(B) Service charge. In addition to the consumption charges, a quarterly and monthly service charge shall be assessed based on meter size as set by Township Board resolution.

(C) Minimum water rates. Minimum rates shall be charged in addition to the appropriate service charge and capital charge as set by Township Board resolution.

**(D) Water tap charge.**

(1) The township water tap charge includes the **total cost of installation** of water service, including labor, materials, inspection fee and meter. The work is performed by the township and relates to the size of service. The water tap charge shall be set by Township Board resolution.

(2) The water tap charge is determined by the road width of the property address requesting service with the following exceptions:

(a) In the event the property is a corner lot with service available on either side, the charge will be the less of the two charges, if there is a difference.

(b) For properties that are located on boundary roads of Charter Township of Plymouth, the charge will be based on the applicable rate for a 0-60' road if the watermain is on the same side of the road.

(c) Water taps to the system which involve pipe sized other than 3/4" or 1" are allowed upon application to the Water and Sewer Department and the cost of the installation shall be the sole responsibility of the applicant in accordance with the application.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM F.7  
ECONOMIC DEVELOPMENT UPDATE**





## CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

**MEETING DATE:** July 24, 2018

**ITEM:** Economic Development Update Presentation

**PRESENTERS:** Supervisor Heise, Trustee Heitman, Planning Consultant Haw

**BACKGROUND:** Trustee Heitman, Laura Haw, and Supervisor Heise would like to make a presentation to the Board regarding economic development in the Township, focusing on new developments, challenges/setbacks, and what to expect in the year ahead. We will also be happy to answer any questions you might have regarding specific properties and projects in the Township and City.

We will provide you with a written synopsis of our remarks at the time of the meeting and will have it available on flash drive for viewing on the screen.

Please note that a comprehensive discussion regarding the Five Mile (MITC) project and a possible Brownfield Authority is expected at our September 11 Board Meeting.

**PROPOSED MOTION:** None required; presentation only.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM G  
SUPERVISOR AND TRUSTEE COMMENTS**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM H  
PUBLIC COMMENTS AND QUESTIONS  
3 MINUTE LIMIT**

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
JULY 24, 2018**

**ITEM I  
ADJOURNMENT**