

**CHARTER TOWNSHIP OF SUPERIOR  
REGULAR BOARD MEETING  
SUPERIOR CHARTER TOWNSHIP HALL  
3040 N. PROSPECT, YPSILANTI, MI 48198  
DECEMBER 21, 2015  
7:00 p.m.  
AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
  - a. Regular Meeting of November 16, 2015
6. CITIZEN PARTICIPATION
7. PRESENTATIONS AND PUBLIC HEARINGS
  - a. Lisa Hoenig, Ypsilanti District Library
8. REPORTS
  - a. Supervisor
  - b. Departmental Reports: Building Department, Fire Department, Park Commission Minutes, Ordinance Officer, Sheriff's Report, Zoning
  - c. Treasurer Investment Reports
9. COMMUNICATIONS
10. UNFINISHED BUSINESS
11. NEW BUSINESS
  - a. Sutton Ridge- Redwood Acquisition LLC, Area Plan Amendment
  - b. Payment to United Resource LLC for Sanitary Sewer Video Inspection
  - c. Resolution 2015-47, Michigan Inter-governmental Trade Network Agreement and By-Laws
  - d. Resolution 2015-48, Restate Retirement Plan Documents
  - e. Resolution 2015-49, Amend HCSP Contributions for Individual Employees
  - f. Resolution 2015-50, HCSP Contributions for Employee Groups
  - g. Resolution 2015-51, Purchase Employee Health Care Insurance
  - h. Resolution 2015-52, Affirm Salaries for All Non-Union Employees
  - i. Resolution 2015-53, Affirm Salaries for Elected Officials
  - j. Board Appointments, Planning Commission, Huron River Watershed
  - k. Michigan Par Plan Township Property and Liability Renewal
  - l. Budget Amendments
  - m. Superior Township Firefighters Local 3292 Contract 2016-2018

12. BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS
13. PLEAS AND PETITIONS
14. ADJOURNMENT

David Phillips, Clerk, Superior Township, 3040 N. Prospect, Ypsilanti, MI 48198  
Telephone: 734-482-6099; Email: davidphillips@superior-twp.org

**There will be a meeting of the Superior Township Election Commission immediately after the Board meeting.**

**SUPERIOR CHARTER TOWNSHIP BOARD  
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**1. CALL TO ORDER**

The regular meeting of the Superior Charter Township Board was called to order by the Supervisor Kenneth Schwartz at 7:00 p.m. on November 16, 2015, at the Superior Township Hall, 3040 North Prospect, Ypsilanti, Michigan.

**2. PLEDGE OF ALLEGIANCE**

The Supervisor Schwartz led the assembly in the pledge of allegiance to the flag.

**3. ROLL CALL**

The members present were Ken Schwartz, David Phillips, Nancy Caviston, Rodrick Green and Alex Williams. Treasurer Brenda McKinney and Trustee Lisa Lewis were absent.

**4. ADOPTION OF AGENDA**

It was moved by Caviston seconded by Green, to adopt the agenda as presented.

The motion carried by unanimous voice vote.

**5. APPROVAL OF MINUTES**

**A. REGULAR MEETING OF OCTOBER 19, 2015**

It was moved by Green, seconded by Caviston, to approve the minutes of the regular Board meeting of October 19, 2015, as presented.

The motion carried by a unanimous voice vote.

**6. CITIZEN PARTICIPATION**

**A. CITIZEN COMMENTS**

Jonathan Roelofs, W. Avondale, questioned having the Board address the Redwood rezoning on December 21, 2015 when he and many others are busy with Christmas arrangements. He also requested the Board to listen to the homeowners concerns. Supervisor Schwartz replied that he requesting the Board not make a decision on December 21 as he feels the Board needs to be educated on the issues and perhaps do additional fact-finding.

**7. PRESENTATIONS**

There were no presentations.

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**8. REPORTS**

**A. SUPERVISOR REPORT**

Supervisor Schwartz reported on the following: Pam McKenna, Treasurer's Assistant, passed away on November 4, 2015. She worked for the Township for about 1 ½ years. She was also the Clerk in Moscow Township in Jackson County. She was 54 years old, grew-up in Ypsilanti and did a great job. The Township will miss her very much. The party demolition of the party store has still not been started. There is a delay due to getting the electricity disconnected. Redwood will be on the December 21, 2015 agenda. The Planning Commission made a recommendation to deny. The Board needs to familiarize themselves with the issues, which may require additional fact finding. The piles of dirt in front of the Township Hall are supposed to be graded out this week. The contractor was supposed to have it done weeks ago but he had some delays. On 11-3-2015, the Township went to court for a Show Cause on Alden David Burley related to the blight on his property at 6645 Warren Road. He retained an attorney just before the court appearance and the Judge re-scheduled the hearing to 12-1-15 in order to give his attorney time to research the case. The court did authorize a search warrant for the Township to search his home but Mr. Burley and his attorney are not cooperating in order to execute the search warrant. There is concern that Mr. Burley is living in unsafe conditions. Neighbors have contacted Supervisor Schwartz and commented that they are pleased that the Township is taking action to clean-up Mr. Burley's property as his blight would make it difficult for them to sell their homes. The road construction projects for 2015 have been completed and there is still some repair work being done. Supervisor Schwartz has contacted Tom Brennan and Dr. Robert Steele, both are willing to serve another term on the Planning Commission. Mr. Wolfe indicated he will serve on the Huron River Watershed Board. Supervisor Schwartz will bring the appointments to the December 21, 2015 Board meeting.

**B. DEPARTMENT REPORTS: BUILDING DEPARTMENT, FIRE DEPARTMENT, ORDINANCE OFFICER REPORT, PARK COMMISSION MINUTES, SHERIFF'S REPORT, ZONING REPORT**

It was moved by Green, seconded by Caviston, that the Superior Township Board receive all reports.

The motion carried by unanimous voice vote.

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**C. FINANCIAL REPORTS ALL FUNDS, PERIOD ENDING SEPTEMBER 30, 2015**

Supervisor Schwartz commented that the revenues and expenditures were about where they should be and the finances were in good shape.

It was moved by Caviston, seconded by Green, for the Board to receive the Financial Reports for All Funds for the period ending September 30, 2015.

The motion carried by unanimous voice vote.

**D. MAJOR TOWNSHIP FUNDS QUARTERLY REPORT, 1<sup>ST</sup>-3<sup>RD</sup> QUARTER 2015**

It was moved by Caviston, seconded by Green, for the Board to receive the Major Township Funds Quarterly Report, 1<sup>st</sup> – 3<sup>rd</sup> Quarter 2015.

The motion carried by unanimous voice vote.

**8. COMMUNICATIONS**

**A. WILLIAM J. SCHOFIELD JR. PERFORMANCE GUARANTEE FOR SUPERIOR FARM AND GARDEN**

Clerk Phillips explained the Zoning Ordinance requirements for performance guarantees and that Section 1.12 of the Zoning Ordinance indicates the Township Board may require the applicant to deposit a financial guarantee to cover the cost of improvements. He explained that the performance guarantees are addressed in the development agreement and they are typically required on larger projects, which involved public utilities and more substantial site work. Applicant William Schofield explained why he felt it was not necessary for him to post a performance guarantee for his project. He indicated that he owns the property, the site work is minimal, because he is not a developer, he is not able to obtain a letter of credit or a bond but will have to post the entire \$55,515.00 in cash. He requested that the Township Board waive the requirement for him to post the performance guarantee for his project. Board members discussed the issue and decided to receive the communication and to take action on the request when agenda item 10,B, Superior Farm and Garden Development Agreement.

It was moved by Caviston, seconded by Green, for the Board to receive the letter dated November 12, 2015 from William Schofield.

The motion carried by unanimous voice vote.

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**9. UNFINISHED BUSINESS**

There was none.

**10. NEW BUSINESS**

**A. RESOLUTION 2015-45, APPROVED FINAL SITE PLAN FOR SUPERIOR FARM AND GARDEN**

Clerk Phillips explained the history of the request to rezone the property, which led to a lawsuit that was settled by the Township and developer entering into a Consent Judgment. He also explained how the Consent Judgment included Section 6 Design Standards and Review Process, which established a procedure for the review of the plans for a farm supply store that resulted in the Township Board having the authority to approve the Final Site Plan. Phillips' explained the review process by the Planning commission and it's consultants and that they found the plan to be in compliance with the Township's Zoning Ordinance and standards. Board members discussed the plan.

The following resolution was moved by Caviston, seconded by Green:

**CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE FINAL SITE PLAN FOR SUPERIOR FARM AND  
GARDEN**

**Resolution Number: 2015-45**

**Date: November 16, 2015**

**WHEREAS,** the Hummana, LLC and NYR82, LLC v. Charter Township of Superior Consent Judgment (the "Consent Judgment") was approved by Washtenaw County Circuit Court Judge Archie C. Brown on February 17, 2010 and signed by all parties, which includes approximately 34.03 acres known as the "Stables Parcel"; and

**WHEREAS,** the Consent Judgment allows for a number of permitted uses on the Stables Parcel, including agricultural service establishments; bulk feed and farm supply store; and the selling of supplies, products and equipment related to riding stables and equestrian facilities; and,

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**WHEREAS**, the current owner, William J. Scholfield Jr. of the Subject Property and successor to the Consent Judgment has applied to construct a farm supply store, known as the Superior Farm and Garden, as allowed by the Consent Judgment; and,

**WHEREAS**, on October 28, 2015, the Superior Township completed their review of the Final Site Plan for the Superior Farm and Garden, proposed to be constructed on the Stables Parcel, and found that the plan as submitted was in compliance with the Township's ordinance and standards, including those contained in the Consent Judgment and also found that the proposed development is a useful addition to the Township that provides an unmet need; and

**WHEREAS**, page 9, Section 6, c, Design Standards and Review Process, indicates "Upon receipt of the comments and recommendations of the Planning Commission's consultants and staff, the Township Board shall then approve the plans if they make a finding that the Ordinance, standards and the provisions of the Consent Judgment have been met"; and

**NOW THEREFORE, BE IT RESOLVED**, the Superior Township Board of Trustees finds that the plans as submitted have met the Ordinance, standards and the provisions of the Consent Judgment have been met and approves the Final Site Plan for Superior Farm and Garden dated October 12, 2015; and

**NOW THEREFORE, BE IT FURTHER RESOLVED**, the Superior Township Board of Trustees agrees that in compliance with Superior Township Zoning Ordinance and Engineering Standards, a building permit cannot be issued until final engineering approval is obtained, all required approvals from outside agencies are obtained and provided to the Township and a pre-construction meeting is completed.

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a regular meeting held on the 16th day of November, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 16th day of November, 2015.

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DAVID M. PHILLIPS, CLERK,  
CHARTER TOWNSHIP OF SUPERIOR

The motion carried by unanimous voice vote. The resolution was adopted.

**B. RESOLUTION 2015-46, APPROVE DEVELOPMENT AGREEMENT FOR  
SUPERIOR FARM AND GARDEN**

Supervisor Schwartz explained that this was a small project and thus did not require a long or complicated development agreement. He indicated that because it was a small project with minimal site work and Mr. Schofield owned the property, he had no objections to waiving the requirement for the performance guarantee outlined in Section 2.7 but he felt the section should indicate that the a performance guarantee could be required if conditions changed and the Board felt it was necessary to have a performance guarantee on the project.

It was moved by Green, seconded by Caviston, to approve the following resolution and development agreement with the understanding that Section 2.7 of the Development Agreement will be amended to waive the requirement for the performance guarantee for this project but that the Board reserves the right to require performance guarantees be posted if conditions change and the Township Board determines it is necessary to post them.

**CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE DEVELOPMENT AGREEMENT FOR SUPERIOR  
FARM AND GARDEN, WILLIAM J. SCHOFIELD JR.**

**Resolution Number: 2015-46**

**Date: November 16, 2015**

**WHEREAS**, on November 16, 2015, the Superior Township Board of Trustees found that the Final Site Plan dated October 12, 2015 for the Superior Farm and Garden met the Ordinance, and standards and provisions of the Consent Judgment, and approved the Final Site Plan; and

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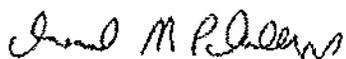
**WHEREAS**, Section 14.03 of the Township's Zoning Ordinance requires the execution of a Development Agreement in connection with the approval of the final site plan for the development; and

**WHEREAS**, Section 14.03 of the Township's Zoning Ordinance requires the Development Agreement shall be subject to approval by the Township Board; and

**NOW THEREFORE, BE IT RESOLVED**, the Superior Township Board of Trustees approves the Development Agreement for Superior Farm and Garden, William J. Schofield Jr. and authorizes the Supervisor to sign the Development Agreement.

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a regular meeting held on the 16th day of November, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 16th day of November, 2015.



DAVID M. PHILLIPS, CLERK,  
CHARTER TOWNSHIP OF SUPERIOR

The motion carried by unanimous voice vote. The resolution was adopted.

**C. APPROVE 2016 HOLIDAY SCHEDULE**

Board members discussed the Holiday Schedule.  
It was moved by Caviston, seconded by Green for the Board to approve the following holiday schedule:

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**CHARTER TOWNSHIP OF SUPERIOR  
2016 HOLIDAY CLOSINGS SCHEDULE**

Friday, January 1, 2016	New Year's Day
Monday, January 18, 2016	Martin Luther King, Jr. Day
Monday, February 15, 2016	President's Day
Friday, March 25, 2016*	Good Friday
Monday, May 30, 2016	Memorial Day
Monday, July 4, 2016	Independence Day
Monday, September 5, 2016	Labor Day
Monday, October 10, 2016	Columbus Day
Friday, November 11, 2016	Veteran's Day
Thursday, November 24, 2016	Thanksgiving Day
Friday, November 25, 2016	Day After Thanksgiving
Friday, December 23, 2016	Day Before Christmas Eve
Monday, December 26, 2016	Day After Christmas Day
Friday, December 30, 2016	Day Before New Year's Eve

\* denotes ½ day, offices close at 12:00 noon

David Phillips, Clerk  
Charter Township of Superior  
3040 N. Prospect

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Ypsilanti, MI 48198  
734-482-6099

The motion carried by unanimous voice vote.

**D. APPROVE 2016 BOARD MEETING SCHEDULE**

The Board members discussed the 2016 meeting schedule'

It was moved by Caviston, seconded by Green for the Board to approve the following Board meeting schedule for 2016:

**CHARTER TOWNSHIP OF SUPERIOR  
3040 NORTH PROSPECT, YPSILANTI, MICHIGAN 48198  
734-482-6099**

**2016 MEETING SCHEDULE**

**TOWNSHIP BOARD**

All regular meetings are held at the Township Hall, 3040 N. Prospect, at 7:00 p.m. on the third Monday of each month. If a holiday falls on a third Monday, the meeting will be on the Tuesday following that Monday of that week.

Tuesday, January 19, 2016 (following Martin Luther King Day)

Tuesday, February 16, 2016 (following Presidents' Day)

Monday, March 21, 2016

Monday, April 18, 2016

Monday, May 16, 2016

Monday, June 20, 2016

Monday, July 18, 2016

Monday, August 15, 2016

Monday, September 19, 2016

Monday, October 17, 2016

Monday, November 21, 2016

Monday, December 19, 2016

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**PLANNING COMMISSION**

All regular meetings are held at the Township Hall, 3040 N. Prospect, at 7:30 p.m. on the fourth Wednesday of each month, except for the November meeting, which will be held on the third Wednesday of the month and December meeting, which will be held on the second Wednesday of the month.

Wednesday, January 27, 2016  
Wednesday, February 24, 2016  
Wednesday, March 23, 2016  
Wednesday, April 27, 2016  
Wednesday, May 25, 2016  
Wednesday, June 22, 2016

Wednesday, July 27, 2016  
Wednesday, August 24, 2016  
Wednesday, September 28, 2016  
Wednesday, October 26, 2016  
Wednesday, November 16, 2016  
Wednesday, December 14, 2016

David Phillips, Clerk  
3040 N. Prospect  
Ypsilanti, MI 48198  
734-482-6099

The motion carried by a unanimous voice vote.

**12. PAYMENT OF BILLS**

There were no Bills for Payment. It was moved by Green, seconded by Caviston, that the Record of Disbursements be received.

The motion carried by a unanimous voice vote

**13. PLEAS AND PETITION**

There were none.

**14. ADJOURNMENT**

It was moved by Green, seconded by Caviston, that the meeting be adjourned. The motion carried by a voice vote and the meeting adjourned at 8:05 pm.

Respectfully submitted,

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David Phillips, Clerk

Kenneth Schwartz, Supervisor

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT**  
**MONTH-END REPORT**  
**November 2015**

Category	Estimated Cost	Permit Fee	Number of Permits
<b>Com/Multi-Family Renovations</b>	<i>\$724,000.00</i>	<i>\$1,156.00</i>	<i>2</i>
<b>Electrical Permits</b>	<i>\$0.00</i>	<i>\$3,452.00</i>	<i>18</i>
<b>Mechanical Permits</b>	<i>\$0.00</i>	<i>\$4,423.00</i>	<i>30</i>
<b>Plumbing</b>	<i>\$0.00</i>	<i>\$931.00</i>	<i>5</i>
<b>Res-Additions (Inc. Garages)</b>	<i>\$0.00</i>	<i>\$3,086.00</i>	<i>3</i>
<b>Res-Manufactured/Modular</b>	<i>\$0.00</i>	<i>\$150.00</i>	<i>1</i>
<b>Res-New Building</b>	<i>\$1,199,579.00</i>	<i>\$7,997.00</i>	<i>4</i>
<b>Res-Other Building</b>	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Res-Other Non-Building</b>	<i>\$0.00</i>	<i>\$100.00</i>	<i>1</i>
<b>Res-Renovations</b>	<i>\$0.00</i>	<i>\$250.00</i>	<i>1</i>
<b>Totals</b>	<i>\$1,923,579.00</i>	<i>\$21,645.00</i>	<i>66</i>

SUPERIOR TOWNSHIP BUILDING DEPARTMENT  
YEAR-TO-DATE REPORT  
January through November 2015

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family New Building	\$129,990.00	\$845.00	1
Com/Multi-Family Renovations	\$2,130,981.00	\$12,752.00	10
Com-Other Non-Building	\$55,000.00	\$2,794.00	11
Electrical Permits	\$0.00	\$39,251.60	188
Manufactured/Modular	\$0.00	\$2,250.00	15
Mechanical Permits	\$0.00	\$45,951.00	322
Plumbing	\$0.00	\$30,784.00	184
Res-Additions (Inc. Garages)	\$714,875.00	\$9,334.00	15
Res-Manufactured/Modular	\$0.00	\$900.00	6
Res-New Building	\$20,058,322.0	\$154,790.00	64
Res-Other Building	\$206,392.00	\$5,841.00	40
Res-Other Non-Building	\$92,448.00	\$1,152.00	9
Res-Renovations	\$146,750.00	\$3,328.00	17
<b>Totals</b>	<b>\$23,534,758.00</b>	<b>\$309,972.60</b>	<b>882</b>

# SUPERIOR TOWNSHIP FIRE DEPARTMENT

## MEMO

**To:** Ken Schwartz, David Phillips, Brenda McKinney  
**CC:**  
**From:** Vic Chevrette, Fire Chief  
**Date:** 12/1/2015  
**Re:** Fire Chief Activity Report, November 2015

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The following is the November 2015 activity report for the Fire Chief.

Fire Suppression Plan Reviews: 0

Site Plans Review: 0

Building Plan Review: 1

Inspections: 4

Fire Sprinkler Test: 0

Fire Alarm Test: 0

Fire Investigations: 0

Meetings Attended: Washtenaw County Fire Chiefs (Van Buren), MITN., Washtenaw County Hazmat Authority Board, Township Board, Fire Dispatch x 2, New Fire Station with Washtenaw Co. Road Commission & OHM, Huron Valley Ambulance Supervisor, Homeland Security Task Force, Fire Fighter Contract Negotiations..

Training: Washtenaw County Hazmat Team, Oakland/Macomb Fire Inspectors Court Preparations (Detroit), Huron Valley code Officials (Building Construction)..

Other Activity: Search Warrant Administered.

Respectfully Submitted

Victor G. Chevrette, Fire Chief

# November 2015 Fire Department Responses

## Structure Fires: 0

## Residential Fire Alarm: 6

## Vehicle Fires: 1

1. 11/14/2015 PV: \$25,000  
Ford / Plymouth PL: \$15,000

1. 11/4/2015  
1234 Towsley
2. 11/13/2015  
1689 Prospect
3. 11/18/2015  
3105 Westloch
4. 11/18/2015  
5400 Meadowcrest
5. 11/20/2015  
1010 Towsley
6. 11/28/2015  
6348 Prospect

## Brush Fires: 1

1. 11/19/2015  
10685 Warren

## Commercial Fire Alarm: 0

## Trash Fires: 0

## St. Joseph Mercy Hospital Alarms: 1

## Medical Emergencies: 56

1. 11/4/2015  
5401 Mcauley

## Personal Injury Accidents: 4

1. 11/4/2015  
9124 Macarthur
2. 11/13/2015  
Geddes / Leforge
3. 11/18/2015  
Prospect / Geddes
4. 1/22/2015  
Prospect / Cherry Hill

## Utility Emergency: 1

## Public Service Request: 0

## Good Intent: 19

## Property Damage Accidents: 9

## Carbon Monoxide Alarms: 1

## Mutual Aid: 6

## All Other Incidents: 0

## Total Alarms: 105

## Burn Permits: 59

## Superior Township Fire Department Mutual Aid Responses November 2015

Date	Type	Department	Location	Shift	Info
11/07/15	AMA GIVEN	AATFD	US 23 / GEDDES	1	ROLLOVER
11/8/2015	AMA GIVEN	AATFD	M 14 / US 23 WEST TRIPLE	2	ROLLOVER
11/10/2015	AMA GIVEN	YTFD	1018 MAPLELAWN	2	STRUCTURE FIRE
11/20/2015	MA GIVEN	YFD	HRD / W OF SUPERIOR	3	MVA
11/28/2015	AMA GIVEN	YTFD	172 PASADENA	2	STRUCTURE FIRE
11/28/2015	AMA GIVEN	AATFD	US 23 / NIXION	3	ROLLOVER CNX

2015

**TO: KEN SCHWARTZ SUPERVISOR**

**FROM: SHAUN BACH - CAPTAIN**

**SUBJECT: HOSPITAL ALARMS**

**DATE: 12/1/2015**

**SUPERIOR TOWNSHIP FIRE DEPARTMENT FALSE ALARM RESPONSES TO  
SAINT JOSEPH HOSPITAL**

**TOTAL FALSE ALARMS:**

**1ST. ALARM: NO CHARGE**

**2<sup>ND</sup> ALARM \$50.00**

**3<sup>RD</sup> ALARM \$200.00**

**TOTAL: \$.00**

**ALARM LOCATIONS:**

**1. 11/4/2015**

**5401 MCAULEY**

# **Superior Township Monthly Report**

## **November/ December 2015**

### **Owner Complaints/ Debris:**

- 8422 Barrington Dr.- 2 chairs on extension- (Tagged)
- 8482 Preston Ct.- Debris on extension- (Tagged for Removal)
- 1714 Hamlet- T.V. & Box on extension- (Tagged for Removal)
- 919 Clark Rd.- Black Bags on extension- (Tagged for Removal)
- 8781 Nottingham- Dolls hanging in tree- (Tagged for Removal)
- 1875 Ashley Dr.- Tables on extension- (Tagged for Removal)
- 8691 Cedar Ct.- Speakers on extension- (Tagged for Removal)
- 8938 Bristol Ct.- Mattress on extension- (Tagged- Serviced)
- 1288 Stamford- Carpet on extension- (Tagged for Removal)
- 1669 Savannah Ln.- Bed on extension- (Tagged for Removal)
- 8874 Preston Ct.- Suitcase on extension- (Tagged for Removal)
- 8660 Hemlock Ct.- Carpet on extension- (Tagged for Removal)
- 9247 Panama St.- T.V. & Mattress on extension- (Tagged for Removal)
- 1912 Savannah Ln.- Headboard on extension- (Tagged for Removal)
- 8323 Berkshire- Doors on extension- (Tagged for Removal)
- 8674 Cedar Ct.- Large T.V. on extension- (Tagged for Removal)
- 10024 Ford Rd.- Sofa on extension- (Tagged for Removal)
- 1573 Sheffield- Dishwasher on extension- (Tagged for Removal)
- 8884 Nottingham- Debris on porch- (Tagged for Removal)

### **Vehicle Complaints:**

- 8670 Deering- Vehicle on flat tires- (Letter sent to Owner)
- Buckingham & Manchester- Vehicle w/ no tags- (Towed away)
- 1795 Manchester- 2 vehicles w/ no tags- (Letter sent to Owner)
- 1857 Hamlet Dr.- Vehicle w/ no tags & flat tires- (Letter sent to Owner)
- Manchester & Canterbury- Vehicle w/ no tags- (Letter sent to Owner)
- 1166 Stamford- Vehicle w/ no tags & flat tires- (Letter sent to Owner)
- 8278 Warwick Ct.- Trailer blocking sidewalk- (Tagged for Removal)
- 8492 Berkshire- Vehicle w/ no tags & flat tires- (Letter sent to Owner)
- 1652 Harvest Ln.- 2 vehicles w/ no tags- (Letter sent to Owner)
- 8411 Barrington- Vehicle w/ no tags- (Letter sent to Owner)
- 1731 Devon- Vehicle w/ no tags & flat tire- (Letter sent to Owner)
- 1509 Harvest Ln.- Abandoned vehicle on lot- (Tagged for Removal)

**Yardwaste Complaints:**

- 10181 Avondale- Yard Waste In Gutter- **(Tagged for Removal)**
- 8597 Barrington- Yard Waste in Gutter- **(Tagged for Removal)**
- 8300 Barrington- Loose leaves in street- **(Tagged for Removal)**
- 1222 Stamford- Busted bags in street- **(Tagged for Removal)**

**Illegal Dumpings: None****Animal & Dog Complaints:**

- 1732 Dover Ct.- Animals Going into Abandoned House **(Door Broken)**
- 3436 Cummings Dr.- Dogs barking early in the Morning **(Owner Notified)**

Superior Township Park Commission  
Regular Meeting  
October 26, 2015

Adopted Minutes

I. Call to Order

The meeting was called to order by Chair Jan Berry at 6:30 pm.

II. Roll Call

Park Commissioners present: Jan Berry, Mirada Jenkins, Marion Morris, Sandi Lopez, Terry Lee Lansing, Nahid Sanii-Yahyai, Martha Kern-Boprie

Park Commissioners absent: none

Others present: Trustee Alex Williams, Juan Bradford, Park Administrator; David Buterbaugh, Maintenance Supervisor; Patrick Pigott, Recreation Coordinator; Tom Brennan, Ellen Kurath

III. Flag Salute

Chair Jan Berry led those assembled in the Pledge of Allegiance to the Flag.

IV. Agenda Approval

It was moved by Marlon Morris and supported by Sandi Lopez to approve the agenda with the addition of Communications item B Pumpkin Carving Event photographs. The motion carried.

V. Prior Meeting Minutes Approval

A. September 28, 2015

It was moved by Sandi Lopez and supported by Marlon Morris to approve the minutes of 9/28/15 with the following corrections:

Approval of Agenda – last line, delete the text “The motion carried.” The second time it appears.

Park Reports – Administrator Report – last sentence, delete the letter “D” in “removed” so that it reads “remove”. The motion carried.

VI. Citizen Participation

Ellen Kurath reported on plants she has placed in several township parks. Her report included a detailed written document containing location, plant name and wellbeing of all plants she has placed. Several plants are surviving better than expected. She provided recommendations for future plantings. She also noted that Black Walnut trees often kill other plants, and there are several Black Walnuts in Schock Park.

Tom Brennan informed the Park Commissioners that the next Planning Commission meeting is on Wednesday.

VII. Board Liaison Report

Trustee Alex Williams reported on the 10/19/15 Township Board meeting. This meeting began with a closed session with township legal counsel. Once the public meeting began, a resident objected to the township's remediation of blight on Warren Road. Several bids came in to demolish the former party store on MacArthur Blvd, and one was awarded the job. Health insurance for township staff was renewed with the same vendor. The new fire truck has arrived. The old truck was sold to a community in Florida. Al Smith will help with roadside rubbish removal. An interim order was authorized by the court for Fairfax Manor; no new patients may be admitted until interior modifications are completed and the security system improved. Keith Lockie's resignation was accepted. He may be retained to oversee the audit of 2015 financial activity. Budgets for 2016 were

adopted. Road work projects were completed. Software was "commonized". Sewers will be evaluated for repair and replacement per the SAW grant findings. End of year business related to the tax levy was taken care of.

VIII. Park Reports

A. Chairperson

Chair Jan Berry reported the Pumpkin Carving Event was successful. Cherry Hill Nature Preserve (CHNP) looks good. Most graffiti has been removed and brush hogging is underway. Lots of visitors to this park.

B. Administrator's Report

Juan Bradford submitted a written report.

Maintenance:

Brush hogging at Schroeter Park is complete, and underway in CHNP.

Signs reading "This area under Surveillance" have been installed at CHNP, Schroeter and Schock parks, and the Schock Park maintenance barn.

Graffiti removed from Schroeter Park sign.

Dead trees removed from Norfolk Park.

Removal of dead trees from Community Park will take place during next three weeks.

Work on new garden in Harvest Moon Park is ongoing

CHNP boardwalk extension to begin in November.

Recreation: Pumpkin Carving Event was a success, and 85 pumpkins were distributed. Patrick Pigott was commended for his work organizing this event.

C. Board Meeting Attendees

Several Park Commissioners attended the 10/19/15 Township Board meeting, and all agreed that Trustee Alex Williams report was thorough.

D. Park Steward – no report

E. Safety – There were no accidents or injuries in the past month.

It was moved by Marion Morris and supported by Nahid Sani-Yahyai to receive the Park Reports. The motion carried.

IX. Communications

A. 2016 Adopted Budget

B. Photographs of Pumpkin Carving Event

It was moved by Terry Lee Lansing and supported by Mirada Jenkins to receive the Communications. The motion carried.

X. Old Business

A. CHNP Boardwalk Extension

Work on the boardwalk extension has been delayed due to the contractor handling multiple projects. Work on the CHNP boardwalk extension will probably be completed this year.

B. 2016 Adopted Budget

The budget was adopted by the Township Board without amendment.

XI. New Business

A. Election of Park Commission Officers

Park Commission officers of Chair, Vice-Chair and Secretary have to be elected annually at this time. Jan Berry nominated Martha Kern-Boprie for Secretary. Terry Lee Lansing nominated Mirada Jenkins for Vice-Chair, Martha Kern-Boprie nominated Jan Berry for Chair. There were no further nominations. The chair closed nominations. It was moved by Marion Morris and supported by Sandi Lopez to cast a unanimous ballot for the three nominated officer candidates. The motion carried and the following officers were elected:

Jan Berry – Chair  
Mirada Jenkins – Vice-Chair  
Martha Kern-Boprie – Secretary

XII. Bills for Payment

It was moved by Mirada Jenkins and supported by Martha Kern-Boprie to pay the bills totaling \$26,860.01. The motion carried.

XIII. Financial Statements

A. September 30, 2015

It was moved by Martha Kern-Boprie and supported by Mirada Jenkins to receive the 9/30/15 Financial Statements. The motion carried.

XIV. Pleas and Petitions

Marion Morris informed the Park Commission that an archeology dig is underway on property adjacent to Free Church Cemetery, located at the corner of Ford and Gotfredson Roads. The dig is directed by Professor John Chenoweth of the University of Michigan Dearborn. His students are doing the physical work, most Fridays during daylight hours. People are welcome to observe this project.

XV. Adjournment

It was moved by Mirada Jenkins and supported by Marion Morris to adjourn at 7:07 pm. The motion carried.

Submitted by,  
Martha Kern-Boprie, Park Commissioner and Secretary



# WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON  
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriff@ewashtenaw.org

MARK A. PTASZEK  
UNDERSHERIFF

December 8, 2015

**TO:** Ken Schwartz, Superior Township Supervisor  
**FR:** Mike Trester, Lieutenant (Ann Arbor, Salem, Superior and York Townships)  
**TH:** Marlene Radzik, Commander  
**RE:** November 2015 Police Services Monthly Report

In November of 2015 there were 769 calls for service in Superior Township, compared to 728 in November 2014.

For the month of November deputies initiated 190 traffic stops and issued 39 citations. Of the 190 traffic stops, 3 ended with an arrest.

Information on significant events this month includes:

- Sunday November 1, UDAA, 5800 block of Superior, 1994 Toyota Land Cruiser stolen, OIC Deputy Losey, 15-89545
- Monday November 9, Larceny from Vehicle, 3200 block of Cherry Hill, Window smashed out, purse stolen, OIC Deputy Smith, 15-92117
- Friday November 13, Home Invasion, 8900 block of MacArthur, cloths, medications, electronic equipment taken, OIC Deputy McGrady, 15-93127
- Friday November 13, Larceny from Vehicle, 8600 block of Nottingham, unlocked vehicle, nothing stolen, OIC Deputy McGrady, 15-93173
- Saturday November 4, Felony warrant arrest, 8600 block of MacArthur, OIC Deputies Peltier and Houk 15-93381
- Tuesday November 17, OWI arrest, Clark and Prospect, result of traffic stop, OIC Deputy Robinson, 15-94329
- Wednesday Nov 18, Home Invasion, 1600 block of Knollwood Bend, entry through unlocked front door, batteries and tools taken, OIC Deputy Thompson, 15-94586
- Friday November 20, OWI arrest, Somerset and Savannah Lane, result of traffic stop, OIC Deputy Traskos, 15-95280
- Saturday November 21, Larceny from Vehicle, 1600 block of Knollwood Bend, unknown entry, tools taken, OIC Deputy Hall, 15-95689
- Sunday November 22, Larceny from Vehicle, 1500 block of Stamford, license plate stolen, OIC Deputy Farmer, 15-95725
- Wednesday November 25, UDAA, 10000 block of Cherry Hill, snowmobile stolen, OIC Deputy Ballou, 15-96516

*Public Safety – Quality Service – Strong Communities*

- Thursday Nov 26, Larceny from Vehicle, 8600 block of Nottingham, license plate stolen, OIC Deputy Ross, 15-96879
- Monday Nov 30, Home Invasion, 10000 Cherry Hill Road, side door kicked in, electronic items and jewelry taken, OIC Deputy Carter, 15-97954

CLR-008 Monthly Summary Of Offenses (WD)

City:Superior Twp-SUT



Month:	November
Year:	2015
Print Option:	Print Both Monthly and YTD
Include Unfounded:	No
Report Offenses:	Include All (1,2,3,4)
Attempted/Completed/NA:	Includes Attempted, Completed
City:	Superior Twp-SUT



# Washtenaw County Sheriff's Activity Log

12/02/2015

## Activity Log Area Summary Report

2:33 PM

Area: Superior Twp.

Date Range: 11/1/2015 - 11/30/2015

CSO/ACO/Support Staff Log	Total Administrative Duty:	2 for a total of	50 minutes
	Total Follow Up:	8 for a total of	450 minutes
	Total Proactive Patrol:	7 for a total of	285 minutes
	Total Service Request:	9 for a total of	460 minutes
	<b>Total # of Activities:</b>	<b>26 for a total of</b>	<b>1245 minutes</b>
Deputy Log	Total Administrative Duty:	342 for a total of	8272 minutes
	Total Briefing:	113 for a total of	2425 minutes
	Total Court (Regular Time):	3 for a total of	215 minutes
	Total Court (Overtime):	7 for a total of	840 minutes
	Total Community Relations:	28 for a total of	675 minutes
	Total Court Off-Duty:	2 for a total of	240 minutes
	Total Deputy Join Shift:	32 for a total of	0 minutes
	Total Deputy Left Shift:	30 for a total of	0 minutes
	Total Follow Up:	120 for a total of	6195 minutes
	Total Out of Service:	23 for a total of	95 minutes
	Total Property Check:	242 for a total of	4745 minutes
	Total Proactive Patrol:	375 for a total of	8764 minutes
	Total Special Detail:	7 for a total of	313 minutes
	Total Selective Enforcement:	136 for a total of	3395 minutes
	Total Self-Initiated Activity:	11 for a total of	573 minutes
	Total SM:	40 for a total of	970 minutes
	Total Service Request:	269 for a total of	11405 minutes
	Total Service Request Assist:	52 for a total of	1459 minutes
	Total Training:	1 for a total of	25 minutes
	Total Traffic Stop:	144 for a total of	1931 minutes
Total Other:	1 for a total of	15 minutes	
<b>Total # of Activities:</b>	<b>1978 for a total of</b>	<b>52552 minutes</b>	
Detective Log	Total Administrative Duty:	2 for a total of	270 minutes
	Total Follow Up:	19 for a total of	3475 minutes
	Total Service Request:	1 for a total of	300 minutes
	<b>Total # of Activities:</b>	<b>22 for a total of</b>	<b>4045 minutes</b>
General Fund Patrol	Total Administrative Duty:	1 for a total of	10 minutes
	<b>Total # of Activities:</b>	<b>1 for a total of</b>	<b>10 minutes</b>
Secondary Road Patrol Log	Total Follow Up:	1 for a total of	30 minutes
	Total Out of Service:	1 for a total of	105 minutes

Secondary Road Patrol Log

Total Proactive Patrol: 1 for a total of 15 minutes  
Total Service Request: 1 for a total of 35 minutes  
Total Traffic Stop: 1 for a total of 15 minutes  
**Total # of Activities: 5 for a total of 200 minutes**

Supervisor Log

Total Administrative Duty: 148 for a total of 8335 minutes  
Total Briefing: 21 for a total of 280 minutes  
Total Community Relations: 3 for a total of 305 minutes  
Total Out of Service: 12 for a total of 0 minutes  
Total Property Check: 4 for a total of 255 minutes  
Total Proactive Patrol: 24 for a total of 465 minutes  
Total Special Detail: 4 for a total of 125 minutes  
Total Selective Enforcement: 1 for a total of 25 minutes  
Total Self-Initiated Activity: 1 for a total of 15 minutes  
Total Service Request Assist: 12 for a total of 740 minutes  
Total Traffic Stop: 2 for a total of 30 minutes  
**Total # of Activities: 232 for a total of 10575 minutes**  
**Total Superior Twp.: 2264 for a total of 68627 minutes ( 1143 hours 47 minutes)**



# Washtenaw County Sheriff's Activity Log

Assist Into Unassigned Area Report (Sorted by Date/Time, then Log ID)

12/07/2015

Assistance Into Area: Superior Twp.

12:00 AM

11/1/2015 - 11/30/2015

Log #	Deputy ID / Name	Date/Time	Type
547720	2071 BYNUM, L'SHANE D	11/1/2015 9:10 PM	Service Request Assist
Location: 8415 YORK CT		Minutes: 50	Assignment Area: Ypsilanti Twp
Comments: ASSIST DEP. HOGAN W/ DISORDERLY IN SUPERIOR TWP PER SGT. PENNINGTON		Assist Into: Superior Twp.	
547928	1780 SMITH, JESSE N	11/2/2015 1:40 AM	Service Request Assist
Location: 1515 RIDGE		Minutes: 25	Assignment Area: Ypsilanti Twp
Comments: assist superior units with suspect arrest-mahalick approved		Assist Into: Superior Twp.	
548174	2164 COUCH, THOMAS R	11/4/2015 3:30 AM	Service Request Assist
Location: ROBBY LN / CLARK		Minutes: 10	Assignment Area: Ypsilanti Twp
Comments: ASSISTED DEPUTY BEEVER WITH SUSPICIOUS VEHICLE OCCUPIED X 2 CALL. SGT HUNT		Assist Into: Superior Twp.	
548223	1050 ROSS, JEREMY DAVID	11/4/2015 8:20 AM	Traffic Stop
Location:		Minutes: 20	Assignment Area: Ypsilanti Twp
Comments: VW		Assist Into: Superior Twp.	
548223	1050 ROSS, JEREMY DAVID	11/4/2015 2:50 PM	Service Requests
Location: 9124 MACARTHUR		Minutes: 70	Assignment Area: Ypsilanti Twp
Comments: stood by reference a large crowd/disorderlies-638 advised		Assist Into: Superior Twp.	
548247	793 GONTARSKI, JEFFREY ROBERT	11/4/2015 3:00 PM	Service Request Assist
Location: 9124 MACARTHUR		Minutes: 20	Assignment Area: Ypsilanti Twp
Comments: DISPL;ASSIST W CROWD CONTROL (OOA APPROVED BY EGELER)		Assist Into: Superior Twp.	
548770	1137 RISHA, MATTHEW	11/7/2015 1:10 PM	Traffic Stop
Location:		Minutes: 15	Assignment Area: Salem Twp
Comments: Stopped for improper passing and issued ticket for same		Assist Into: Superior Twp.	
549021	2171 BEEVER, JESSE L	11/9/2015 4:05 AM	Service Request Assist
Location: 8922 MACARTHUR		Minutes: 35	Assignment Area: Ypsilanti Twp
Comments: ASSIST SUT UNITS WITH STABBING PER 628		Assist Into: Superior Twp.	
549025	2164 COUCH, THOMAS R	11/9/2015 4:05 AM	Service Request Assist
Location: 8922 MACARTHUR		Minutes: 40	Assignment Area: Ypsilanti Twp
Comments: ASSIST SUP. DEP W/ FELONIOUS ASSAULT PER SGT MAHALICK		Assist Into: MacArthur Blvd Contract	
549838	1793 URBAN, SEAN G	11/13/2015 4:35 PM	Service Request Assist
Location: 8924 MCCARTHUR		Minutes: 15	Assignment Area: Ypsilanti Twp
Comments: SGT EGELER APPROVED- CLEAR RESIDENCE		Assist Into: Superior Twp.	
549918	1714 YEE, RAY MAND	11/14/2015 3:50 AM	Service Request Assist
Location: 8586 AVON CT		Minutes: 25	Assignment Area: Ypsilanti Twp
Comments: ASSISTED SUPERIOR DEPS WITH AMBREQ PER 628		Assist Into: Superior Twp.	
549923	1781 CORRIE, PAUL E	11/14/2015 3:55 AM	Service Request Assist



# Washtenaw County Sheriff's Activity Log

Assist Into Unassigned Area Report (Sorted by Date/Time, then Log ID)

12/07/2015  
12:00 AM

Assistance Into Area: Superior Twp.

11/1/2015 - 11/30/2015

Log #	Deputy ID / Name	Location	Minutes	Assignment Area	Type	Comments	Assist Info
		8586 AVON CT	20	Ypsilanti Twp		ASSIST 761 W/COMBATIVE PATIENT, PER 628.	Superior Twp.
549980	2170 TRASKOS, RICHARD T		20	Ypsilanti Twp	Traffic Stop	RFS: FAILED TO STOP / NPL / GUN IN CAR / DETAINED / ADVISED OF CPL / RELEASED	Superior Twp.
550529	1137 RISHA, MATTHEW	6581 FORD RD	15	Salem Twp	Service Requests	David Gregory Clay B/M/ 08/14/69 Disp: Works for Comcast and was talking to the resident about switching service. Sgt. Gleske approved back up	Superior Twp.
550934	1790 SHARROCK II, MARVIN G	8958 MACARTHUR	35	Ypsilanti Twp	Service Request Assist	PER 630 ASSIST WITH MAN WITH A GUN. AREA CHECKED UNABLE TO LOCATE. NO FURTHER INFORMATION	Superior Twp.
550936	2170 TRASKOS, RICHARD T	8958 MACARTHUR	35	Ypsilanti Twp	Service Request Assist	ASSIST SUPERIOR UNITS / APPROVED SGT. PENNINGTON	Superior Twp.
551657	797 KITTLE, BRIAN SCOTT	M14 & PONTIAC TRAIL	45	Ypsilanti Twp	Service Request Assist	Secure, one in custody. Transported passenger to Denny's Washtenaw/23 Cleared to assist by Sgt. Fox	Ann Arbor Twp.
552030	1530 RUSH, HORACE E	8884 MACARTHUR BLVD	20	Ypsilanti Twp	Service Request Assist	8884 MacArthur 15-97242 Possible Illegal Entry / Open Door Dispo: Secure / Per Sgt Egeler	MacArthur Blvd Contract
552153	1714 YEE, RAY MAND	8778 MACARTHUR	15	Ypsilanti Twp	Service Request Assist	ASSIST SUPERIOR UNITS PER 628	MacArthur Blvd Contract
552151	2171 BEEVER, JESSE L	8778 MACARTHUR	10	Ypsilanti Twp	Service Request Assist	ASSIST SUT UNITS PER 628	Superior Twp.
552157	1750 ROY, JAMES M	8778 MACARTHUR	15	Ypsilanti Twp	Service Request Assist	APPROVED BY MAHALIC	Superior Twp.

Total Minutes: 555 ( 9 hours 15 minutes )

Salem Twp: 2 trips totaling 30 minutes



# Washtenaw County Sheriff's Activity Log

Assist Into Unassigned Area Report (Sorted by Date/Time, then Log ID)

12/07/2015

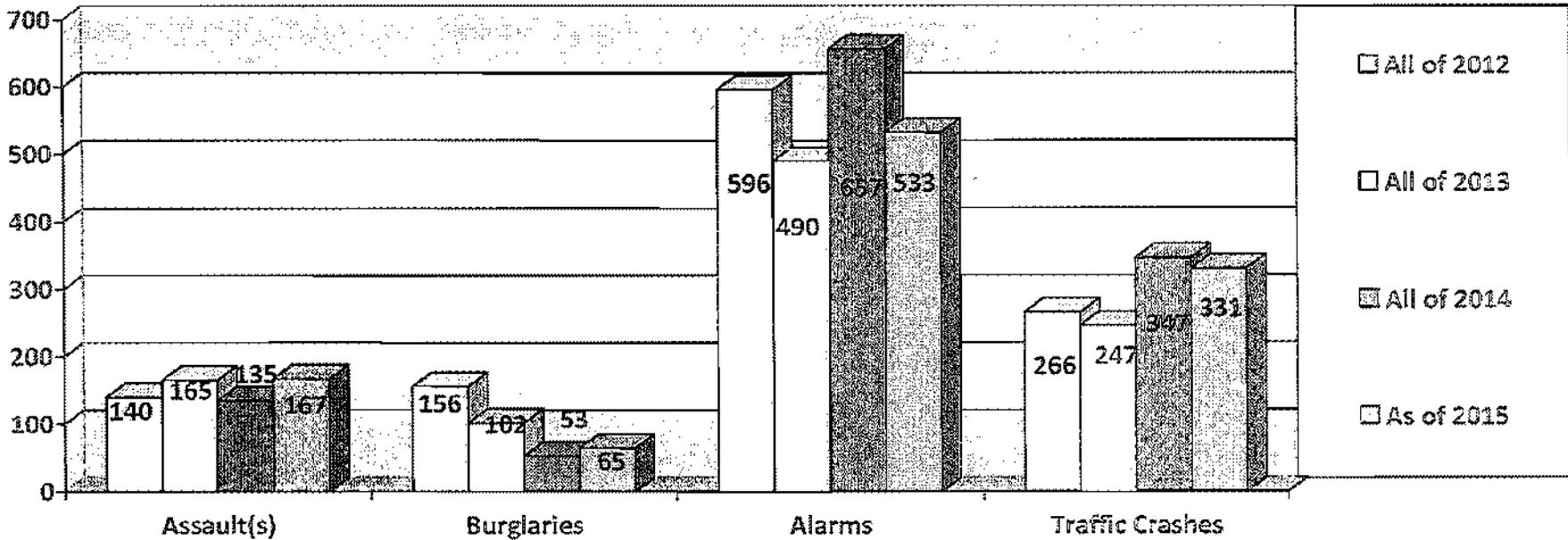
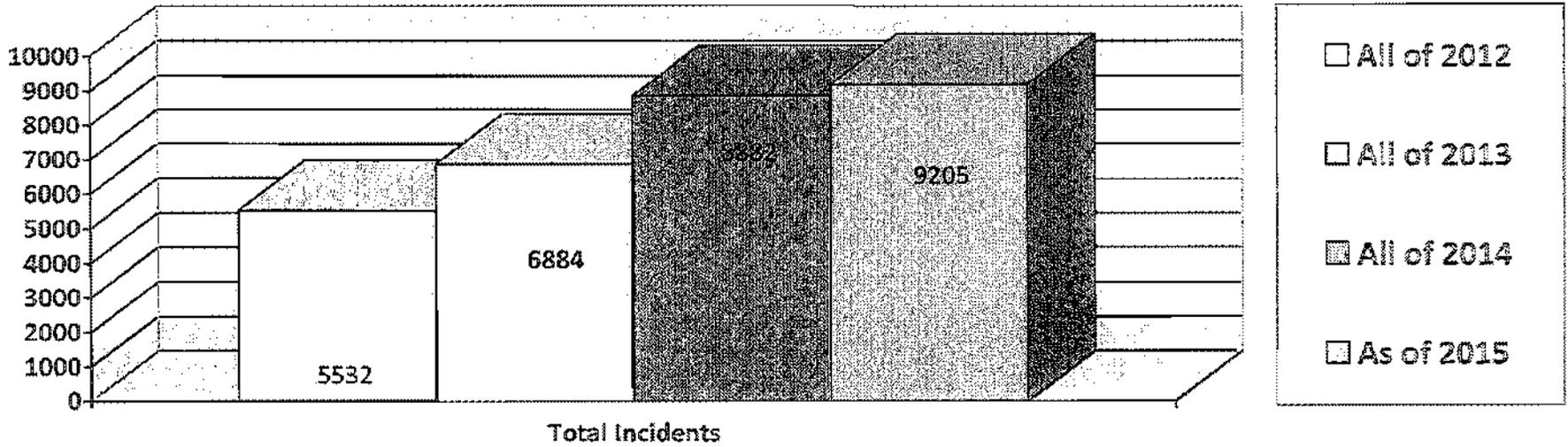
Assistance Into Area: Superior Twp.

12:00 AM

11/1/2015 - 11/30/2015

Log #	Deputy ID / Name			
		Ypsilanti Twp	19 trips totaling	525 minutes
		Total:	21 trips totaling	555 minutes

# Superior Township Four Year Activity Report – NOVEMBER, 2015



# CLR-008 Monthly Summary Of Offenses (WD)

## City:Superior Twp-SUT

For The Month Of November

Classification	Nov/2014	Nov/2015	%Change
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%
10002 PARENTAL KIDNAPPING	0	0	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	0	0	0%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	0	0	0%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	0	0	0%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	1	0%
12000 ROBBERY	0	0	0%
13001 NONAGGRAVATED ASSAULT	7	8	14.28%
13002 AGGRAVATED/FELONIOUS ASSAULT	0	12	0%
13003 INTIMIDATION/STALKING	0	2	0%
20000 ARSON	0	0	0%
22001 BURGLARY -FORCED ENTRY	5	4	-20%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	1	1	0%
23003 LARCENY -THEFT FROM BUILDING	1	4	300%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	3	5	66.66%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	0	1	0%
23007 LARCENY -OTHER	1	0	-100%
24001 MOTOR VEHICLE THEFT	0	3	0%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	0	0	0%
24003 MOTOR VEHICLE FRAUD	0	0	0%
25000 FORGERY/COUNTERFEITING	0	1	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	2	1	-50%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	0	0	0%
26003 FRAUD -IMPERSONATION	1	2	100%
26005 FRAUD -WIRE FRAUD	0	0	0%
27000 EMBEZZLEMENT	0	0	0%
28000 STOLEN PROPERTY	0	2	0%
29000 DAMAGE TO PROPERTY	2	4	100%
30002 RETAIL FRAUD -THEFT	0	0	0%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	2	4	100%
35002 NARCOTIC EQUIPMENT VIOLATIONS	1	2	100%
39001 GAMBLING- BETTING/WAGERING	0	0	0%
52001 WEAPONS OFFENSE- CONCEALED	0	0	0%
52003 WEAPONS OFFENSE -OTHER	0	0	0%
<b>Group A Totals</b>	<b>26</b>	<b>57</b>	<b>119.2%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	0	0%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	0	0	0%
38002 FAMILY -NONSUPPORT	0	0	0%
38003 FAMILY -OTHER	0	0	0%
41002 LIQUOR VIOLATIONS -OTHER	0	1	0%
48000 OBSTRUCTING POLICE	1	1	0%

# CLR-008 Monthly Summary Of Offenses (WD)

## City: Superior Twp-SUT

For The Month Of November

Classification	Nov/2014	Nov/2015	%Change
49000 ESCAPE/FLIGHT	0	0	0%
50000 OBSTRUCTING JUSTICE	0	3	0%
53001 DISORDERLY CONDUCT	1	1	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	0	0	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	3	4	33.33%
55000 HEALTH AND SAFETY	0	1	0%
57001 TRESPASS	4	1	-75%
58000 SMUGGLING	0	0	0%
62000 CONSERVATION	0	0	0%
70000 JUVENILE RUNAWAY	0	2	0%
75000 MISCELLANEOUS CRIMINAL OFFENSE	0	0	0%
<b>Group B Totals</b>	<b>9</b>	<b>14</b>	<b>65.55%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	6	4	-33.3%
2900 TRAFFIC OFFENSES	3	1	-66.6%
3000 WARRANTS	10	11	10%
3100 TRAFFIC CRASHES	46	34	-26.0%
3200 SICK / INJURY COMPLAINT	24	18	-25%
3300 MISCELLANEOUS COMPLAINTS	124	147	18.54%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	0	1	0%
3500 NON-CRIMINAL COMPLAINTS	157	201	26.02%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	206	162	-21.3%
3800 ANIMAL COMPLAINTS	18	22	22.22%
3900 ALARMS	48	38	-20.8%
<b>Group C Totals</b>	<b>642</b>	<b>639</b>	<b>-0.46%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	0	-100%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%
4200 PARKING CITATIONS	1	0	-100%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%
4500 MISCELLANEOUS A THROUGH UUUU	3	1	-66.6%
<b>Group D Totals</b>	<b>5</b>	<b>1</b>	<b>-80%</b>
5000 FIRE CLASSIFICATIONS	0	0	0%
5100 18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%
<b>Group E Totals</b>	<b>0</b>	<b>0</b>	<b>0%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	4	6	50%
6100 MISCELLANEOUS ACTIVITIES (6100)	37	46	24.32%
6300 CANINE ACTIVITIES	1	1	0%
6500 CRIME PREVENTION ACTIVITIES	4	3	-25%
6600 COURT / WARRANT ACTIVITIES	0	0	0%
6700 INVESTIGATIVE ACTIVITIES	0	2	0%
<b>Group F Totals</b>	<b>46</b>	<b>58</b>	<b>26.08%</b>
<b>City: Superior Twp Totals</b>	<b>728</b>	<b>769</b>	<b>5.631%</b>

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Superior Twp-SUT

Year To Date Through November

Classification	2014	2015	%Change
<b>Group F Totals</b>	<b>0</b>	<b>0</b>	<b>0%</b>
09001 MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	1	0%
10002 PARENTAL KIDNAPPING	0	1	0%
11001 SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE	7	1	-85.7%
11002 SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	0	-100%
11003 SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGREE	1	0	-100%
11004 SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	1	0	-100%
11007 SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	3	3	0%
11008 SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	1	0%
12000 ROBBERY	6	6	0%
13001 NONAGGRAVATED ASSAULT	100	113	13%
13002 AGGRAVATED/FELONIOUS ASSAULT	25	60	140%
13003 INTIMIDATION/STALKING	13	11	-15.3%
20000 ARSON	1	1	0%
22001 BURGLARY -FORCED ENTRY	40	51	27.5%
22002 BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	7	12	71.42%
23003 LARCENY -THEFT FROM BUILDING	40	34	-15%
23005 LARCENY -THEFT FROM MOTOR VEHICLE	62	53	-14.5%
23006 LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	3	4	33.33%
23007 LARCENY -OTHER	20	26	30%
24001 MOTOR VEHICLE THEFT	11	15	36.36%
24002 MOTOR VEHICLE, AS STOLEN PROPERTY	3	2	-33.3%
24003 MOTOR VEHICLE FRAUD	1	0	-100%
25000 FORGERY/COUNTERFEITING	0	2	0%
26001 FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	23	16	-30.4%
26002 FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	7	15	114.2%
26003 FRAUD -IMPERSONATION	9	19	111.1%
26005 FRAUD -WIRE FRAUD	2	3	50%
27000 EMBEZZLEMENT	1	1	0%
28000 STOLEN PROPERTY	3	8	166.6%
29000 DAMAGE TO PROPERTY	68	84	23.52%
30002 RETAIL FRAUD -THEFT	2	0	-100%
35001 VIOLATION OF CONTROLLED SUBSTANCE ACT	26	49	88.46%
35002 NARCOTIC EQUIPMENT VIOLATIONS	11	7	-36.3%
39001 GAMBLING- BETTING/WAGERING	1	0	-100%
52001 WEAPONS OFFENSE- CONCEALED	7	8	14.28%
52003 WEAPONS OFFENSE -OTHER	3	1	-66.6%
<b>Group A Totals</b>	<b>508</b>	<b>606</b>	<b>19.68%</b>
22003 BURGLARY - UNLAWFUL ENTRY (NO INTENT)	3	2	-33.3%
38001 FAMILY -ABUSE/NEGLECT NONVIOLENT	7	0	28.57%
38002 FAMILY -NONSUPPORT	1	0	-100%
38003 FAMILY -OTHER	0	1	0%
41002 LIQUOR VIOLATIONS -OTHER	4	11	175%

# CLR-008 Monthly Summary Of Offenses (WD)

## City:Superior Twp-SUT

Year To Date Through November			
Classification	2014	2015	%Change
48000 OBSTRUCTING POLICE	18	29	61.11%
49000 ESCAPE/FLIGHT	1	0	-100%
50000 OBSTRUCTING JUSTICE	19	26	36.84%
53001 DISORDERLY CONDUCT	7	7	0%
54001 HIT and RUN MOTOR VEHICLE ACCIDENT	1	1	0%
54002 OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	12	32	166.6%
55000 HEALTH AND SAFETY	2	3	50%
57001 TRESPASS	19	28	47.36%
58000 SMUGGLING	1	0	-100%
62000 CONSERVATION	0	1	0%
70000 JUVENILE RUNAWAY	14	15	7.142%
73000 MISCELLANEOUS CRIMINAL OFFENSE	3	6	100%
<b>Group B Totals</b>	<b>112</b>	<b>171</b>	<b>52.67%</b>
2800 JUVENILE OFFENSES AND COMPLAINTS	75	78	4%
2900 TRAFFIC OFFENSES	22	34	54.54%
3000 WARRANTS	121	148	22.31%
3100 TRAFFIC CRASHES	318	332	4.402%
3200 SICK / INJURY COMPLAINT	206	214	3.883%
3300 MISCELLANEOUS COMPLAINTS	1836	1918	-0.92%
3400 WATERCRAFT COMPLAINTS / ACCIDENTS	1	3	200%
3500 NON-CRIMINAL COMPLAINTS	1813	2441	34.63%
3700 MISCELLANEOUS TRAFFIC COMPLAINTS	1930	2256	16.89%
3800 ANIMAL COMPLAINTS	153	184	20.26%
3900 ALARMS	601	533	-11.3%
<b>Group C Totals</b>	<b>7176</b>	<b>8141</b>	<b>13.44%</b>
4000 HAZARDOUS TRAFFIC CITATIONS / WARNINGS	8	5	-37.5%
4100 NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	2	0%
4200 PARKING CITATIONS	8	11	37.5%
4300 LICENSE / TITLE / REGISTRATION CITATIONS	0	3	0%
4500 MISCELLANEOUS A THROUGH UUUU	32	18	-43.7%
<b>Group D Totals</b>	<b>48</b>	<b>38</b>	<b>-18.7%</b>
5000 FIRE CLASSIFICATIONS	1	3	200%
5100 18A STATE CODE FIRE CLASSIFICATIONS	2	4	100%
<b>Group E Totals</b>	<b>3</b>	<b>7</b>	<b>133.3%</b>
6000 MISCELLANEOUS ACTIVITIES (6000)	72	57	-20.8%
6100 MISCELLANEOUS ACTIVITIES (6100)	284	441	55.28%
6300 CANINE ACTIVITIES	13	9	-30.7%
6500 CRIME PREVENTION ACTIVITIES	51	41	-19.6%
6600 COURT / WARRANT ACTIVITIES	1	1	0%
6700 INVESTIGATIVE ACTIVITIES	21	34	61.90%
<b>Group F Totals</b>	<b>442</b>	<b>583</b>	<b>31.90%</b>
<b>City : Superior Twp Totals</b>	<b>8289</b>	<b>9549</b>	<b>15.20%</b>



# Washtenaw County Sheriff's Activity Log

Out of Area Report (Sorted by Date/Time, then Log ID)

12/7/2015 09:17 AM

Assignment Area: Superior Twp/Ann Arbor Twp

11/1/2015 - 11/30/2015

Log #	Deputy ID / Name	Date/Time	Minutes
547670	1690 MORRISON, HEATHER M Type: Service Request Assist Comments: ASSIST 705 PER 631	11/01/15 6:30 Location: 595 GRAND Area: Ypsilanti Twp.	90
547747	1802 MCGRADY, PATRICK T Type: Service Request Assist Comments: assist ypsi twp units with man with gun per pennington	11/01/15 17:55 Location: 2228 STATE Area: Ypsilanti Twp.	30
547702	1918 PELTIER, SHANE C Type: Service Request Assist Comments: DISP: CHECKED AREA / ASSIST YPSI TWP UNITS PER 630	11/01/15 18:00 Location: NASH / TYLER Area: Ypsilanti Twp.	15
547924	1780 SMITH, JESSE N Type: Service Request Assist Comments: assist ypsi units with possible man with a gun. Sgt Pennington approved	11/01/15 18:00 Location: 2228 STATE Area: Ypsilanti Twp.	15
547702	1918 PELTIER, SHANE C Type: Service Request Assist Comments: DISP: ASSIST 727 PER 630 / SUBJECT ARRESTED / TOT DEP. MORSEY - CONTACT 6 B- REPORT WRITING - PER 630	11/01/15 18:15 Location: TYLER / DESOTO Area: Ypsilanti Twp. JUVENILE REFEREE / STA. #	225
547924	1780 SMITH, JESSE N Type: Service Request Assist Comments: assist ypsi units with armed robbery, sgt pennington approved	11/01/15 18:15 Location: TYLER/DESOTO Area: Ypsilanti Twp.	270
547747	1802 MCGRADY, PATRICK T Type: Service Request Assist Comments: assist ypt units w armed robbery, pennington approved	11/01/15 18:25 Location: WEST WILLOW PARK Area: Ypsilanti Twp.	80
547757	2140 HALL, MICHAEL S Type: Service Request Assist Comments: ASSIST YPSI TWP DEPS WITH MURDER INVESTIGATION PER 630	11/01/15 22:45 Location: 825 DESOTO Area: Ypsilanti Twp.	75
547924	1780 SMITH, JESSE N Type: Service Request Assist Comments: assist ypsilanti twp units with murder investigation. Scene security at hospital-sgt pennington approved	11/01/15 22:45 Location: 825 DESOTO Area: Ypsilanti Twp.	75
547747	1802 MCGRADY, PATRICK T Type: Service Request Assist Comments: assist w AWIM, Mahalick approved, St Joe security	11/01/15 23:00 Location: DESOTO Area: Ypsilanti Twp.	180
476512	958 LOSEY, ROBERT MICHAEL Type: Service Request Assist Comments: ASSIST 624 AND TRAFFIC WITH FATAL SCENE/ VEHICLE MEASURE	11/02/15 12:40 Location: Area: Chelsea	115
548672	1986 HOUK, RICHARD A Type: Service Requests Comments: Dispo: K-9 Track Suspects apprehended by perimeter units during track.	11/06/15 20:30 Location: 94 / HURON Area: Ypsilanti Twp.	80
548672	1986 HOUK, RICHARD A Type: Service Requests Comments: Dispo: Grid search of the area - no starting point	11/06/15 21:50 Location: 1232 MARCUS Area: Ypsilanti Twp.	100
548805	1986 HOUK, RICHARD A Type: Training Comments: Dispo: Training Milan John / Urban	11/07/15 18:20 Location: Area: County Wide	190
548789	1918 PELTIER, SHANE C Type: Service Request Assist Comments: DISP: ASSIST 7M5 / TICKET ISSUED / ADVISED - 630	11/07/15 19:35 Location: 1621 HOLMES Area: Ypsilanti Twp.	15

548855	1780 SMITH, JESSE N	Date/Time: 11/07/15 19:37	Minutes: 23
Type:	Service Request Assist	Location: 1821 HOLMES	Area: Ypsilanti Twp.
Comments:	assist robinson on stop sgt pennington approved		
548789	1918 PELTIER, SHANE C	Date/Time: 11/08/15 0:45	Minutes: 25
Type:	Service Requests	Location: 518 BELMONT DR	Area: Ypsilanti Twp.
Comments:	PER 628/JUST KIDS		
548789	1918 PELTIER, SHANE C	Date/Time: 11/08/15 1:10	Minutes: 85
Type:	Service Request Assist	Location: 1494 ANDREA ST	Area: Ypsilanti Twp.
Comments:	ASSIST TO YPSI PER 628		
549140	1810 CARTER, ANDREW N	Date/Time: 11/09/15 18:45	Minutes: 10
Type:	Service Request Assist	Location: 950 RAILROAD ST	Area: Ypsilanti (city)
Comments:	DISP: PER 621 / BACK-UP YPSI CITY PD / MAN W/ A GUN / SECURE / ONE DETAINED		
549231	1763 GEBAUER, JOEL J	Date/Time: 11/10/15 0:45	Minutes: 15
Type:	Service Request Assist	Location: 1016 MAPLEWOOD	Area: Ypsilanti Twp.
Comments:	drop off fire equipment		
549296	1094 BALLOU, DOUGLAS R	Date/Time: 11/10/15 10:50	Minutes: 45
Type:	Service Request Assist	Location: 1076 ECORSE	Area: Ypsilanti Twp.
Comments:	TRANSPORT DENISE HUGHES FROM 9134 MACARTHUR TO ST JOES FOR 701		
549636	1918 PELTIER, SHANE C	Date/Time: 11/12/15 13:05	Minutes: 15
Type:	Service Request Assist	Location: 1276 WOODGLEN	Area: Ypsilanti Twp.
Comments:	DISP: ASSIST YPSI TWP UNITS / CHECK AREA FOR SUSPECTS / UTL - GOA - PER 638		
549752	1763 GEBAUER, JOEL J	Date/Time: 11/13/15 5:40	Minutes: 25
Type:	Service Requests	Location: 374 BEDFORD	Area: Ypsilanti Twp.
Comments:	assist 727, utl/goa		
549908	1918 PELTIER, SHANE C	Date/Time: 11/14/15 0:10	Minutes: 40
Type:	Service Request Assist	Location: 531 HUDSON ST	Area: Ypsilanti Twp.
Comments:	DISP: ASSIST YPSI TWP UNITS PER 628 - K9 TRACK / UTL - GOA		
549932	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/14/15 1:25	Minutes: 135
Type:	Service Request Assist	Location: 281 OHIO ST	Area: Ypsilanti Twp.
Comments:	ASSIST TO YPSI PER 628		
549910	1802 MCGRADY, PATRICK T	Date/Time: 11/14/15 22:25	Minutes: 20
Type:	Service Requests	Location: 2201 GLENCOE HILLS	Area: Pittsfield Twp.
Comments:	assist plpd, cancelled upon arrival		
550013	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/14/15 22:25	Minutes: 20
Type:	Service Request Assist	Location: 2201 GLENCOE HILLS	Area: Pittsfield Twp.
Comments:	ASSIST TO PITTSFIELD PER 639		
550013	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/15/15 1:45	Minutes: 45
Type:	Service Request Assist	Location: 389 DEVONSHIRE ST	Area: Ypsilanti Twp.
Comments:	PER 628//MENTAL		
550485	2140 HALL, MICHAEL S	Date/Time: 11/18/15 4:55	Minutes: 25
Type:	Service Request Assist	Location: 2621 INTERNATIONAL	Area: Ypsilanti Twp.
Comments:	ASSIST DEP. HARVEY W/ ARMED ROBBERY PER 629		
550567	1986 HOUK, RICHARD A	Date/Time: 11/18/15 12:30	Minutes: 180
Type:	Training	Location:	Area: Augusta Twp.
Comments:	Dispo: Assisted with Phase 4 Training / K-9 building searches		
550615	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/19/15 3:05	Minutes: 10
Type:	Service Request Assist	Location: GATTEGNO ST&CONWAY AVE	Area: Ypsilanti Twp.
Comments:	CANCELLED EN ROUTE PER 639		
550652	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/19/15 7:45	Minutes: 225
Type:	Service Request Assist	Location: 98 ALLEN RD	Area: Ypsilanti Twp.
Comments:	ASSIST TO YPSI//PER SGT GIESKE		
550765	1802 MCGRADY, PATRICK T	Date/Time: 11/19/15 23:25	Minutes: 25
Type:	Service Request Assist	Location: 2580 HOLMES RD	Area: Ypsilanti Twp.
Comments:	ASSIST TO YPSI PER 639 HUNT		

550948	1802 MCGRADY, PATRICK T	Date/Time: 11/20/15 21:30	Minutes: 75
Type:	Service Request Assist	Location: 2125 GOLFSIDE	Area: Ypsilanti Twp.
Comments:	assist ypt units w RA K9 track canvass		
550989	1918 PELTIER, SHANE C	Date/Time: 11/20/15 21:30	Minutes: 100
Type:	Service Request Assist	Location: 2125 GOLFSIDE	Area: Ypsilanti Twp.
Comments:	DISP: ASSIST YPSI TWP UNITS / BOL AREA / K-9 ARGO TRACK - PER 630		
550989	1918 PELTIER, SHANE C	Date/Time: 11/21/15 2:25	Minutes: 15
Type:	Service Request Assist	Location: 1118 E MICHIGAN	Area: Ypsilanti Twp.
Comments:	DISP: ASSIST 716 / K-9 ARGO TRACK - PER 628		
551187	2096 MORSY, AHMED M	Date/Time: 11/22/15 13:00	Minutes: 15
Type:	Service Request Assist	Location: 1260 LEXINGTON PKWY	Area: Ypsilanti Twp.
Comments:	APPROVED BY SGT CAMPBELL-STOODBY UNTIL WALLACE COMPLETED INV		
551181	1918 PELTIER, SHANE C	Date/Time: 11/22/15 14:30	Minutes: 90
Type:	Service Requests	Location: 2680 ADRIENNE DR	Area: Ann Arbor (city)
Comments:	DISP: ASSIST AAPD WITH R/A SUSPECT TRACK / TRAVEL BACK TO BLVD		
551696	1050 ROSS, JEREMY DAVID	Date/Time: 11/25/15 9:20	Minutes: 70
Type:	Service Requests	Location: MICHIGAN/RIDGE	Area: Ypsilanti Twp.
Comments:	warrant arrest per 631		
551747	1094 BALLOU, DOUGLAS R	Date/Time: 11/25/15 10:00	Minutes: 10
Type:	Service Requests	Location: 2690 WASHTENAW	Area: Ypsilanti Twp.
Comments:	CANCEL		
551839	1763 GEBAUER, JOEL J	Date/Time: 11/26/15 4:50	Minutes: 20
Type:	Property Check	Location:	Area: SCT; DDACTS Zone 1 - Jackson Ave./Zeeb Rd.
Comments:	st. joe lots		
552034	1803 MONTGOMERY, JOSEPH J	Date/Time: 11/27/15 20:15	Minutes: 20
Type:	Service Requests	Location: 4155 CLARK RD	Area: Pittsfield Twp.
Comments:	CRASH ON PITTSFIELD SIDE		
552176	1050 ROSS, JEREMY DAVID	Date/Time: 11/29/15 8:40	Minutes: 20
Type:	Property Check	Location:	Area: SCT; DDACTS Zone 1 - Jackson Ave./Zeeb Rd.
Comments:	St Joe		
552191	958 LOSEY, ROBERT MICHAEL	Date/Time: 11/29/15 8:40	Minutes: 40
Type:	Property Check	Location:	Area: SCT; DDACTS Zone 1 - Jackson Ave./Zeeb Rd.
Comments:	CHECKED AREA, RAN PLATES ON VEHICLES (INFO ONLY 202), AND PC		
552408	2140 HALL, MICHAEL S	Date/Time: 11/30/15 22:20	Minutes: 20
Type:	Service Request Assist	Location: 2735 PEACHCREST	Area: Ypsilanti Twp.
Comments:	ASSIST YPSI DEPS W/ ATTEMPT WARRANT SERVICE PER 632		

Total Minutes: 3018 ( 50 hours 18 minutes )

Ann Arbor (city):	1	trips totaling	90	minutes
Augusta Twp.:	1	trips totaling	180	minutes
Chelsea:	1	trips totaling	115	minutes
County Wide:	1	trips totaling	190	minutes
Pittsfield Twp.:	3	trips totaling	60	minutes
SCT: DDACTS Zone 1 - Jackson Ave./Zeeb Rd.:	3	trips totaling	80	minutes
Ypsilanti (city):	1	trips totaling	10	minutes
Ypsilanti Twp.:	34	trips totaling	2293	minutes

Date Range: 11/1/2015 - 11/30/2015

Superior Twp/Ann Arbor Twp

	Shifts	Shifts w/Partner	Service Requests	Traffic Stops	Reports Written	UD-10s	SR & TS Ending in Arrest	Misdemeanor Arrests (SI)	Felony Arrests (SI)	Self Initiated Warrant Arrests
966 ADKINS JR, PAUL BLAKE	1		1	6	0	0	0	0	0	0
39 ANUSZKIEWICZ, TIMOTHY JOSEPH	1		1	0	0	0	0	0	0	0
1695 ARTS, JOSHUA A		1								
930 BALLARD, JOSEPH C	2		1	7	0	0	0	0	0	0
1094 BALLOU, DOUGLAS R	13		30	14	12	4	0	0	0	0
991 CAMPBELL, JOHN WILLIAM	18		27	16	13	13	0	0	0	0
1810 CARTER, ANDREW N	11		30	16	4	2	0	0	0	0
351 CROVA, JOSEPH MARIO	1		0	1	0	0	0	0	0	0
1775 FARMER HEWITT, HOLLY C	1		2	0	1	0	0	0	0	0
1763 GEBAUER, JOEL J	15	2	23	14	5	1	0	2	0	0
793 GONTARSKI, JEFFREY ROBERT	2		3	0	0	0	0	0	0	0
2140 HALL, MICHAEL S	17	5	36	21	27	6	1	3	1	3
756 HENDRICKS, AARON SCOTT	1				0	0	0	0	0	0
744 HILOBUK, JEREMY MICHAEL	2		6	0	3	1	0	0	0	0
2172 HOGAN II, MICHAEL D	1		0	1	0	0	0	0	0	0
1986 HOUK, RICHARD A	5	10	6	13	3	0	1	0	0	1
953 LOSEY, ROBERT MICHAEL	13		35	10	22	3	0	0	0	0
1522 LOWE, GARY C	1		1	0	0	0	0	0	0	0
1802 MCGRADY, PATRICK T	18	1	38	16	16	1	0	0	1	0
1096 MCMULLEN, DOUGLAS RICHARD	2		0	19	0	0	0	0	0	0
1803 MONTGOMERY, JOSEPH J	20	15	30	19	15	0	0	2	3	2
1690 MORRISON, HEATHER M	2		0	1	0	0	0	0	0	0
2096 MORSY, AHMED M	1		1	0	0	0	0	0	0	0
336 PASTERNAK JR, ROBERT J	1		0	6	0	0	0	0	0	0
1918 PELTIER, SHANE C	15	2	14	18	6	0	2	0	1	1
952 REX, BRIAN ANDREWS	1		0	5	0	0	0	0	0	0
1137 RISHA, MATTHEW	1		2	0	0	0	0	0	0	0
2087 ROBERTS, BRANDON D	1				0	0	0	0	0	0



	Shifts	Shifts w/Partner	Service Requests	Traffic Stops	Reports Written	UD-10s	SR & TS Ending In Arrest	Misdemeanor Arrests (SI)	Felony Arrests (SI)	Self Initiated Warrant Arrests
1050 ROSS, JEREMY DAVID	19		57	19	13	4	0	0	0	0
461 SCAFASCI, JOHN ALBERT	1				0	0	0	0	0	0
1790 SHARROCK II, MARVIN G	1		1	0	0	0	0	0	0	0
1780 SMITH, JESSE N	16	5	33	7	7	2	0	0	2	0
2027 SPIKE, JESS L	1				0	0	0	0	0	0
267 STANTON, ROBERT DAVID	24		24	37	11	3	0	0	0	0
2152 THOMPSON, LINDSEY K	1		4	0	4	0	0	0	0	0
2170 TRASKOS, RICHARD T	3		1	0	1	0	0	0	0	0
1788 VANTUYL, MARK A	2		3	1	2	1	0	0	0	0
468 WALLEN, STEVEN HENRY	3		1	7	1	1	0	0	0	0
1715 WEBB, BRIAN J	1		0	1	1	0	1	0	0	0
1693 WILLIAMS, SCOTT W	1		1	0	0	0	0	0	0	0
1753 YEAGER, BRIAN S	1				1	0	0	0	0	0
Grand Total:	241	41	409	275	100	39	5	7	8	7



*Memorandum*

To: Superior Township Board of Trustees  
From: Keith Lockie  
Date: December 21, 2015  
Re: Utility Department Report

- A new antenna was installed at the Maintenance Facility for our SCADA system. The old antenna was blown off in a wind storm.
- Department personnel pulled meters out for all HOA sprinkler & pool house systems.
- Department personnel winterized all Township hydrants, not winterized by property owners.
- The vacor truck was used to clean Fire Station #1's bay floor drain.
- C of O inspections continue, with the majority of homes passing. We notified the developers of those that did not pass. If the second inspection also fails, the developer is invoiced an inspection fee.
- BS&A software was purchased for the Utility Billing System. Meetings between Utility, Parhelion and BS&A have occurred and the implementation has been established and agreed upon. A test conversion of our data was successfully converted from Fund Balance to BS&A.

Actual conversion will occur, beginning January 7<sup>th</sup>, with training from the 7<sup>th</sup> through January 15<sup>th</sup>. The December commercial and January residential bills will be created on the new software. Once completed, residents will have the ability to access their account information online. We will also have the ability to email bills, if requested by the resident.

- United Resource has been videoing the sewer system, as indicated by the SAW grant proposal. This should be completed by the end of the year. Minor identified problems have been addressed by the Department, with OHM's input. A final report will be issued by United Resource and OHM in early-2016.
- Parhelion continues upgrading our Work Order System. These upgrades primarily address shortcomings in the sewer part of the W/O System. These upgrades will be paid for by the SAW Grant.

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**General Fund #101**

	<b>Financial Institutions</b>	<b>Type of Account</b>	<b>Interest Rate</b>		<b>Asset/Term</b>	<b>Comments</b>
<b><i>J P Morgan Chase Bank</i></b>						
5503	General Bank Acct Gen Fund	Comm Checking	-	\$ 1,055,633.28	10/31/15	Liquid
3801	Non Motor Trail Maintenance	CD	0.10%	\$ 30,094.37	12/10/15	Investment
<b><i>Comerica Bank</i></b>						
6834	General Fund General Reserve	CD	0.22%	\$ 325,590.25	12/02/15	Investment
5286	Reserve Accrued Absences	Comm Checking	-	\$ 19,584.36	10/31/15	Liquid
9108	Credit Card Account	Comm Checking		\$ 4,746.26	10/31/15	Liquid
<b><i>Bank of Ann Arbor</i></b>						
7301	General Fund Regular Operating	CD	0.40%	\$ 250,878.17	12/09/15	\$250,000 FDIC
<b><i>First Merit Bank</i></b>						
6187	Fire Insurance Withholding	Money Market	0.12%	\$ 100.06	10/31/15	Liquid
	Petty Cash			\$ 100.00	10/31/15	
	Register Drawer Cash			\$ 300.00	10/31/15	
				<u>\$ 1,687,026.75</u>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Legal Defense Fund #204**

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
	<b>J P Morgan Chase Bank</b>					
5503	General Bank Account	Comm Checking	-	\$ 306,603.15	10/31/15	Liquid
	Legal Defense Fund			<u>\$ 306,603.15</u>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Fire Fund #206**

	<i>Financial Institutions</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
9068	<b>Ann Arbor State Bank</b> Reserve Building & Bond Payment Fund (RES)	CD	0.80%	\$ 250,000.00	9/22/2016	\$250,000 FDIC
	<b>FirstMerit Bank</b>					
6709	Daily Operating	Comm Checking	-	\$ 725,698.31	10/31/15	Liquid
	<b>JPMorgan Chase</b>					
367	Reserve Building & Bond Payment Fund (RES)	Savings	0.03%	\$ -	10/31/15	Liquid
	<b>Comerica Bank</b>					
5561	Fire Truck Replacement (RES)	Money Market	0.20%	\$ 65,930.92	10/31/15	Liquid
9645	Fire Reserve Fund (RES)	Money Market	0.20%	\$ 400,490.96	10/31/15	Liquid
9652	Fire Fund Daily Operating	Money Market	0.20%	\$ 570,525.24	10/31/15	Liquid
9660	Fire Accrued Absences (RES)	Money Market	0.20%	\$ 406,113.07	10/31/15	Liquid
9686	Reserve Building & Bond Payment Fund (RES)	Money Market	0.20%	\$ 322,380.22	10/31/15	Liquid
				<b>\$ 2,741,138.72</b>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

*First - Safety*

*Second - Liquidity*

*Third - Yield*

**Street Light Fund #219**

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
	<i>J P Morgan Chase Bank</i>					
5503	General Bank Account	Comm Checking	-	\$ 21,277.95	10/31/15	Liquid
	Street Light Fund			<u>\$ 21,277.95</u>		

*Treasurer's Investment Report as of October 31, 2015*  
*Superior Township Treasurer, Brenda L. McKinney*

*First - Safety*

*Second - Liquidity*

*Third - Yield*

*Side Street Maintenance #220*

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
	<i>J P Morgan Chase Bank</i>					
5503	General Bank Account	Comm Checking	-	\$ 11,396.74	10/31/15	Liquid
	Side Street Maintenance			\$ 11,396.74		
	Oakbrook & Washington Square					

*Treasurer's Investment Report as of October 31, 2015*  
*Superior Township Treasurer, Brenda L. McKinney*

*First - Safety*

*Second - Liquidity*

*Third - Yield*

*Hyundai SAD #224*

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
	<i>FirstMerit Bank</i>					
4780	Hyundai - Geddes Rd. Special Assessment	Money Market	0.15%	\$ 14,512.72	10/31/15	Liquid
0335	Hyundai - Geddes Rd. Special Assessment	CD	0.20%	\$ 187,707.98	10/28/16	Investment
				<b>\$ 202,220.70</b>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Building Fund #249**

	<b>Financial Institution</b>	<b>Type of Account</b>	<b>Interest Rate</b>		<b>Asset/Term</b>	<b>Comments</b>
	<b>J P Morgan Chase Bank</b>					
5503	General Bank Account Building Fund	Comm Checking	-	\$ 434,065.26	10/31/15	Liquid
7250	Accrued Absences Reserve	CD	0.10%	\$ 19,550.29	12/10/15	Investment
	Petty Cash			\$ 100.00	10/31/15	
				<u>\$ 453,715.55</u>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Law Fund #266**

<i>Financial Institutions</i>	<i>Type of Account</i>	<i>Interest Rate</i>	<i>Asset/Term</i>	<i>Comments</i>	
<b>J P Morgan Chase Bank</b>					
5503	General Bank Account Law Fund	Comm Checking	-	\$ 158,415.74 10/31/15	Liquid
6299	Law Fund Reserve	High Yield Savings	0.03%	\$ 251,481.42 10/31/15	Liquid
<b>Comerica Bank</b>					
5611	Law Fund Reserve	Money Market	0.20%	\$ 133,798.13 10/31/15	Liquid
				<u>\$ 543,695.29</u>	

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Park Fund #508**

	<i>Financial Institutions</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
<b>J P Morgan Chase Bank</b>						
5503	General Bank Account Park Fund	Comm Checking	-	\$ 155,721.21	10/31/15	Liquid
1076	Accrued Absences	CD	0.10%	\$ 3,433.00	12/10/15	Investment
2453	General Reserve	CD	0.10%	\$ 71,001.49	12/10/15	Investment
<b>Comerica Bank</b>						
5579	New Building Committed	Money Market	0.20%	\$ 382,282.72	10/31/15	Liquid
				<u>\$ 612,438.42</u>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Trust and Agency Fund # 701**

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset /Term</i>	<i>Comment</i>
	<b>J P Morgan Chase Bank</b>					
5503	General Bank Account	Comm Checking	-	\$ 293,454.84	10/31/15	Liquid
	Trust and Agency Account			\$ 293,454.84		

*Treasurer's Investment Report as of October 31, 2015*  
*Superior Township Treasurer, Brenda L. McKinney*

*First - Safety*

*Second - Liquidity*

*Third - Yield*

*Payroll Account*

<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>	<i>Asset/Term</i>	<i>Comments</i>
7804 <i>FirstMerit Bank</i> Payroll	Comm Checking	-	\$ 39,010.68 10/31/15	Liquid
			<u>\$ 39,010.68</u>	

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Tax Checking**

	<i>Financial Institution</i>	<i>Type of Account</i>	<i>Interest Rate</i>		<i>Asset/Term</i>	<i>Comments</i>
	<b>J P Morgan Chase Bank</b>					
5560	2015 Tax Collection Fund	Comm Checking	-	\$ 229,124.95	10/31/15	Liquid
				<u>\$ 229,124.95</u>		

**Treasurer's Investment Report as of October 31, 2015**  
**Superior Township Treasurer, Brenda L. McKinney**

**First - Safety**

**Second - Liquidity**

**Third - Yield**

**Utility Department**

	<b>Financial Institutions</b>	<b>Type of Account</b>	<b>Interest Rate</b>		<b>Asset/Term</b>	<b>Comments</b>
<b>Comerica Bank</b>						
5546	Operating & Maintenance	Money Market	0.20%	\$ 965,254.42	10/31/15	Liquid
5553	System Repair	Money Market	0.20%	\$ 607,222.96	10/31/15	Liquid
5595	Capital Reserve	Money Market	0.20%	\$ 642,560.94	10/31/15	Liquid
5587	Debt Service	Money Market	0.20%	\$ 994,184.41	10/31/15	Liquid
<b>J P Morgan Chase Bank</b>						
8234	Capital Reserve	Comm Checking	-	\$ 1,200,310.12	10/31/15	Liquid
5529	Operating & Maintenance	Comm Checking	-	\$ 201,566.58	10/31/15	Liquid
				<b>\$ 4,611,099.43</b>		



**David M. Phillips, Clerk**  
davidphillips@superior-twp.org

3040 North Prospect, Ypsilanti, MI 48198 Phone: (734)482-6099 Fax: (734) 482-3842

### MEMORANDUM

DATE: December 21, 2015  
TO: Superior Township Board of Trustees  
FROM: David M. Phillips, Township Clerk  
RE: Sutton Ridge/ Redwood Rezoning

On April 20, 2015, Redwood Acquisition, LLC submitted an Area Plan Petition with the Township for the 30 acres, which was previously approved as Bromley Park Condos, Phase II. The petition constitutes a major change to the Area Plan, which was approved in 2001 and then amended in 2002. The process to approve a major change to an area plan is addressed in Section 7.106A.2.a of the Zoning Ordinance. Major changes to an approved Area Plan require an amendment to the approved petition and Area Plan and approval of such amendments must follow the procedures and standards for a new petition as set forth in Section 7.102. It is basically processed as a new submittal of an area plan.

The applicant's schedule before the Planning Commission was as follows:

- March 25, 2015, Pre-Application Conference, no action by the Planning Commission
- May 27, 2015, Public Hearing, Planning Commission postponed taking action (at applicant's request)
- July 22, 2015, Additional discussion, Planning Commission postponed taking action (at applicant's request)
- October 28, 2015, Additional discussion, Planning Commission concurred with the Planner's recommendation in regards to the eight proposed ordinance deviations and recommended denial of the petition.

All three meetings of the Planning Commission were well attended by residents who lived near the proposed development. Minutes from all three Planning Commission meetings are included. Also included are copies of any written or emailed comments from residents and others.

Included are the following documents:

- 12-11-2015 Memo from Planning Assistant Deborah Kuehn, which outlines the actions taken by the Planning Commission
- Planner Donald Pennington's July 16, 2015 report, "Area Plan – Regulatory Flexibility Report"
- Planner Donald Pennington's July 16, 2015 report, "Area Plan Amendment Report"

- Civil Engineer Jacob Rushlow's July 15, 2015 report
- May 27, 2015 Planning Commission Minutes
- July 22, 2015 Planning Commission Minutes
- October 28, 2015 Planning Commission Minutes
- Comments received for the May 27, 2015 Planning Commission Meeting
- Petition to Vote "NO", received for the May 27, 2015 Planning Commission Meeting
- Comments received July 22, 2015
- Emails received by David Phillips
- Bennett Building LLC letter dated October 25, 2015
- Letter Agreement dated October 21, 2015 between Bromley Park Condominium Association and Redwood Acquisition LLC
- Flash drive provide by Redwood, overview of Redwood developments
- Bromley Park Area Plan, drawing date June 6, 2001, one page
- Final Site Plan for Bromley Condos, drawing date February 6, 2002, three pages
- Redwood-Sutton Ridge Apartments Preliminary Site Plan by CESO, dated March 14, 2015, one page
- Letters, emails or other comments received for the December 21, 2015 meeting

### History of Development

The second reading and adoption of the original Approved Area Plan for the Bromley Park homes (266 homes and 264 attached Condominiums) with a drawing date of June 6, 2001, was approved by the Township Board on October 15, 2001. However, during the site plan review and approval process for only the condominiums, the Planning Commission approved minor changes to the original Approved Area Plan that resulted in a reduction of density, some changes to the streets and other minor changes. The approved Final Site Plan, drawing date February 6, 2002, was approved by the Planning Commission on March 13, 2002 and became the Approved Area Plan for the Condominiums. It should be noted that the 2002 Approved Area Plan/Final Site Plan for the condominiums proposed 90 units in Phase I. Phase II included 135 units, all with basements, including seven-8 unit, two-story units along the west property line of the Plan. The proposed 2015 Amended Area Plan is for 127 units, none with basements and all of which are one-story units. The action before the Board is to amend only the portion of the 2002 Approved Area Plan contained in the 30.7 acres that constitutes Phase 2 of the Bromley Condominiums. No changes are proposed for all other property and development indicated on the Approved Area Plan.

The 266 single family homes were started in December of 2002 and sold quickly. By August of 2005 all of the single family homes were completed, sold and occupied. The 93 attached condo units which comprise Phase 1 of Bromley Condos were started in October 2002 and were constructed and sold at a much slower pace. Bromley Park LLC (the "LLC"), which owned the condominiums, experienced financial problems. The last building permit was issued in 2004 and in about 2008, the LLC basically "walked away" from the project and the bank took control of the project but was not pursuing finishing uncompleted units or starting any new units. The bank was basically protecting their asset until they could sell. In 2008, 77 units in Phase 1 were completed and occupied, 8 units had completed exteriors but needed interior work completed. 8 units were not started at all. No work was done on any of the unfinished units until 2011 when the current owner purchased the unfinished units in Phase 1 and all of Phase 2.

The owner began to finish the Phase 1 units with unfinished interiors. By 2014, the 8 units with unfinished interiors in Phase 1 had been completed, were sold and were occupied. The last 8 units in Phase 1 remain never started.

In Phase 2, the underground utilities have been installed but no streets or units have ever been started. The current owner listed Phase 2 for sale. Redwood Apartments said they have an offer on the property but do not own the property.

**CHARTER TOWNSHIP OF SUPERIOR**  
WASHTENAW COUNTY, MICHIGAN

December 11, 2015

Superior Charter Township Board of Trustees  
Superior Township  
Washtenaw County, Michigan

**RE: STPC #15-02 Sutton Ridge Area Plan, 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community.**

Dear Members of the Board of Trustees:

The Superior Township Planning Commission held a public hearing on the Sutton Ridge Area Plan on May 27, 2015. At the developer's request, action was postponed until July 22, 2015 to allow them time to provide the Planning Commission with additional information. At the July meeting, the area plan was discussed and the developer asked for another postponement until October 28, 2015.

During the October meeting, the Planning Commission took two actions on the Area Plan. The first was to make a recommendation on the developer's requested deviations from the zoning ordinance. Section 7.003(1) of the zoning ordinance allows deviations from standards if the result is an improved development. The deviations must be approved by the Township Board

*A motion was made by Phillips and supported by Steele to concur with the planner's report dated 7-16-15 and recommend to the Township Board approval of deviations #1 and #2; approval of #5 on the condition that changes are made as provided in the report; and rejection of #3, #4, #6, #7 and #8.*

The motion carried unanimously.

The second action was to make a recommendation on the Area Plan itself.

*A motion was made by Comr. Phillips and supported by Comr. Brennan that the Superior Township Planning Commission, having reviewed STPC#15-02 Sutton Ridge Area Plan dated 7-7-15 and the related reports, recommends to the Superior Township Board **DENIAL** of the Area Plan based on the following analysis of the standards of Section 7.102.C (Special District Approval- Standards of Petition Review) of the Superior Township Zoning Ordinance:*

*C.1 **Growth Management Plan polices - As indicated in Section 2.01 of the Township Planner's report (Area Plan Amendment***

*Report) dated July 16, 2015 the petition is compatible with the Superior Township Master Plan. The standard is met.*

- C.2 Ordinance standards - As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility Report) dated July 16, 2015 the petition requires eight deviations from the Zoning Ordinance standards and the Planning Consultant recommends approval of only two of the deviations. The standard is not met.*
- C.3 Public facilities - The petition is adequately served by public facilities and services, using the water and sewer services that were installed for the original Area Plan, and conceptually, the same street layout. The standard is met.*
- C.4 Open space and recreation areas The petition identifies open space but the recreation areas in the original Area Plan were removed; however, an open space and recreation improvement plan could be provided at the preliminary and final site plan stages. The standard is not met.*
- C.5 Common areas and improvements --The petitioner will be required to make satisfactory provisions in the Development Agreement to provide for the financing and maintenance of improvements shown on the plan for open space and common use areas included in the development. The standard should be met in the Development Agreement.*
- C.6 Location and layout – As indicated in Section 3.01 of the Township Planner's report (Area Plan-Amendment Report) dated July 16, 2015 the petition is similar in dwelling unit design, development intensity, pedestrian access and the amount of traffic associated with it so the location and layout is compatible with the existing neighborhood. The standard is met.*
- C.7 Compatibility of land uses - The following findings of fact were determined:*

  - 1. The petition is incompatible with the original Area Plan because it is an apartment use wedged into an established condominium and single-family community.*
  - 2. The petition will create issues of financial fairness because the parties creating financial conditions on the existing neighborhood may not necessarily be the bearers of the cost.*
  - 3. The petition does not comply with the intent of the original area plan to provide condominium and single family owner-occupied residences.*

*The standard is not met.*

- C.8 *Minimize adverse impacts. The noise, odor, light, or other external effects connected with the proposed petition is expected to be the same as would be in the original Area Plan. The standard is met.*
- C.9 *Preservation of natural features. The petition will not create any disturbance to natural features any more than the original Area Plan. The standard is met.*
- C.10 *Streets. As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) the petitioner proposed a network of internal drives rather than private streets as approved in the original Area Plan and requested a deviation from the requirement to provide streets. The deviation is recommended to be rejected. The standard is met if the deviation is rejected and the streets are constructed to Township standards.*
- C.11 *Pedestrian facilities. As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) dated July 16, 2015, the petitioners requested a deviation from the requirement to provide sidewalks along both sides of internal streets. The deviation is recommended to be rejected. The standard is met if the deviation is rejected and the requirement for sidewalks on both side of the streets remain.*

The motion carried with the following vote: Yes – Brennan, Findley, Gardner, Guenther, McGill and Phillips No – Steel; Absent – None ; Abstain – None.

Enclosed for your information are the Township Planner's and the Engineer staff reports, minutes from the three Planning Commission meetings, a petition from area residents against the area plan and written comments received in the office .

Sincerely,

Deborah L. Kuehn  
Planning Administrator

Attachments



**Donald N. Pennington** Land Use Planning And Consulting

5427 Pine View Drive Ypsilanti, Michigan 48197

734/485-1445 Fax 734/485-0212

## AREA PLAN - REGULATORY FLEXIBILITY REPORT

### Superior Charter Township Planning Commission

Sutton Ridge Apartments

Report Date: July 16, 2015

#### 1. Description

**1.01 Action Requested.** Approval of eight (8) requested deviations from specific development-related Zoning Ordinance requirements associated with a major amendment to the approved Area Plan for the unbuilt phases of the Bromley Park Condominiums Planned Community (PC) development on parcel #J-10-35-100-006 to alter the development concept from 135 attached condominium units served by private roads to 126 single-story apartment units with attached garages served by access drives.

**1.02 Applicant.** Redwood Acquisition LLC, 23775 Commerce Park, Ste. 2, Beachwood, OH 44122.

**1.03 Owner.** R4 Properties LLC, 10356 Bouldercrest Dr., South Lyon, MI 48178

**1.04 Location.** Parcel # J-10-35-100-006; 30.77 acres south of Geddes Road and adjacent to the Bromley Park Condominium and Bromley Park Subdivision in the northeast quarter of section 35.

#### 2. Review of Proposed Ordinance Deviatlous

Section 7.003 (Regulatory Flexibility) allows for the option of Township Board approval of "*limited deviations*" from specific Zoning Ordinance standards. However, this Section is not intended to serve as a means by which to waive whole sections of the Zoning Ordinance, or to authorize development that is not consistent with that envisioned by the Township Master Plan. Permitted deviations are required to "*result in a higher quality of development than would be possible without the deviation.*"

The applicant has identified a total of eight (8) proposed ordinance deviations. Our comments on each request follow:

#	Requested Deviation(s)
1	<p><b>Section 5.206A.1.b. (minimum side-to-side separation distance)</b></p> <p><b>Comments:</b> The requested four-foot deviation is minimal, and would have no adverse impact on the site design or relationship of the proposed buildings to neighboring land uses. The proposed deviation would facilitate the inclusion of additional variation in the mix of dwelling unit types, and in the building façade of proposed building "B." We have no objection from a planning perspective to approval of deviation #1.</p>

#	Requested Deviation(s)
2	<p><b>Section 5.206A.1.c. (minimum rear-to-rear separation distance)</b></p> <p><b>Comments:</b> The requested three-foot deviation is minimal, and would have no adverse impact on the site design or neighboring land uses. The proposed 42-foot separation between buildings "G" and "L" is an improvement from the original planned 35-foot separation distance shown between the equivalent buildings on the approved Bromley Park Condominium final site plan at this location. We have no objection from a planning perspective to approval of deviation #2.</p>
3	<p><b>Section 7.201A (Vehicular Access)</b></p> <p><b>Comments:</b> Rather than the private streets shown on the approved Bromley Park Condominium final site plan, the applicant has proposed a network of internal drives to provide access to individual dwelling units, similar to the arrangement that would be acceptable for apartment developments in the R-7 (Multiple-Family Residential) zoning district. Some guest parking is proposed along the internal access drives in an arrangement that would not be possible if internal vehicular access is provided via public or private streets (see deviation #7).</p> <p>The proposed vehicular access may be more convenient and cost effective for the developers, but it does not add to the character of the development or "<i>result in a higher quality of development than would be possible without the deviation</i>" (Section 7.003.5.). We recommend that deviation #3 be rejected.</p>
4	<p><b>Section 7.201B (Pedestrian Access)</b></p> <p><b>Comments:</b> This provision of the general standards for all Special Districts effectively requires that a sidewalk be provided along both sides of internal streets and access drives to provide pedestrian access to "each lot or principal building" in the development. The applicant has proposed to provide internal sidewalks along only one side of the internal access drives, which would reduce development costs but would not add to the development's character or result in a higher quality of development. We recommend that deviation #4 be rejected.</p>
5	<p><b>Section 7.201F.6.a. (Meadhurst Dr. perimeter open space setback)</b></p> <p><b>Comments:</b> A minimum 50-foot wide area of perimeter open space is required adjacent to the short section of Meadhurst Dr. public road that was part of phase 1 of the Bromley Park Condominium development. A note on sheet C4.1 indicates that the applicant plans to seek an abandonment of this short section of public road right-of-way in favor of a private easement that would maintain access to the Bromley Park community pool.</p> <p>A building was shown on the approved Bromley Park Condominium final site plan at this location, when the property was part of a larger development. The proposed deviation would permit building "K" to remain at its proposed location, whether the public road stub is abandoned or not. Otherwise the proposed building would have to be substantially altered or eliminated from the plan. We have no objection from a planning perspective to approval of deviation #5, provided that a minimum 25-foot long space for parking in the driveway between the sidewalk and garage door is provided for each unit in building "K."</p>

#	Requested Deviation(s)
6	<p><b>Section 7.201F.6.b. (Bromley Park Subdivision perimeter open space setback)</b></p> <p><b>Comments:</b> The perimeter open space setback area adjacent to the Bromley Park Subdivision will be required by the Zoning Ordinance to be substantially landscaped to create an effective visual buffer between the multiple-family and single-family residential land uses. Since only minimal plantings are permitted within the utility easements, the applicants were directed to measure this setback area from the edge of the existing drain easement, rather than the property line.</p> <p>Decks, patios, and similar structures and improvements are not permitted within this open space setback area, so the proposed deviation would be greater than proposed on the Area Plan, and would extend further to include unit #18. Without the requested deviation, the configuration or location of building "C" and the associated rear decks/patios for units #18-21 would have to be altered.</p> <p>The proposed deviation would be more convenient for the developer, but would restrict space for landscape improvements, and would not add to the development's character or result in a higher quality of development. We recommend that deviation #6 be rejected.</p>
7	<p><b>Section 8.06E.3. (parking space ingress/egress)</b></p> <p><b>Comments:</b> This provision of the general parking standards prohibits the creation of parking spaces that would require a motorist to back out directly onto a street. The applicant has proposed to provide some guest parking along the internal access drives in an arrangement that would not be possible if developed as private streets (see deviation #3).</p> <p>More importantly, the same safety concerns would apply whether the internal vehicular access for this development is provided by public or private streets, or by the proposed internal access drives. This is particularly true on "Drive B" where the proposed guest parking spaces between units #57-58 and #78-79 are offset in a manner that creates additional potential vehicle maneuvering conflicts.</p> <p>The proposed parking arrangement would reduce development costs, but would not add to the development's character or result in a higher quality of development. We recommend that deviation #7 be rejected.</p>
8	<p><b>Section 7.201C (Design and Construction of Streets)</b></p> <p><b>Comments:</b> This provision of the general standards for all Special Districts requires that all internal streets "be designed and constructed according to established standards for public streets, unless a deviation is approved." The proposed internal access drive "concrete drive cross-section" is depicted on sheet C5.0, along with the Washtenaw County Road Commission's typical medium density residential road cross-section.</p> <p>The applicant has not provided any supporting information to demonstrate that their proposed alternative design is superior to the Township's established standards, or that the alternative would "result in a higher quality of development than would be possible without the deviation" (Section 7.003.5.). We recommend that deviation #8 be rejected.</p>

### 3. Conclusion

Section 7.003 (Regulatory Flexibility) allows for the option of Township Board approval of limited deviations that would result in a higher quality of development than would be possible without the deviation. Of the eight (8) requested deviations from the site design and development standards of the Zoning Ordinance, we have no objection from a planning perspective to approval of deviations #1 and #2, and approval of a modified deviation #5; all as described in our report.

We recommend rejection of the requested deviations #3, #4, #6, #7, and #8, which do not appear to satisfy the criteria for granting the requested regulatory flexibility.

Respectfully submitted,

**Donald N. Pennington**  
**Rodney C. Nanney, AICP**  
Land Use Planning Consultants

This report is made to the Planning Commission, and is the property of Salem Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.



**Donald N. Pennington** *Land Use Planning And Consulting*

5427 Pine View Drive Ypsilanti, Michigan 48197

734/485-1445 Fax 734/485-0212

**AREA PLAN AMENDMENT REPORT**  
**Superior Charter Township Planning Commission**  
Sutton Ridge Apartments

Original Report: May 21, 2015

Current Report Date: July 16, 2015

**1. Description**

- 1.01 Action Requested.** Approval of a major amendment to the approved Area Plan for the unbuilt phases of the Bromley Park Condominiums Planned Community (PC) development on parcel #J-10-35-100-006 to alter the development concept from 135 attached condominium units served by private roads to 126 single-story apartment units with attached garages served by access drives.
- 1.02 Applicant.** Redwood Acquisition LLC, 23775 Commerce Park, Ste. 2, Beachwood, OH 44122.
- 1.03 Owner.** R4 Properties LLC, 10356 Bouldercrest Dr., South Lyon, MI 48178
- 1.04 Location.** Parcel # J-10-35-100-006; 30.77 acres south of Geddes Road and adjacent to the Bromley Park Condominium and Bromley Park Subdivision in the northeast quarter of section 35.

**2. Area Plan Review**

Section 7.200 (General Standards) includes a set of general conditions that apply to all Special Districts, while Section 7.301 [Planned Community (PC) Special District] includes design and development requirements that apply specifically to PC projects. Other Zoning Ordinance site design standards also apply, except where a deviation is proposed on the Area Plan and accepted by the Township Board. The following review comments on the revised Sutton Ridge Area Plan dated 7/7/2015 are based in part on Section 7.102C (Standards for Petition Review), and are intended to ensure compliance with ordinance standards as the preliminary and final site plans are developed:

- 2.01 Compatibility with the Master Plan.** The Master Plan's Map 6-4 (Future Land Use) shows the subject land to be planned for a mixture of urban residential development. The description of this designation on page 6-21 of the Master Plan includes the following: "*New residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification...*" The revised Sutton Ridge Area Plan depicts a residential density of 4.09 units per acre, which is a reduction of one unit from their initial plan, and represents a 7% reduction in residential density from the approved Bromley Park Condominium Phase 2 final site plan density of 4.39 units per acre. The overall density of the combined Bromley Park/Sutton Ridge development would remain consistent with the Master Plan if the proposed Area Plan amendment is approved.

- 2.02 Ordinance standards.** The proposed development is required to conform to all applicable Zoning Ordinance requirements, except for specific deviations accepted by the Township Board as part of Area Plan approval. See our Regulatory Flexibility Report for additional comments on the proposed deviations.
- 2.03 Circulation and access.** The overall development includes a total of three (3) ingress/egress points off Meadhurst Drive, Wexford Drive, and West Avondale Circle, which is consistent with the approved Bromley Park Condominium Area Plan. Private sidewalks are proposed along one side of each internal access drive, along with new public sidewalk along the east side of Meadhurst Drive and south side of Wexford Drive. A pedestrian connection to the Township Park at the southwest corner of the development site is also planned. See our Regulatory Flexibility Report for additional comments.
- 2.04 Public facilities.** Public water and sanitary sewer lines and stormwater management facilities are available to serve the proposed development. Site maintenance plans are detailed on page 6 of the supplemental information provided by the applicant.
- 2.05 Open space.** Multiple open space areas are incorporated into the proposed site layout, including both wetlands and upland areas, as depicted on sheet L-1. The total area of open space within the development is further described in the "Area Plan Table" on the cover sheet. The following comments apply to the proposed open space elements and data:
- (1) The total open space area listed on the cover sheet is misleading, as it appears to subtract out only the footprint area of the proposed buildings, rather than the planned land area for all structures, access improvements, and other impervious surfaces. The actual percentage of open space within the proposed development, as depicted on sheet L-1, appears to be closer to 25% of the total acreage. However, this should be verified by the applicant in a revised Area Plan table.
  - (2) The proposed locations and arrangement of planned open space within the development is consistent with the requirements of Section 7.203 (Open Space Regulations).
  - (3) Per Section 5.206A.3. (Recreation Areas), *"Passive or active recreation areas (such as seating areas, playgrounds, swimming pools, walking paths and other recreational elements) shall be provided [as part of any multiple-family development in the Township] in accordance with the intended character of the development. Such areas shall be centrally and conveniently located to be physically and visibly accessible to residents, and shall not be located within any required yard setbacks or required building separation areas."*  
Recreation improvement details are not required to be included on the Area Plan, but will be required to be shown on the preliminary and final site plans for the development.
- 2.06 Parking and loading.** The revised Area Plan includes resident parking in the garages and driveways of the proposed units, along with some additional guest parking adjacent to the internal access drives. The following comments are based

upon the applicable requirements of Article 8.0 (Off-Street Parking...):

- (1) The proposed garage and driveway parking is sufficient to satisfy the minimum requirements for multiple-family development specified in Section 8.05 (Schedule of Off-Street Parking Requirements).
- (2) The proposed guest parking is not consistent with Section 8.06 (Design Requirements...). The proposed parking for the leasing office attached to building "G" creates an unacceptable gap in the sidewalk along the internal access drive, and is also not consistent with Section 8.06. See our Regulatory Flexibility Report for additional comments.
- (3) The guest parking shown near the intersection of drives "B" and "C" may inhibit visibility at this pedestrian crossing.

**2.07 Preservation of natural features.** The proposed layout generally follows the Bromley Park Condominium Area Plan layout related to preservation of natural features, with one significant exception. The Bromley Park plans included preservation of a significant landmark tree on the site (labeled on sheet C3.0 as "Wetland M"). However, this tree has since died, so the proposed plans do not include protection of this area. Several other small wetland pockets along the west side of the site are also proposed to be filled per applicable requirements.

**2.08 Building layout and design.** The proposed building layout is generally consistent with the approved Bromley Park Condominium Area Plan. The revised building designs depicted on sheets A1.1 through A1.4 consist of ranch-style attached units clad with vinyl siding, premium vinyl shakes, and stone veneer. Section 14.09B (Residential Building Exteriors) limits the area of vinyl, aluminum or steel siding to 50% of the total area of the front and side dwelling elevations.

The revised elevations include expanded areas of stone veneer on all of the proposed buildings. A separate "*masonry façade calculations*" document has been provided by the applicant's architect to confirm that the areas of proposed vinyl siding for each building are less than 50% of the total façade area. The calculations appear to be consistent with Section 14.09B, but will be subject to further review and final action as part of the site plan review process.

**2.09 Area Plan information requirements.** The revised Area Plan conforms to the minimum requirements of Section 10.07 (Required Site Plan Information), with two minor exceptions as noted below:

- (1) Each proposed open space area is not specifically outlined and dimensioned on sheet L-1. This item of information is not necessary to confirm compliance with applicable ordinance requirements, but would be helpful to verify the accuracy of open space data listed on the cover sheet.
- (2) The general areas of cutting and filling are not specifically identified on the sheet C3.0. However, this parcel was previously graded as part of the Bromley Park Condominium development, and the notes on sheet C3.0 indicate the limited areas where additional grade changes are planned.

As noted in Section 10.07, an item of required information not applicable to the project may be omitted from the plan, subject to Planning Commission acceptance.

### 3. Compatibility

The potential compatibility of the proposed Sutton Ridge development with the adjacent Bromley Park Subdivision was a topic of substantial concern during the public hearing. The importance of compatibility between land uses is also reflected in the following additional review criteria listed in Section 7.102C (Standards for Petition Review):

**3.01 Location and layout.** Section 7.102C.6. requires that *"The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood."*

- (1) Based on the similarity in dwelling unit design, the amount of traffic associated with the proposed Sutton Ridge development is not anticipated to exceed the amount that would have been generated by the Bromley Park Condominium Phase 2 development, as depicted on the approved final site plan for that project.
- (2) The existing public roads in the neighborhood and access to Geddes Road were designed to accommodate a development of similar intensity and impact to that proposed by the applicant.
- (3) If an adequate internal pedestrian network is provided within the Sutton Ridge development in a manner that connects to and completes missing links in the adjacent public sidewalk network, the proposed development can be compatible with the neighborhood in terms of pedestrian access.

**3.02 Compatibility of land uses.** Section 7.102C.7. requires that, *"The proposed...mix of housing unit types and densities...shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards."* Section 7.102C.8. also addresses the compatibility issue by requiring that *"noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses."* The following compatibility-related findings should be considered:

- (1) The general character and layout of the proposed development is consistent with the approved Bromley Park Condominium Area Plan.
- (2) Extensive landscaping is proposed along the common lot boundary with the adjacent Bromley Park Subdivision to minimize visual impacts from the Sutton Ridge project. Because all existing and proposed land uses in the area are residential, an additional transition buffer area is not required.
- (3) A "condominium" is not a land use per se, but rather is a means by which real property is divided into individual units, where ownership and occupancy are governed by deeds. In a similar way, "rental apartment" describes occupancy of individual residential units governed by leases. While the change from a condominium development and other proposed site alterations would constitute a major change from the approved Bromley Park Condominium Area Plan, the types of residential land uses are similar in character, appearance, and potential impact.

(4) As defined in Article 17.0 (Definitions), both the existing Bromley Park Condominium and proposed Sutton Ridge dwelling units would be considered to be "attached townhouses," or what the approved Bromley Park Condominium Area Plan referred to as "attached single-family dwellings."

(5) As noted on page 11 of the supplemental information provided by the applicant, the existing homes and condominium units in Bromley Park can be leased, just as the Sutton Ridge units are proposed to be.

(6) At the Township's suggestion, the applicant has included their rules and regulations for tenant behavior as an exhibit on sheet C5.0 of the revised Area Plan. If accepted by the Township Board as part of an Area Plan approval, these standards (which address noise, cleanliness, maintenance, parking, and other conduct-related conditions) would apply to the property, regardless of future ownership changes.

(7) As noted by the applicant, these lease addendum standards are more restrictive, as compared to the existing Bromley Park Condominium bylaws, and are designed to ensure an "atmosphere of peace and quiet."



Existing Bromley Park condominium units (top), as compared to an example of Redwood's proposed rental units (below).

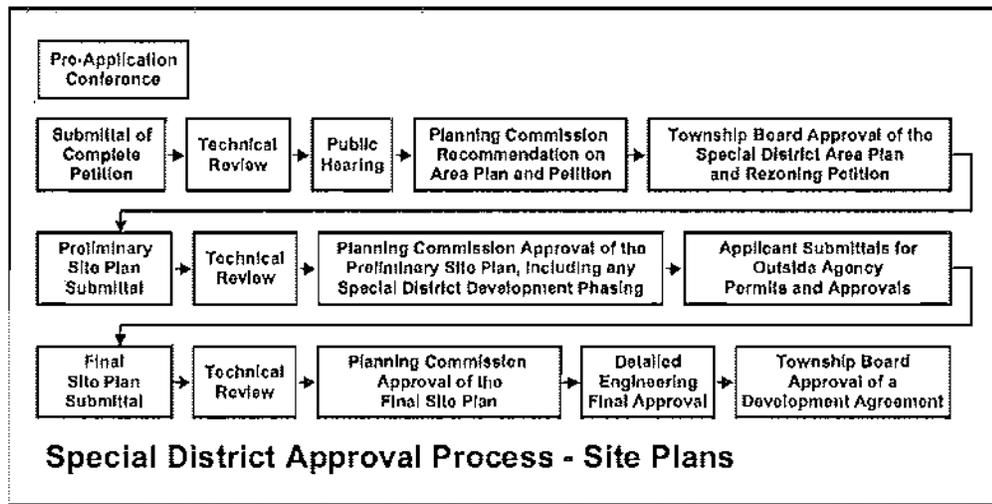
#### 4. Other Considerations

**4.01 Scope of Area Plan approval.** Section 7.102D (Effect of...Area Plan Approval) limits the scope of PC Area Plan approval to include only the following elements:

- acceptance of the overall development concept and any requested deviations from Zoning Ordinance requirements;
- general site layout;
- conceptual building design and location(s);
- preliminary street network;
- permitted land uses; and
- range of dwelling types, and maximum number of permitted dwelling units.

Other elements shown on the Area Plan, such as landscaping improvements and detailed building elevations, may be evaluated as part of Area Plan review, but are not "set in stone" by Area Plan approval.

**4.02 Planned Community approval process.** The following flowchart taken from Article 7.0 (Special District Regulations) summarizes the approval process for this type of development:



- (1) As noted in the flowchart, Area Plan approval is only one of the early steps in the review process. If approved, detailed site plan and engineering reviews would follow.
- (2) The following information is offered in response to some questions have arisen about the relationship of the Area Plan to any development agreement associated with the project or property:
  - An approved Area Plan becomes part of the zoning of the property, defining the list of allowable land uses in the PC development.
  - A development agreement is a voluntary contract between the Township Board and the developer. As noted in the flowchart, this is the last step in the development approval process.
  - Per Section 14.03 (Development Agreement), the contents of this voluntary contract typically address the details of construction, including performance guarantees, timing of development activities, and other issues of mutual concern. Planned land uses may be noted in the development agreement, but this should not supersede the authority of the Area Plan and Zoning Ordinance to govern permitted uses in the development.
  - The Township Attorney has confirmed in his 7/8/2015 letter that the existing Bromley Park Condominium development agreement remains in effect for this parcel, including any commitments associated with the Bromley Park Community Association.

## 5. Conclusion

The revised Sutton Ridge PC Area Plan dated 7/7/2015 is substantially complete, and is ready for Planning Commission review. The conceptual land use arrangement, range of dwelling units, and proposed dwelling unit density depicted on the Area Plan are generally acceptable, based upon applicable Master Plan policies and Zoning Ordinance standards. We recommend that the following be addressed by the Planning Commission as part of review, deliberation, and action on the application:

- 5.01 Any action on this application by the Planning Commission should be in the form a motion to recommend to the Township Board approval, denial or approval with conditions.
- 5.02 The Planning Commission should also make recommendations to the Board regarding acceptance or rejection of each of the proposed Zoning Ordinance deviations noted on the Area Plan's cover sheet.
- 5.03 Separate motions may be made regarding the proposed deviations and the Area Plan amendment, or these recommendations may be combined into one motion.
- 5.04 Per section 7.102A.6., reasonable conditions may be required by the Township Board as part of Area Plan approval to *"ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner."*

If the Planning Commission recommends approval of the proposed Area Plan to the Township Board, the following minimum recommended conditions should be incorporated into the motion:

- All items identified in the reports of the Township Engineer dated 7/15/2015 and Township Planner dated 7/16/2015 shall be satisfactorily resolved by the applicant on an updated, "as approved" Area Plan.
- All necessary site design changes associated with final Township Board approval or denial of requested Zoning Ordinance deviations shall also be satisfactorily resolved by the applicant on an updated, "as approved" Area Plan.
- The "as approved" Area Plan shall be subject to administrative review by the Township Engineer and Township Planner to confirm compliance with applicable ordinance requirements and conditions of approval, prior to submittal of any preliminary site plans for this development.

Respectfully submitted,

**Donald N. Pennington**  
**Rodney C. Nanney, AICP**  
Land Use Planning Consultants

This report is made to the Planning Commission, and is the property of Superior Charter Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.



ARCHITECTS. ENGINEERS. PLANNERS.

July 15, 2015

**CHARTER TOWNSHIP OF SUPERIOR**

3040 North Prospect Road  
Ypsilanti, MI 48198

Attention: David Phillips, Township Clerk

Regarding: Sutton Ridge Apartments  
Area Plan Review  
OHM Job # 0140-15-1018

On the Township's behalf, we have reviewed the material prepared and submitted by CESCO, Inc. for the above referenced project. A brief summary of the project, followed by our review comments, have been provided below.

The materials submitted consist of an Area Plan amendment for the construction of 22 apartment buildings, containing 126 single story apartment homes. The site is in the southwest quarter of Section 30 located south of Geddes Road in the area previously planned as the Bromley Park Condominiums Phase 2. Public water and sewer are available and is proposed to be installed throughout the development connecting to existing Township's water and sewer system. A stormwater management system is proposed throughout the development as a public drainage district. Vehicle access is proposed through three connections to existing public roads and will be installed through the development as private drives. On street parking is not permitted and off street parking areas are proposed at various locations. Based on the information presented we offer the following comments for your consideration:

**Required Zoning Ordinance Information**

1. The applicant shall illustrate approximate areas of cut/fill needed for the project grading.

**Engineering Comments**

2. The section of existing aggregate surface utility maintenance path shall be paved and connected to the proposed private drive and the public utility easements for water and sewer.
3. It appears that the existing sanitary sewer is within ten (10) feet of multiple buildings along the south side of Drive "C". Based on record plan information from the Bromley Park Subdivision the depth of the existing sanitary sewer west of proposed unit 105 appears to be between thirteen (13) and fifteen (15) feet. Due to the depth of this existing sanitary sewer, building units 106-119 along the south side of Drive "C" shall be adjusted to provide additional separation as required.
4. Dimensions shall be provided for all proposed easements. Separate easements shall be provided for water main, sanitary, and storm sewer, and shall be labeled as such on the plans. Utility easements widths shall be in conformance with the Township's standards.

**Conclusion**

We have reviewed the material, dated June 30, 2015, for the above referenced project on the Township's behalf. At this time, we recommend the planning commission consider approval of the area plan conditional upon the above comments being addressed administratively and incorporated into the plan set during the site plan process.

If there are any questions with this review please call us at (734) 522-6711.

Sincerely,  
OHM Advisors



Rhett Gronevelt, P.E.



Jacob Rushlow, P.E.

cc: Ken Schwartz, Township Supervisor (via e-mail)  
Richard J. Mayernik, C.B.O, Building Department (via e-mail)  
Keith Lockie, Utilities Director (via e-mail)  
Deborah Kuehn, Planning Coordinator (via e-mail)  
Don Pennington, Township Planner (via e-mail)  
Kellie McIvor, Redwood Development LLC (via e-mail)  
Dan Keever, CFSO Inc. (via e-mail)  
File

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5-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:30 p.m.

**5-2 ROLL CALL**

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

**5-3 DETERMINATION OF QUORUM**

A quorum was present.

**5-4 ADOPTION OF AGENDA**

A motion was made by Gardner and supported by Phillips to adopt the agenda as corrected, changing the order of public hearings to allow the hearing on the Sutton Ridge Area Plan to be first and to add an Item B. to Correspondence. The motion carried.

**5-5 APPROVAL OF MINUTES**

**A. MINUTES OF THE MARCH 25, 2015 REGULAR MEETING**

A motion was made by Brennan and supported by Phillips to approve the minutes as corrected. The motion carried.

**5-6 CITIZEN PARTICIPATION**

There was no Citizen Participation.

**5-7 CORRESPONDENCE**

**A. Northfield Township – Notice of Intent to Amend the Master Plan**

A motion was made by Brennan and supported by Phillips to receive the Notice of Intent. The motion carried.

**B. Letter from Brian and Annette Burak, 9566 Glenhill Dr. opposing the Sutton Ridge Area Plan.**

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A motion was made by Brennan and supported by Phillips to receive the letter. The motion carried.

5-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

B. STPC#15-02 Sutton Ridge Area Plan, 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community. (Amendment to the Bromley Park Area Plan)

1. Public Hearing

A motion was made by Brennan and supported by Phillips to open the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele  
No: None  
Absent: None  
Abstain: None

Kelli McIvor, representing the applicant Redwood Acquisitions, described the plan. She said the proposed development is comparable to the development approved for the Bromley Park Condominium Phase 2 plan. She said one difference was the original plan had 135 dwelling units and the Sutton Ridge Area Plan has 127 dwelling units. She noted that Redwood owns several rental communities in Michigan. She said the company builds, owns and manages all of the developments. She said the company markets to empty-nesters and residents who are not looking for amenities such as tot lots, swimming pools and club houses. She said there are no government subsidies and the development is privately funded.

McIvor said they met with some of the residents of Bromley Park and heard some of the concerns about traffic. She cited traffic study data that reports trip generation numbers are lower for renters than for owner-occupied dwellings. She said another concern expressed by the Bromley Park residents was about how the rental-units will affect their property values. She referred to a study from the MIT Center for Real Estate that concluded there were no impacts of rental housing on the value of owner occupied housing. She talked about the successful mix of rental and owner-occupied housing.

Tracy Pitt, 10175 E. Avondale said the existing Bromley Park community is a good mix. She said the addition of 300 renters does not fit into the community and will increase traffic and depress property values. She submitted a petition

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to Chairman Guenther with signatures of persons opposed the Sutton Ridge project.

Kathleen Hubbs, 1878 Kenwyck Dr., said she lives in the condominium community and pays association dues to maintain the site. She asked if the rental development would contribute to maintenance.

Vera Augustniak, 9633 Wexford Dr., said that the proposed development is an apartment complex situated within an owner-occupied community. She said apartment-living and subdivision-living are different. She said as an example, a homeowner cannot move out of the neighborhood whenever she feels like it the way renters can.

Don Haidys, 1836 Wexford Dr., asked who would be responsible for bonding the road. He said Superior Township may like the additional tax revenue brought in by the apartments but it will hurt the existing residents.

Ron Horvath, 1821 Wexford, said he disagreed with the speakers opposed to the development. He said the Township has a responsibility to offer a variety of housing options and the plan presented is not very different from the originally approved plan. He said he would like to see the vacant land weed patch in his back yard cleaned out.

Stephen Wiemero, 9651 Wexford, said he was concerned about security with the walking path behind Bromley Park. Phillips said the path was constructed to provide the Township utility department with access to water and sewer lines. He said the Township also saw it as an amenity. He said he shared the concern about security issues.

Eric McGuigan, 9987 W. Avondale Circle, said he moved into the neighborhood three years ago because it is a quiet community where children can move around without getting hurt. He said the plan does not do enough to protect the children in the neighborhood. He said he invested in safety when he moved into the community and said safety and security will be lost if the apartment project is developed. He asked what the Township will do to protect the character and integrity of the existing neighborhood.

David Bedwell, 9663 Wexford, said that the apartments will not be adjacent to the Bromley neighborhood, they will be "within" the community. He noted that the current residents pay extra money to plow and maintain the streets. He said before he moved in he read the Township's Master Plan and bought into it.

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Don Mills, 10227 E. Avondale, said he did not see a problem with the project. He asked if there was another option for access to the apartments.

Victoria Evans, 10187 E. Avondale Circle, said she was concerned that adding apartments would stigmatize the neighborhood. She said the Township should wait for the real estate market to improve and attract investors to buy and finish the condominium development.

Juanita Bell, 9867 High Meadow, said she loved her community. She noted that new homes were being built in Brookside and Prospect Pointe. She said adding apartments into the Bromley neighborhood was unfair to the current residents who have made investments and pay association fees to maintain the area.

Karen Cant, 10245 E. Avondale Circle, said she was concerned that the apartments would be rented to students. She said she thought the Township was jumping the gun and taking the first project that came along.

Phillips explained how the proposal came to the Township. He said the Township did not solicit the project. He said Redwood is a business and the owners have the right to propose a development. Pennington described the original Bromley Park Area Plan. He also noted that the Planning Commission is only advisory to the Township Board and that the Township Board makes the final decision.

Residents at 9559 Glenhill, 9771 Ravenshire and 10251 E. Avondale said the plan is not a good fit for the neighborhood and it will drive down housing values.

Dale Patterson, 9642 Wexford, said he was concerned about the walking path.

Perry Kapano, 10257 Avondale, said when he bought his home Pulte (the original developer) told him that houses and condominiums would be built. He asked how low the rents will go if Redwood cannot get the proposed \$1,200 per month. Melvor (Redwood) answered that they have never had to reduce their rents or use Section 8 funds. She did not know how many of the other Redwood developments were situated near low-income housing.

There were questions about putting up a gate to separate the apartments from Bromley Park. There was also a comment that if the apartments were adjacent to Bromley, there would not be as many concerns, but instead it is in the middle of Bromley Park and would exist separately.

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Lillian Newsome, 9635 Wexford, said she would not have bought her house if she knew apartments would be built within the community.

There were no additional public comments.

A motion was made by Phillips and supported by Gardner to close the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele  
No: None  
Absent: None  
Abstain: None

2. Deliberation

Rodney Nanney presented the Planner's report dated 5-21-15. He said this was the first step of the proposed development process. He said at this meeting, the Planning Commission is looking at the general concept of the plan and not at engineering issues. He noted that the intended drives are private and will be maintained by the developer. He referred to the standards for area plan review within the zoning ordinance and how the proposed plan did or did not meet the standards. He said the original Bromley Park Area Plan was approved under a previous zoning ordinance and that the current ordinance has stricter standards, including the façade standards.

Nanney said that Section 7.003 (Regulatory Flexibility) of the zoning ordinance allows for the option of Township Board approval of "limited deviations" from specific site design and dimensional standards, subject to Planning Commission review and recommendation. He reviewed the minimum deviations that would have to be added to the area plan for the Planning Commission's consideration. He said the plan is complete except for the items that require regulatory flexibility. Phillips said that not all of the deviations have been identified.

Gardner questioned the compatibility of rental housing with owner-occupied condominium and single-family housing. He said he was concerned with the way the project is nested within the neighborhood. He asked if there were other Redwood development locations where the rental units are totally dependent on a private road system.

Gardner said there are several standards that the area plan must meet and that the Planning Commission must be satisfied have been met. He read the compatibility standard:

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*Section 7.102(C)(7) Compatibility of land uses. The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.*

McIvor said compatibility was already determined by the Township when they approved the style of dwelling units for Bromley Park. She said the only thing not determined was how the residents paid for their dwelling units. She said Redwood wants to be a good neighbor and is taking over the existing storm water system.

Gardner said the issue of compatibility needs to be satisfied because it was originally approved as condominiums and single-family homes.

Guenther said based on the information presented, he was not concerned about density, layout or design of the proposed development because it appears that generally the plan can meet most of those standards. He said he is concerned about compatibility. He said unlike homeowners, renters are transient and have no ownership interest in the property. He said this is a qualitative difference. He said he was concerned because zoning should protect property rights and residents have a reasonable expectation of such protection when they buy into a subdivision or condominium.

Findley asked if Redwood had any rental communities near universities and consequently had experience renting to students. She noted that Redwood cannot discriminate against college students so she questioned how they could avoid renting to them. McIvor said that credit scores and the lack of certain amenities and the inclusion of many restrictions make the apartments, such as Sutton Ridge, unattractive to college students.

Guenther said the Township cannot force Redwood to keep to its business model and cannot prevent them from turning Sutton Ridge into Section 8 housing units if the demand were weak. Alternatively, he asked what would happen if there was so much demand for the apartments there became no incentive to maintain them. He cited rental housing in Ann Arbor where the student demand is so high there is no incentive to maintain the property.

McGill asked how Redwood could guarantee they will not lower the rents. A representative from Redwood said if the rents were lowered, the company would not be able to pay its bills. He said Redwood has never been in a situation where it had to reduce the rents.

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Findley said the Bromley Park residents were promised a condominium development. Phillips said he had concerns about how it would fit in. He said Redwood has a good reputation and the number of dwelling units will be less than originally planned. He said it was a unique situation and he did not think it was ready for Planning Commission action at this meeting.

McIvor said that Redwood does have a good reputation but she agreed the area plan was not ready for Planning Commission action. She said Redwood would like to meet the Township engineers and planners again. She asked for a postponement of action.

Steele said he shared some of the concerns expressed, but noted there is more regulatory control over the maintenance of rental apartments than there can be over who is going buy the house next door. He asked how many of the Bromley Park condominiums were rented out.

Guenther said he was still concerned about compatibility and noted that the Planning Commission will apply the Zoning Ordinance standards as they are written.

**3. Action**

It was moved by Phillips and supported by Gardner to honor the applicant's request to postpone action on STPC#15-02 Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan until the Jun 24, 2015 or July 22, 2015 regular meeting of the Planning Commission to allow the applicant time to provide additional information to the Planning Commission.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.  
No: None  
Absent: None  
Abstain: None

Chairman Guenther noted the time and requested a motion to extend the Planning Commission meeting after 11:00 p.m. It was moved by Brennan and supported by Findley to continue the Planning Commission meeting past 11:00 p.m. The motion carried.

- A. STPC#15-01 Rezone 6 acres at 3880 Vorhies from R-1 (Single Family Residential) to A-1 (Agricultural)

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1. Public Hearing

A motion was made by Gardner and supported by Phillips to open the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele  
No: None  
Absent: None  
Abstain: None

Jen Ferris, representing the applicant Lou Ferris, 4000 Vorhies, described the request. She said the property was purchased nine years ago with the intention to grow and sell produce as a community farm not a production farm.

Elizabeth Peacock, 3873 Vorhies, spoke in support of the rezoning.

There were no other comments.

A motion was made by Phillips and supported by Gardner to close the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele  
No: None  
Absent: None  
Abstain: None

2. Deliberation

Nanney presented the Planner's report dated 5-19-15. He said he recommended A-2 zoning rather than the A-1 requested. He said with A-2 zoning, the applicant could still use his land in the manner proposed. He noted there was already an A-2 district adjacent to the subject parcel and A-2 was compatible with the area. He said A-1 zoning could be considered spot zoning

Guenther reviewed the Findings of Fact outlined in the Planner's report.

3. Action

A motion was made by Phillips and supported by Gardner that the Superior Township Planning Commission recommends to the Superior Township Board, approval of STPC#15-01, the rezoning of 6 acres at 3880 Vorhies from R-1 to A-

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2; finding the change satisfies the required Findings of Fact in Section 18.06 of the Zoning Ordinance and addressed in the Planner's report dated May 19, 2015.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.  
No: None  
Absent: None  
Abstain: None

5-9 REPORTS

A. Ordinance Officer

A motion was made by Gardner and supported by Brennan to receive the reports for March-April and April-May. The motion carried.

B. Building Inspector

A motion was made by Findley and supported by Gardner to receive the reports for March and April. The motion carried.

C. Zoning Administrator

A motion was made by Brennan and supported by Steele to receive the report for April. The motion carried.

5-10 OLD BUSINESS

A. STPC#13-09 Master Plan Update – Technology Center Area Plan

Phillips reported that the Administrative staff and the planners have met with some of the owners of property within the proposed Technology Center district. He said due to the late hour, further discussion and review of the plan should be postponed until the next regular meeting of the Planning Commission.

5-11 NEW BUSINESS

There was no New Business.

5-12 POLICY DISCUSSION

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There was no Policy Discussion.

5 -13 ADJOURNMENT

A motion was made by Brennan and supported by Gardner to adjourn at 11:29 p.m. The motion carried.

Respectfully submitted,  
David Phillips  
Planning Commission Secretary

Deborah L. Kuehn  
Recording Secretary  
Superior Charter Township  
3040 N. Prospect  
Ypsilanti, MI 48198 (734) 482-6099

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7-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:35 p.m.

7-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

7-3 DETERMINATION OF QUORUM

A quorum was present.

7-4 ADOPTION OF AGENDA

A motion was made by Steele and supported by Gardner to adopt the agenda as presented. The motion carried.

7-5 APPROVAL OF MINUTES

A. MINUTES OF THE MAY 27, 2015 REGULAR MEETING

A motion was made by Brennan and supported by Gardner to approve the minutes as corrected. The motion carried.

7-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

7-7 CORRESPONDENCE

A. Sutton Ridge Area Plan

1. Petition and supplemental comments from residents and property owners to *Vote "NO" on Proposed rezoning of Parcel #J-10-35-100-006 for Apartment Construction.*

A motion was made by Gardner and supported by Brennan to receive the petition. The motion carried.

2. Letter supporting the plan.

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A motion was made by Phillips and supported by Brennan to receive the letter. The motion carried.

3. Letters opposing the plan.

A motion was made by Gardner and supported by Brennan to receive the letters. The motion carried.

- B. Charter Township of Plymouth – Notice of the Distribution of the Adopted Master Plan for Land Use.

A motion was made by Brennan and supported by Phillips to receive the notice. The motion carried.

- C. Pittsfield Charter Township – Notice of Intent to Update Existing Master Plan.

A motion was made by Brennan and supported by Phillips to receive the notice. The motion carried.

7-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

7-9 REPORTS

- A. Ordinance Officer

A motion was made by Findley and supported by Brennan to receive the reports. The motion carried.

- B. Building Inspector

A motion was made by Steele and supported by Brennan to receive the reports. The motion carried.

- C. Zoning Administrator

A motion was made by Findley and supported by Brennan to receive the report. The motion carried.

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7-10 OLD BUSINESS

- A. STPC#15-02 Sutton Ridge Area Plan - Amendment to the Bromley Park Area Plan, a 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community - Postponed from the May 27, 2015 meeting.

Guenther said the public hearing on the Sutton Ridge Area Plan was concluded at the May 27, 2015 Planning Commission meeting, however, he would permit additional public comments on a limited basis after the presentation by the applicant.

Kelli McIvor, representing the applicant Redwood Acquisition, presented additional information on the proposal. She began by stating that Redwood received unanimous approval from the Ypsilanti Township Board for a project in the Township. She said they addressed Ypsilanti Township's concern about the apartments becoming Section 8 rentals by including the prohibition of any government subsidies into the development agreement to the extent permitted by law. She said they also included a reference to the Ypsilanti Township's Property Maintenance Ordinance.

She noted that the Bromley Park Condominium Association does not prohibit the renting of units and does not require a credit check of anyone renting a unit. She said Redwood requires a credit check. She said Redwood's standard lease is more restrictive for residents than are the Bromley Park condominium rules. She said the lease restrictions demonstrate that Redwood is committed to creating a compatible land use.

Tyler Tennant, an attorney representing Redwood Acquisition, addressed the Planning Commission regarding his letter dated June 30, 2015 and included in the application materials. He said when the Bromley Park Development Agreement was signed, the Sutton Ridge site was identified as Phase 2 of Bromley Park Condominiums and was designated for future expansion. He said the Bromley Park Master Deed stated that the area of Phase 2 could be added into the master deed if done within a six year period which ended May 22, 2009. He said because the Master Deed was not amended for that purpose, the expansion area is not subject to Bromley Park Master Deed, the composite Deed or Bromley Park Bylaws. He said it is subject to the Bromley Park Development Agreement.

Tennant stated that none of the documents related to Bromley Park included restrictions on leasing and Bromley Park owners can lease their houses and

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condominiums. He said the proposed Sutton Ridge use is identical to approved use of the Bromley Park condominiums. He said the use does not vary because of ownership.

Tennant said the Bromley Park Development Agreement states that the only permitted principal use on the property is attached, single-family dwelling units. He said he talked to the Township's attorney Fred Lucas and referred to Mr. Lucas's letter dated July 8, 2015 and included in the Planning Commission packet. He said he disagreed with two of Mr. Lucas' points: 1) that the apartments are not permitted under the current development agreement and the agreement would have to be amended to permit them; and 2) that Sutton Ridge is subject to the Bromley Park Condominium Owners Association. Tennant said there is no difference between the condominium use and the apartment rental use. He said he disagreed that the Sutton Ridge project is subject to the Bromley Park Condominium Association. He said if he met with Mr. Lucas, they would probably come to an agreement on the issues.

McIvor said one of the concerns expressed at the previous meeting was the possibility that the units could be used for Section 8 housing to the extent permitted by law. She said Redwood would include in the development agreement a specific prohibition against using Section 8. She said Redwood would also include a reference to staying in compliance with the Superior Township Property Maintenance Code. She said Redwood is also prepared to make an annual contribution or a one-time payment for maintenance of the private roads.

Chairman Guenther opened the meeting for public comments.

Brian Burak, 9566 Glenhill, said he was concerned about a south side road connection. McIvor said the connection has been removed and replaced with a turn-around.

Tracy Pitt, 10175 E. Avondale asked the Planning Commission to put themselves in the shoes of Bromley Park residents. She said every homeowner bought their home with the expectation that the remaining lots would be developed with owner-occupied housing. She said Bromley Park residents are subject to rules the renters will not be subject to. She said it will be a recipe for disaster and there is no means to hold them to their promises. She suggested Redwood find another parcel in the Township that is not in the middle of an owner-occupied neighborhood.

Beth Gurkey, 9559 Glenhill asked if the applicants found examples of other Redwood communities nested within an owner-occupied community. McIvor

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said she found three and described them. Jennifer Swarup, 10161 E. Avondale asked if they were located in back of the communities. Leslie Hartig, 9783 Ravenshire, noted that because the project in Michigan has not been built, there is no information to show if it is compatible. McIvor said there are many Redwood communities that back up to single-family houses and there have been no problems.

There was a question about whether or not the request was a rezoning action and if the sign advertising the public hearing could be removed. Nanney explained that the area plan amendment process is a zoning process and must be approved by the Township Board. He said the sign should be removed.

Robert Choate, 9650 Wexford, said he was concerned about the two access points near the Bromley Park pool. He asked why they were putting the apartments so close to the condominiums when there is other land available.

Kathleen Hubbs, 1878 N. Kenwyck, said Kenwyck is a private road and she asked how other people could be stopped from using it.

Someone asked if Redwood was asked to build out the original condominium project. McIvor said Redwood is not a builder for hire so they would not accept such a proposal and none had been offered.

Victoria Evans, 10187 E. Avondale, said she is a realtor and that property values and condominium values in the area are increasing. She said there still is a chance that the Bromley Park Condominiums can be built out and the current owners will get the value from their property.

Someone in the audience said she attended the Township Board meeting on Monday night and heard the Township Supervisor remark that renters cause problems. She said the Township can do better.

Tracy Pitt, 10175 E. Avondale asked how the disagreement between the attorneys Mr. Lucas and Mr. Tennant is to be resolved. Guenther suggested that if the area plan is approved, the approval could be made subject to the amendment of the Bromley Park Development Agreement.

Someone in the audience asked about the utility path and who had the responsibility for maintaining it and securing it from trespassers. She asked if additional measures could be taken to barricade the path from public use so that the peace and safety of all residents is maintained. Phillips said the path belonged to the Township and was needed for access to sewer lines. He said it was not a part of Redwood's proposal.

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Karen Cant, 10245 Avondale asked about the results of Redwood's search for other developments near colleges. McIvor showed a table of results that indicated fourteen developments are within fifteen miles of a college. She said seven of the developments had no student renters; six had had 1% to 3 % student renters and one had 18% of its residents as medical or graduate students.

There were no additional public comments.

Nanney presented his *Area Plan Amendment* report dated July 16, 2015. He noted that the project has been reduced to 126 units and he referred to page 5 of the area plan report to describe the area plan approval process. He said the area plan defines the uses that are permitted on the site. He stopped explaining the area plan review and began reviewing his *Regulatory Flexibility Report*, dated July 16, 2015. He said the zoning ordinance allows an area plan to deviate from some of the regulations of the ordinance if the deviation will result in a higher quality development. He reviewed the deviations requested by Redwood. The deviations included: 1) Reduce the side to side distance between buildings from 28.25 feet to 24.25 feet; 2) Reduce the rear-to-rear building separation from 45 feet to 42 feet; 3) Allow access to be via private drives rather private or public streets; 4) Provide sidewalks on only one side of each drive; 5) Deviate from the 50-foot open space requirement along the short section along the Meadhurst Dr.; 6) Deviate from the 20-foot setback for areas not adjacent to roads; 7) Allow some vehicles to back out onto the drive, which is otherwise prohibited; 8) Deviate from the Design and Construction of Streets engineering standards.

Nanney recommended approving deviations #1 and #2 and a modified #5. He also recommended rejecting deviations #3, #4, #6, #7 and #8. He suggested the Planning Commission act on the deviation requests separately from the action on the area plan.

Returning to the *Area Plan Amendment* report, Nanney noted that the proposed open space meets the minimum 25% required by the zoning ordinance, however some recreational amenities will also be required. He noted that a copy of the apartment rules are published on the plan so they will become part of the governing documents.

Nanney concluded that the revised Sutton Ridge PC Area Plan dated 7-7-15 is substantially complete and is ready for Planning Commission review. He said the conceptual land use arrangement, range of dwelling units, and proposed

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dwelling unit density depicted on the area plan is generally acceptable, based upon applicable Master Plan policies and Zoning Ordinance standards.

Rushlow presented the OHM report dated July 15, 2015. He cited some information that must be provided on the plan and could be reviewed administratively.

Phillips asked how much the area plan would change if the Planning Commission approved only the deviations recommended in the Planner's report. Nanney said sidewalks would be required on both sides of the road and the buildings would have to be set back further from the road.

Steele noted the utility path was scheduled on the Bromley Park Area Plan to become a bike path. He said if it is not to be used as a bike path, it will also have to be modified on the plans.

Gardner said he appreciated the work Redwood had done in trying to meet the concerns of the Planning Commission and the community. He said there were still issues that had to be addressed. He said the first was financial fairness for the current Bromley Park residents. He said the development should not cause any financial burden of the current homeowners. Gardner also said the questions surrounding the development agreement needed to be resolved.

Guenther addressed comments to Attorney Tennant. He said the letter from Township Attorney Fred Lucas states that the development agreement runs with the land and includes the undeveloped Bromley Park Phase 2 parcel. He said the petitioners have a major amendment to the Bromley Park Development Agreement ahead of them. He said the issue is not leasing; it is whether or not the proposed use is compatible with the existing use. He said for example, the same use (residential) is allowed in both R-1 and R-7 zoning districts but they may not be compatible. He noted that the Planning Commission is reviewing the Sutton Ridge Area Plan because it is considered a Major Change from the approved Bromley Park Area Plan. He said the standards for considering a plan a Major Change include if there is a change in concept, in use, in character and/or a change in the type of dwelling unit. McIvor said she thought the decrease in density from the Bromley Park Area Plan was the reason the Sutton Ridge Area Plan was considered a Major Change.

Guenther said zoning provides some assurance of stability for the existing residents. He said it defeats their reasonable expectation of stability to have apartments built within the middle of the neighborhood. He said there are qualitative differences between leasing and owning a home such as a vested and non-vested interest. He said the Township does not have a mechanism to

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enforce the developer's good intentions. He said he would have no problem supporting the project if it were located somewhere else in the Township.

Phillips said he wanted to discuss the point about creating an unfair financial burden for the existing residents. He referred to the Bromley Park Homeowners Association, the Bromley Park Condominium Association and the Bromley Park Community Association. A comment was made from the audience about the quality of the apartments being less than the quality of the condominiums.

Findley said she appreciated the time Redwood spent in considering the Township's concerns and she said she too would support it if it were a stand-alone community. She said however, the Bromley Park residents were promised a condominium development. Redwood's attorney Tennant said the Township did not promise a condominium development. He said it is not a vested property right. Guenther said it may not be a promise per se but it is a reasonable expectation within the very same development.

Steele said he read the study presented by Redwood addressing the effect of rental housing on owner-occupied dwellings. He said the study concluded that there was no impact of renters on nearby home values. Tenant said it is the character of the occupant that can cause problems in any neighborhood. He said the zoning ordinance regulates residential uses and not the character of the occupants.

McGill asked how Redwood could guarantee that Sutton Ridge remains luxury apartments. He asked what would happen if Redwood has to reduce the standards. McIvor referred to the lease restrictions and said they will be memorialized in the area plan documents.

Steele said he read the planner's report and interprets it to mean that the proposed plan is compatible with the surrounding land uses. Guenther said he did not think it was within the purview of the planning consultant to determine compatibility. He said he could not support the plan based on the situations presented.

A motion was made by Findley and supported by Brennan to recommend denial of SPTC#15-02 Sutton Ridge Area Plan.

The Planning Commission discussed the need to re-negotiate the Bromley Park Development Agreement because of the references to a condominium development made throughout the agreement. Tennant agreed that the development agreement had to be amended. Phillips asked if Redwood would

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be willing to negotiate with the Bromley Park Condominium Association. Tennant said the Bromley Park Condominium Association does not have standing to enforce the development agreement against the expansion area. Gardner said he did not think a lot of effort should be made until the control of the development agreement is understood. He said the goal should be to reach a three party development agreement.

McIvor requested a postponement until the applicants could investigate the issues raised around the development agreement.

A motion was made by Findley and supported by Brennan to withdraw the motion to deny. The motion carried.

A motion was made by Phillips and supported by Gardner to continue the Planning Commission meeting past 11:00 p.m. The motion carried.

A motion was made by Phillips and supported by Steele to postpone action on STPC#15-02 Sutton Ridge Area Plan- Amendment to the Bromley Park Area Plan, at the petitioner's request, until the August 26, 2015 regular meeting, to allow the petitioner time to provide additional information and meet with the Township Attorney to clarify the process of amending the Bromley Park Development Agreement.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele  
No: None  
Absent: None  
Abstain: None

**B. STPC#13-09 Master Plan Update – Technology Center Area Plan**

Due to the late hour, discussion on the Master Plan Update was postponed until the August 26, 2015 meeting.

7-11 NEW BUSINESS

There was no New Business.

7-12 POLICY DISCUSSION

There was no Policy Discussion.

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7-13 ADJOURNMENT

A motion was made by Brennan and supported by Gardner to adjourn at 11:15 p.m. The motion carried.

Respectfully submitted,  
David Phillips  
Planning Commission Secretary

Deborah L. Kuehn  
Recording Secretary  
Superior Charter Township  
3040 N. Prospect  
Ypsilanti, MI 48198 (734) 482-6099

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10-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:30 p.m.

10-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

10-3 DETERMINATION OF QUORUM

A quorum was present.

10-4 ADOPTION OF AGENDA

A motion was made by Findley and supported by Phillips to adopt the agenda as presented. The motion carried.

10-5 APPROVAL OF MINUTES

A. MINUTES OF THE SEPTEMBER 23, 2015 REGULAR MEETING

A motion was made by Phillips and supported by Brennan to approve the minutes as corrected. The motion carried.

10-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

10-7 CORRESPONDENCE

There was no Correspondence.

10-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

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10-9 REPORTS**

A. Ordinance Officer

A motion was made by Findley and supported by Phillips to receive the report. The motion carried.

B. Building Inspector

A motion was made by Brennan and supported by Phillips to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Phillips and supported by Gardner to receive the report. The motion carried.

10-10 OLD BUSINESS

A. STPC#15-02 – Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan (Postponed at the August 26, 2015 meeting.)

Kelli McIvor, representing the applicant Redwood Acquisitions, addressed the Commission and thanked the Commission for considering the proposal. She referred to the signed *Letter Agreement* between Redwood Acquisition and the Bromley Park Condominium Association, dated 10-21-15 and promising a \$75,000 payment to the Association to be used to maintain roads and/or other items as the Condominium Association sees fit. She said the Planning Commission instructed Redwood to meet with the Bromley Park Condominium Association because the Association is a party in the original Development Agreement and in the maintenance of the roads.

Nanney presented the planner's report dated July 16, 2015 (*Area Plan Amendment Report*) noting the plan had not changed since the report was written. He said the area plan provides all of the information required by the zoning ordinance. He said the proposed Sutton Ridge apartment buildings are similar in design to the Bromley Park condominium buildings in the approved plan for Bromley Park Condominium – Phase 2.

Nanney referred to his report dated July 16, 2015, (*Area Plan – Regulatory Flexibility Report*.) He said the report addresses the eight deviations from the zoning ordinance requested by the applicant. He said he recommends approving only two. He said the Planning Commission's action includes

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making a recommendation to the Township Board on the proposed area plan petition and making recommendations on each of the eight requested deviations.

Chairman Guenther said that even though the meeting was not a public hearing he would invite additional public comment.

Ken Hubb, 1878 N. Kenwyck asked if the site was zoned for residential or commercial use because the use as apartments is as a business.

Rob Defay, 1999 Wexford and Treasurer of the Bromley Condominium Association, discussed the agreement reached between Redwood Acquisition and the Condominium Association Board. He said the Condominium Board contacted an attorney who advised them that they had very little legal standing that would affect the proposed development. Defay said that however, because the Association spends funds in maintaining Wexford Dr. and for snow removal, there should be some contribution from any new development. He said the Association Board saw the *Letter Agreement* as a way to gain some financial support and limit raising condominium fees. He said the Association Board agreed not to oppose the proposed Sutton Ridge area plan.

Nancy Wazienski, 10227 E. Avondale said she did not understand how the developer could reach an agreement with the Condominium Association because she thought the proposed development was under the Township's authority. She asked if the agreement was legal.

Tracy Pitt, 10175 E. Avondale, said there are other areas in the Township where the Sutton Ridge project could be built and fit in. She said the Bromley Park homeowners are not willing to count on the developer's promises. She said there is no independent street access to the apartments and there will be signs separating the apartments from the owner-occupied homes and this will affect the sale of homes. She read a letter from Barnett Building stating the desirability of single-family houses or condominiums at the proposed Sutton Ridge location.

Eric McGuigan, 9983 W. Avondale, said the Bromley Park Homeowner's Association made attempts to meet with the Sutton Ridge developers. He said there is a market for housing on that site other than apartments.

Ken Hubbs, 1878 N. Kenwyck, said he is concerned that the signs identifying the apartments will cause visitors to think the condominiums are part of the apartment development.

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Ryan Vaughan, 9983 W. Avondale said he did not approve of the apartments because a renter's mentality is different from an owner's mentality.

Brian Burak, 9566 Glenhill Dr. said that because the developer has trouble meeting the requirements and requests of the Planning Commission and has to come back meeting after meeting, how can the Township depend on the developer to provide a quality development?

Jonathan Roelofs, 9624 W. Avondale, said the signs and the driveway for the apartments will be directly behind his home. He said he did not want to raise his daughter across from an apartment development.

Vicki Evans, 10187 E. Avondale, said she is a realtor who owns both a house and a condominium in Bromley Park. She said it may be time to litigate to protect the site. She said the Township has a legal defense fund that was used to stop the rezoning off of Geddes.

Alyssabette Gurkey, 9559 Glenhill, said the Bromley Park residents want to live in harmony in an owner-occupied community. She said that was more important than the risk of any litigation.

There were no additional public comments.

The Planning Commission discussed the proposal. Phillips noted that the plans have not been changed since they were last reviewed in July 2015. Steele asked if the proposed internal vehicular access was different from the access approved in the Bromley Park Area Plan. Nanney said the proposed vehicular access was the same as in the approved plan.

The Planning Commission discussed the existing Development Agreement. Phillips explained that generally development agreements begin as contracts between a developer and the Township. He said they are signed after a project has been approved. He said in the Bromley Park case, the Bromley Park Condominium Association is the successor to the original developer. Gardner asked if Redwood plans to seek an amendment to the Development Agreement. McIvor said yes.

Guenther said the existing Development Agreement calls for condominiums. He said he was not sure what the *Letter Agreement* means except that the Condominium Association agrees to not object to the Sutton Ridge apartment development. He said the Planning Commission is being asked to take action on a request for which there is still uncertainty about who are the legal parties in the development agreement.

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Kelli McIvor said Redwood Acquisitions has provided the Township with more information than is required by the Zoning Ordinance at this time in the review process. Guenther asked how the \$75,000 payment was decided. McIvor said it was based on a percentage of the Condominium Association's street maintenance budget.

Gardner asked if Redwood offered any financial equity to the Homeowner's Association. McIvor said she said she did not think the Homeowner's Association had the same issues as the Condominium Association and Redwood has not made a proposal to them.

Gardner said he used three criteria to evaluate the proposal: financial equity, legal issues affecting the Development Agreement, and compatibility issues. He said that when he originally identified these criteria at a previous meeting, it was with the intention that Redwood would work with both the Condominium Association and the Homeowner Association.

Guenther said he agreed with the three criteria and that the said the biggest issue is that of compatibility. He said there is a perceived incompatibility between renters and owners that is recognized by Federal agencies, noting that the Federal Housing Administration (FHA) and Fannie Mae will not lend money for a housing project if more than 50% of the dwelling units are to be rental. McIvor said the 50% threshold was in response to the 2008 financial crash as a way to create investor stability.

Guenther said it was still unclear who are the current parties in the development agreement. Phillips said the Planning Commission should not get stuck on the Development Agreement. He said the Planning Commission should proceed with a recommendation and let Redwood continue at their own risk.

The Planning Commission discussed the proposed plan in terms of the eleven zoning ordinance standards of Section 7.102.C.: *(1. Growth Management Plan policies, 2. Ordinance standards, 3. Public facilities, 4. Open space and recreation areas, 5. Common areas and improvements, 6. Location and layout, 7. Compatibility of land uses, 8. Minimize adverse impacts, 9. Preservation of natural features, 10. Streets, 11. Pedestrian facilities.)*

Guenther asked if the plan met the first standard *Growth Management Plan policies*. Nanney said it meets the goal of providing a mix of housing.

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Nanney said the second standard, *Conformance to the Ordinance Standards* is the requirement that the plan conforms to all zoning ordinance requirements. He said this is where the request for deviations is addressed. He referred to his report: *Area Plan – Regulatory Flexibility Report* dated 7-16-15. He said eight deviations are requested but only two of them are recommended for approval: reducing the side to side distance between buildings; and, reducing the minimum rear to rear yard separation. He said the other six requested deviations should be denied.

Guenther said based on Nanney's report (*Regulatory Flexibility*), he was not willing to agree that the second standard (*Conformance to the Ordinance Standards*) has been met given the number of deviations requested. Steele suggested the standard could be considered conditionally met, depending on the action on the requested deviations. He noted that the Planning Commission did not request that the plans be changed to show the rejection of the deviations before the Planning Commission's action.

Guenther asked if any of the Commissioners disagreed with the planner's recommendations on the requested deviations. Phillips asked for an explanation on the request for a deviation from the requirement that all streets be built to public street standards. Jacob Rushlow, the Township Engineer, said private roads must meet public road standards and consequently, the drives in Sutton Ridge will be required to be built to private roads standards and be required to be crowned down the center. Nanney said there will also need to be sidewalks on both sides of the "street" not just on one side. Phillips said roads and sidewalks are the biggest issues in the requested deviations.

Guenther noted that there is no recreation system shown on the area plan. He said therefore he cannot conclude that the standard for *Open space and recreation areas* has been met. Nanney said the plans will be required to show some recreation area and or common areas.

Guenther asked about the standard of *Compatibility of land uses*. He noted that the development is proposed to be wedged next to the Bromley Park condominium development. Gardner said this does not meet the intent of the original intent of the Special District. Steele said the Planning Consultant's report said the development is compatible and that the standard is met. Guenther questioned the appropriateness of the Planning Consultant making a determination of compatibility.

Nanney suggested the Planning Commission take action on the requested deviations as required by Section 7.003(1): *Proposed deviations shall be*

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PLANNING COMMISSION  
OCTOBER 28, 2015  
PROPOSED MINUTES**

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*identified on the Area Plan, and shall be subject to review and recommendation by the Planning Commission and approval by the Township Board.*

A motion was made by Phillips and supported by Steele to concur with the planner's report dated 7-16-15 and recommend to the Township Board approval of deviations #1 and #2; approval of #5 on the condition that changes are made as provided in the report; and to reject #3,#4,#6,#7 and #8.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.  
No: None  
Absent: None  
Abstain: None

A motion was made by Phillips and supported by Brennan that the Superior Township Planning Commission, having reviewed STPC#15-02 Sutton Ridge Area Plan dated 7-7-15 and the related reports, recommends to the Superior Township Board **DENIAL** of the Area Plan based on the following analysis of the standards of Section 7.102.C (Special District Approval-Standards of Petition Review) of the Superior Township Zoning Ordinance:

- C.1 **Growth Management Plan polices** - As indicated in Section 2.01 of the Township Planner's report (*Area Plan Amendment Report*) dated July 16, 2015 the petition is compatible with the Superior Township Master Plan. **The standard is met.**
- C.2 **Ordinance standards** - As indicated in the Township Planner's report (*Area Plan – Regulatory Flexibility Report*) dated July 16, 2015 the petition requires eight deviations from the Zoning Ordinance standards and the Planning Consultant recommends approval of only two of the deviations. **The standard is not met.**
- C.3 **Public facilities** - The petition is adequately served by public facilities and services, using the water and sewer services that were installed for the original Area Plan, and conceptually, the same street layout. **The standard is met.**
- C.4 **Open space and recreation areas** – The petition identifies open space but the recreation areas in the original Area Plan were removed; however, an open space and recreation improvement

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plan could be provided at the preliminary and final site plan stages. **The standard is not met.**

**C.5 Common areas and improvements** –The petitioner will be required to make satisfactory provisions in the Development Agreement to provide for the financing and maintenance of improvements shown on the plan for open space and common use areas included in the development. **The standard should be met in the Development Agreement.**

**C.6 Location and layout** – As indicated in Section 3.01 of the Township Planner’s report (*Area Plan-Amendment Report*) dated July 16, 2015 the petition is similar in dwelling unit design, development intensity, pedestrian access and the amount of traffic associated with it so the location and layout is compatible with the existing neighborhood. **The standard is met.**

**C.7 Compatibility of land uses** - The following findings of fact were determined:

1. The petition is incompatible with the original Area Plan because it is an apartment use wedged into an established condominium and single-family community.
2. The petition will create issues of financial fairness because the parties creating financial conditions on the existing neighborhood may not necessarily be the bearers of the cost.
3. The petition does not comply with the intent of the original area plan to provide condominium and single family owner-occupied residences.

**The standard is not met.**

**C.8 Minimize adverse impacts.** The noise, odor, light, or other external effects connected with the proposed petition is expected to be the same as would be in the original Area Plan. **The standard is met.**

**C.9 Preservation of natural features.** The petition will not create any disturbance to natural features any more than the original Area Plan. **The standard is met.**

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C.10 **Streets.** As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) the petitioner proposed a network of internal drives rather than private streets as approved in the original Area Plan and requested a deviation from the requirement to provide streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the streets are constructed to Township standards.**

C.11 **Pedestrian facilities.** As indicated in the Township Planner's report (*Area Plan – Regulatory Flexibility*) dated July 16, 2015, the petitioners requested a deviation from the requirement to provide sidewalks along both sides of internal streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the requirement for sidewalks on both side of the streets remain.**

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill and Phillips.  
No: Steele  
Absent: None  
Abstain: None

A motion was made by Brennan and supported by Findley to continue the meeting after 11:00 p.m. The motion carried.

10-11 NEW BUSINESS

A. STPC#15-05 Superior Farm and Garden Final Site Plan – 2121 Prospect Rd.

Uldis Vitins, representing the applicant, said he was available to answer questions from the Planning Commission.

Nanney presented the planner's report dated 10-20-15. He said the planners are satisfied with plan. He said landscaping screening will be provided by the applicant and given to the adjacent property owner for planting on the property. He said the only issue remaining is the receipt of the outside agency permits and approvals.

Rushlow presented his report dated 10-16-15. He said the applicant did a great job in addressing his earlier comments and he took no exception to the plan as proposed.

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Guenther reminded the Planning Commission that because of the consent judgment covering the site, the Planning Commission was only reviewing the plan for compliance with the ordinance and standards and referring it to the Township Board for final action.

It was moved by Phillips and supported by Findley that the Superior Township Planning Commission has reviewed and discussed STPC#15-05 Superior Farm and Garden Final Site Plan, which includes the plan dated 10-12-15; the Township Planner's report dated 10-20-15; the Township Engineer's report dated 10-16-15; and other related materials, and finds that STPC#15-05 as submitted is in compliance with the Township's ordinances and standards, including but not limited to: Section 10.07 (Required Site Plan Information); Section 14.09.C (Non-residential Building Standards); Section 14.100.5 (Evergreen Screen); and Section 14.11 (Exterior Lighting) with the following exception: As required by Section 10.10, documentation of the necessary outside agency approval has not been provided. Furthermore, the Planning Commission indicates this is a useful addition to the Township that provides an unmet need.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.  
No: None  
Absent: None  
Abstain: None

10-12 POLICY DISCUSSION

There was no Policy Discussion.

10 -13 ADJOURNMENT

Chairman Guenther adjourned the meeting at 11:10 p.m.

Respectfully submitted,  
David Phillips  
Planning Commission Secretary

Deborah L. Kuehn  
Recording Secretary  
Superior Charter Township  
3040 N. Prospect  
Ypsilanti, MI 48198 (734) 482-6099

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration

Lisa Madsen, Bromley Park resident.

May 27<sup>th</sup>, 2015

*received at 5-27-15  
PC meeting*

Superior Township Planning Commission:

As longtime homeowners in the Bromley Park subdivision, we are writing to express our concerns regarding the proposed rezoning of our neighborhood to allow the Redwood Apartment complex to be built. We are resolutely opposed to this rezoning and we thank you for your consideration of the following concerns:

Creating a walking path connecting our neighborhood to Danbury Park is injudicious when we already have petty crimes – car break-ins, tires slashed etc. Facilitating the entrance and egress of outsiders will likely exacerbate these problems.

There are currently homes for rent in the Starwood Homes Manufactured Home Park next door to our subdivision of Bromley Park. This repudiates the argument that there is a need for rental properties in the area.

As proposed, Redwood's apartments would not be part of our association or our community at all, but are proposing to plant themselves in our midst. If they construct these apartments, Redwood would be breaking with their typical pattern of building an independent complex.

Similarly, Redwood's claims that there is a need for convenient senior living facilities is also invalid as there is a high end senior living facility two miles away on the corner of Beck and Geddes.

Other ranch style homes are being built in a subdivision one mile away, off Geddes. Redwood does not have evidence to support their claims that people will rent their properties, especially when people can buy comparable properties for roughly the same price point in the same general area.

Ultimately, the strongest arguments come from a January 2015, 55 page, comprehensive study done by Washtenaw County that reports on the housing and infrastructure of the county. This report was a key factor in Ypsilanti Township's rejection of a Redwood development project in February 2015. Among other noteworthy information, the report cites the following:

- "Right now the market is doing an adequate job of addressing significant portions of the rental housing needs of working families. But families with poor credit and work histories, disabilities, or other challenges are not being served by the market..." (pg. 5) Those in need of housing are not the target demographic of Redwood's construction. Their target demographic is "empty-nesters and young professionals".
- The report emphasizes the need for affordable units, with proximal access to public transportation and job centers (pg. 6). These apartments, if located within Bromley Park, would not meet any of these needs.
- The conclusion states, "We [Washtenaw County] need to stop building luxury housing" (pg. 55). During the initial informational meeting with Bromley Park residents, Redwood representatives stated that they offer a high-end product.

As Superior Township residents, we do not feel the proposed rezoning for the Redwood development is beneficial to the long term needs of the township. Thank you for considering our concerns.

Sincerely,

Brian and Annette Burak  
Bromley Park Residents  
9566 Glenhill Drive  
Superior Township, MI 48198

*included in  
May packet.*

**Deborah Kuehn**

---

**From:** David Phillips  
**Sent:** Wednesday, May 13, 2015 8:57 AM  
**To:** Deborah Kuehn  
**Subject:** FW: Redwood Apartment Development

Deborah,  
Could you please forward the below email to the planning commission.

Thanks.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

---

**From:** Alyssa Gurkey [<mailto:lyswithjoe@gmail.com>]  
**Sent:** Wednesday, May 13, 2015 6:49 AM  
**To:** Ken Schwartz; [davidphillip@superior-twp.org](mailto:davidphillip@superior-twp.org); Brenda McKinney  
**Subject:** Redwood Apartment Development

Good morning Ken,

I am a Bromley Park resident in a single family home. We, as a subdivision (both condo and homes) are very upset about the proposed rezoning for an attached subdivision of rental apartments.

I have attached an article from mlive, in which Ypsilanti Township is faced with the same potential. It mentions many of our concerns and our wish is that the Superior Township officials will see this as the Ypsilanti Twp ones do. Please be advised, we are also working on a petition for the upcoming May 27th hearing.

I have emailed the addresses listed on the township website, please forward this to any other parties that may deal directly with this matter.

[http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti\\_township\\_likely\\_to\\_r.html](http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti_township_likely_to_r.html)

Thank you for your time and attention to this matter,  
Alyssa Gurkey

Sent from my iPad

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# Rental housing raises concerns in plan for 377 new housing units



Ypsilanti Township will likely reject plans for 377 new housing units along Tuttle Hill Road. (Tom Perkins | For The Ann Arbor News)

(http://connect.mlive.com/user/tomperkins/index.html) By Tom Perkins | Special To The Ann Arbor News (http://connect.mlive.com/user/tomperkins/index.html) on May 12, 2015 at 7:30 AM, updated May 12, 2015 at 7:34 AM

Plans for 377 new housing units in Ypsilanti Township are in jeopardy.

The township's Board of Trustees and Planning Commission have each raised concerns

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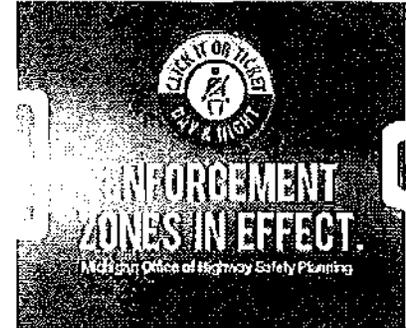
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"senior targeted" rental units that are part of the larger development, and that piece of the plan could sink the entire project.

"Should one component of the plan not be acceptable then the entire plan is not acceptable," said township planning director Joe Lawson.

The development, called Majestic Lakes, is proposed for the southeast corner of Tuttle Hill and Textile roads with 377 new multifamily condos, senior rental housing units and single-family homes.

That includes 37 new detached homes at the Ponds of Lakewood off Textile Road on which 16 condo units were previously built; 81 new single-family homes on 50-foot lots in the Villages at Majestic Lakes off Tuttle Hill; and 116 new single-family homes on 60-foot lots in the Majestic Lakes Estates.

Board members voting against the project said they didn't believe there is a need for more rentals in the township and they were concerned that the condos could end up becoming section 8 housing.

The plans were referred back to planning commission which had previously ([http://www.mlive.com/news/ann-arbor/index.ssf/2014/09/plans\\_for\\_392\\_new\\_senior\\_target.html](http://www.mlive.com/news/ann-arbor/index.ssf/2014/09/plans_for_392_new_senior_target.html)) recommended the board deny the project due to the number of rentals already in the area, Lawson said.

"The plan submitted is not harmonious to the surrounding neighborhood," Lawson said.

He added that the builder, Ohio-based Redwood Management, only builds and manages rental properties and wouldn't agree to build single-family homes intended to be sold.

Redwood representatives previously described the properties as condominiums "with a luxury feel" that would be targeted to local empty nesters for between \$1,200 and \$1,400 per month. Each unit would have two bedrooms and baths, and an attached garage.

Officials from Redwood, who couldn't be reached for this story, also previously said around 65 to 75 percent of its tenants are at least 55 years old, and their younger residents are typically looking for a quiet neighborhood. But no deed restriction or lease policy barring younger residents could be put in place due to housing discrimination concerns.

Lawson acknowledged the number of new home starts are still low, but said they are picking up and the township needs to carefully consider each proposed development.

"Regardless of the number of units that are proposed, if the commission and board feel that the proposed use is not a good fit for the neighborhood or the Township as a whole, then we should not approve such a development," he said. "Development is beginning to pick up and we don't necessarily need to jump on the first project that comes along if it does not meet the goals and objectives of our community."

No date is set for the plans to be back before the planning commission.

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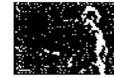
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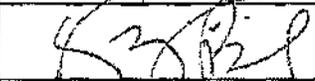
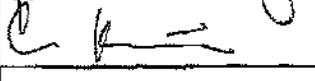
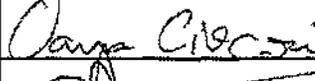
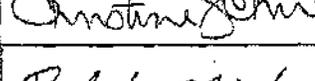
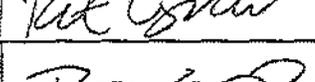
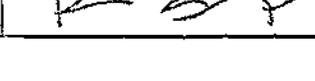
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Presented at 5-27-15  
 meeting - Officially  
 received 7-22-15

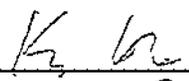
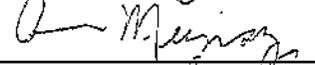
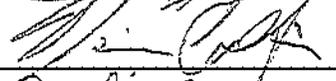
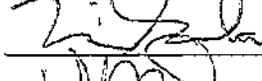
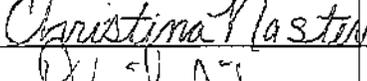
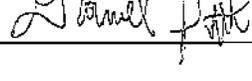
Petition to Vote "NO" on Proposed Rezoning of  
 Parcel # J-10-35-100-006 for Apartment Construction

Petition summary and background:	Redwood Living has proposed to rezone the vacant parcel in the back of Bromley Park (by the pool area) to build "condo style" apartments. Rezoning the vacant parcel in the back of the Bromley Park Subdivision/Condos for APARTMENTS poses several possible risks to the community. This is, and always has been intended to be, and "owners" subdivision. This is largely why most of us purchased our homes here. Bromley Park residents are severely against rental community development in our backyards. As our elected constituents, please preserve our wishes and do not pass the proposal.
Action petitioned for:	We, the undersigned, are concerned citizens who urge our leaders to vote "NO" on the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

Printed Name	Signature	Address	Comment	Date
LA BAILEY		10253 E AVONDALE		5/24/15
KATHERINE BAILEY		10253 E AVONDALE		5/24/15
KATE BAILEY		10253 E AVONDALE		5/24/15
C. KUTZNER		10145 E AVONDALE		5/24/15
Manuel Guerrero		10142 E Avondale		5/24/15
DANA CIOCOIU		10127 E AVONDALE		5/24/15
CRISTIAN AVASILCAI		10127 E AVONDALE		5/24/15
Tom Susik		10141 E Avondale		5/25/15
Christine Schultz		10162 E Avondale		5/25/15
Robert Wagner		10166 E. Avondale		5/25/15
RATZEL SWARUP		10161 E. AVONDALE		5/25/15

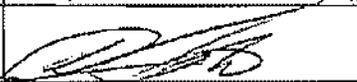
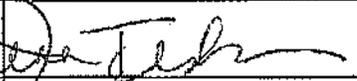
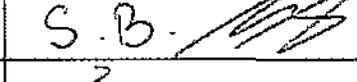
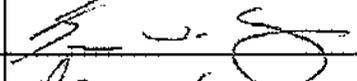
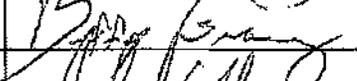
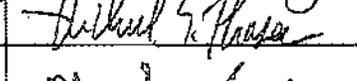
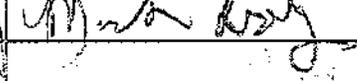
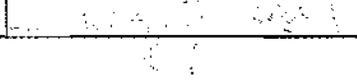
## Petition to Vote "NO" on Proposed Rezoning of Parcel # J-10-35-100-006 for Apartment Construction

Petition summary and background:	Redwood Living has proposed to rezone the vacant parcel in the back of Bromley Park (by the pool area) to build "condo style" apartments. Rezoning the vacant parcel in the back of the Bromley Park Subdivision/Condos for APARTMENTS poses several possible risks to the community. This is, and always has been intended to be, and "owners" subdivision. This is largely why most of us purchased our homes here. Bromley Park residents are severely against rental community development in our backyards. As our elected constituents, please preserve our wishes and do not pass the proposal.
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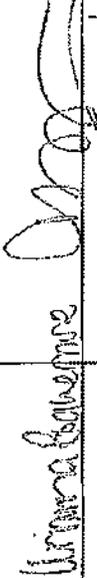
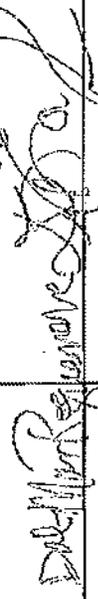
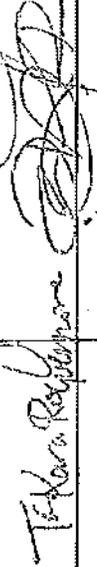
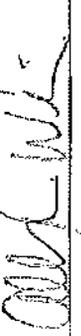
Printed Name	Signature	Address	Comment	Date
Kyle Page		9791 Ravenshore		5/24/15
Lori Page		9791 Ravenshore		5/24/15
ANN MURRAY		9779 RAVENSHIRE		5/24/15
DONALD A. MILLS		10227 E. AVONDALE CIR		5/25/15
Worm Calfin		10233 E AVONDALE CR		5/25/15
Cindy Calfin		10233 E. Avondale Cr.		5/25/15
Katherine Bailey		10253 E. Avondale Cir.		5/25/15
Tim Smola		10263 E Avondale		5/25/15
Tamara Naster-Smola		10263 E. Avondale		5/25/15
Christina Naster		10263 E. Avondale		5/25/15
Daniel PAA		10125 E Avondale Cr.		5/24/15

## Petition to Vote "NO" on Proposed Rezoning of Parcel # J-10-35-100-006 for Apartment Construction

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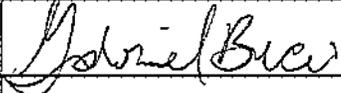
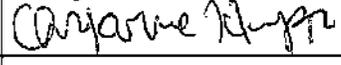
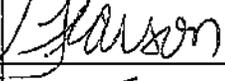
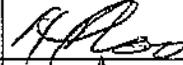
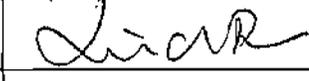
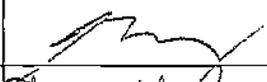
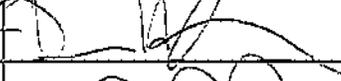
Printed Name	Signature	Address	Comment	Date
Darren Testa		9861 High Meadows Dr, Ypsi	No to the Apartments	5-24-15
Jenn Testa		9861 High Meadows, Ypsi	- No -	5/24/15
Juanita Bell		9867 High Meadows	- NO -	5-24-15
MARK URRANIAK		9871 HIGH MEADOW	NO	5-24-15
RICHARD STARKS		9883 High Meadow Dr	—	5-24-15
SORIN BATOG	S. B. 	9896 HIGH MEADOW DR	NO TO THE APARTMENTS	5/24/15
Siewa Gray		9988 W. Avondale	no!	5/24/15
Buff, Gray		9988 W. Avondale	no! No! no!	5/24/15
Michael Thomson		9983 W. Avondale	No	5/24/15
Mark Irons		9985 W. Avondale	NO	5/24/15
Corey Bell		12161 W. Avondale		5/24/15



Alivia Farris		9745 Ravenshire Dr Superior, TN 37874				5/24/15
Robert Oakes		9737 Ravenshire Dr. <del>Valentia</del>				5-25-15
Sanjana M		9732 Ravenshire-				25-5-2015
Nehal Bahini		9734 Ravenshire Dr.				5/25/2015.
Ujjwala Ravenshire		9738 Ravenshire Dr.		Not as safe for children.		5/25/2015
<del>Dalvir Ravenshire</del>	<del></del>	9738 Ravenshire Dr.				5/25/2015
Tikara Ravenshire		9738 Ravenshire Dr.				5/25/2015
Akash Weir		9746 Ravenshire Dr.				5/25/15
Wendy West		9746 Ravenshire Dr.				5/25/15
Wendy West		9768 Ravenshire Dr.				5/25/15

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Printed Name	Signature	Address	Comment	Date
Gabriel Bucio		9560 Glenhill Dr.		5/22/15
Alexander Kannea		9553 Glenhill dr		5/22/15
Chyanne Hipp		9553 Glenhill Dr.		5/22/15
<del>Brian Pearson</del>	<del></del>	<del>9551 Glenhill Dr</del>		<del>5/22/15</del>
Tawny Pearson		9551 Glenhill DR.		5/22/15
Marc deLoe		9548 Glenhill Dr		5/22/15
Xiaomin deLoe		9548 Glenhill Dr		5/22/15
JEFF MENDOZA		9545 GLENHILL DR		5/22/15
DANA HARRIS		9556 Glenhill Dr.		5/22/15
DAVID JAWOVICH		9549 Glenhill dr		5/22/15
SHEILA JAWOVICH		" " "		5/22/15

Nelanda Dasamora	Polinda Mase	9543 Glenhill Dr	5/22/15
Andrew Dasamora		9543 Glenhill Dr	5/22/15
Ann Marie Brooks	Ann Marie Brooks	9538 Glenhill D	5/22/15
Corey Martin	<del>Corey Martin</del> Corey Martin	9538 Glenhill D	5/22/15
George Martin	George M	9538 Glenhill Dr	5/22/15
VENU NANDANIEL	Dr. V. Venkatesh	9534 Glenhill Dr	5/22/15
VASANTHI KOUJI	K. Venkatesh	9534 Glenhill Dr	5/22/15
Ramesh K. Krishnamoorti	Rajeev K	9532 Glenhill Dr	5/22/15
Sini Sridharan	Sini S	9532 Glenhill Dr	5/22/15
Veragostyniak	John Veragostyniak	9633 Westford Dr	5/22/15
David Augustyniak	David Augustyniak	9633 Westford Drive	5/22/15
Poza Nevras	Poza Nevras	9633 Westford Drive	5/22/15
Andrew Robbins	Andrew Robbins	9632 Westford Drive	5/22/15
Rebecca Padua	Rebecca Robbins	9632 Westford Dr	5/22/15
Elliam Newsum	Elliam Newsum	9635 Westford Dr.	5/22/15
Alexandra Weber	Alexandra Weber	9637 " "	
Erik Weber	Erik Weber	" "	

5/22/15

Name	City	Address	Date
Joseph C	9639 Wexford		5-22
Cheryl Sanders	( )		
Patty Meekins	9636 Wexford		5-22
Thomas Meekins	9636 Wexford		5-22
Robert Bliss	9630 Wexford		5/22
ERIC MANCHA	9640 WEXFORD DR.		5/22
NIDIE MANCHA	9640 WEXFORD DR.		5/22
KRISTEN MCKEE	746 STONEHENGE, CANTON		5/22
SCOTT MCKEE	746 STONEHENGE, CANTON		5/22
DAN SCHILK	9640 Wexford DR		5/22
ROS SCHILK	9640 WEXFORD DR.		5/22
STEPHEN WIEMERO	9651 WEXFORD DR.		5/22
Robert Choate	9650 Wexford Dr.	Bluf C C/A	5/22
JERRY SPOONER	9650 WEXFORD DR	Bluf C C/A	5/22
Raymond	9653 Wexford Dr.		5/22
Stephen Tubman	9677 W Avondale Cir.		5/23
Ryan Sullivan	9671 Wexford Dr		5/23



*Unsure of origin.  
Will submit for  
official receipt 7-22-15*

Gene Pittenger Ypsilanti MI 48198 United States 2015-05-10 I'm signing because I'm afraid of lower home values and increased crime.

Christopher Cole Ypsilanti MI 48198 United States 2015-05-11 I do not want my property value to decrease, additional wear and tear on roads, and increased crime due to high turnover from renters.

Annette Burak Ypsilanti MI 48198 United States 2015-05-11 I am concerned about having a rental complex tucked away in the back of our subdivision that will not be a part of our community. However, my biggest concern is that a walking path would be constructed that would connect Bromley Park to Danbury Park, which is located in a high crime area. This makes me very concerned about the safety of my home and family.

JENNIFER Walter Ypsilanti MI 48198 United States 2015-05-11 All the above

Natalie Walter Huntingtown MD 20639 United States 2015-05-11 I'm signing because this will ruin our quiet little community. It will also cause my home value to go significantly down.

Emily Preston Rahim Superior Twp MI 48198 United States 2015-05-11 I do not want this extra traffic in our neighborhood.

Scott Gissendaner Ypsilanti MI 48198 United States 2015-05-11 I can't handle more crime in the neighborhood. We've already lost so much after the market fell. These values need to go up not down.

Marcel Leahu Ypsilanti MI 48198 United States 2015-05-11 I do not want the back end of my neighborhood turned into a string of apartments with tenants who have no investment in homeownership and who are less likely to care for their neighborhood.

Kevin DiCola Ypsilanti MI 48198 United States 2015-05-11 Density issues and potential loss of home values.

Todd Talford Ypsilanti MI 48198 United States 2015-05-11 I agree with the the risk of increased crime, road traffic, and devaluation of our homes.

Karen Cant Ypsilanti MI 48198 United States 2015-05-11 I want homeowners not renters in my sub. I also am AGAINST the footpath connecting our sub to MacArthur Blvd.

Derek Huffman Ypsilanti MI 48198 United States 2015-05-11  
My house borders this proposed apartment complex. Right now I look at beautiful nature, I don't want the increased risk of crime that's associated with renters bordering my backyard.

Steve Celeste Ypsilanti MI 48198 United States 2015-05-11 I want Bromley Park to remain a neighborhood with people who have vested interests in property value and safety for those who live there. Zoning the land for apartments will increase crime risk.

Cheryl Crawford Ypsilanti MI 48198 United States 2015-05-11 I do not want renters in our community, nor do I want the entrance to this community directly in front of my house.

Lisa Hogan Ypsilanti MI 48197 United States 2015-05-11 I want to ensure a safe neighborhood for my children to grow up in. Worried about increased traffic as well as people in the area.

Eric Mancha Ypsilanti MI 48198 United States 2015-05-11 I love the direction the sub division is heading without these apartments/condos. Add more houses and make Superior Township the place to raise a family. If you want an apartment live in Ypsilanti or Ann Arbor.

KATHY SMITH YPSILANTI MI 48198 United States 2015-05-11 I live in the condos and bought there in 2010 because we were told the vacant land was only zoned for condos. I'm not in favor of apartments using our roads that we maintain through our HOA dues, including snow removal, and I'm not in favor of the walking trail connecting our area to MacArthur Blvd. either. Only homes or condos should be developed on that land, not rental properties.

KATHY SMITH YPSILANTI MI 48198 United States 2015-05-11 I live in the condos and we bought in Bromley Park because we were told the vacant land would ONLY be developed as condos. I'm not in favor of rental properties using our roads that we in the condos maintain through our HOA dues. I'm not in favor of the walking path connecting our condos to MacArthur Blvd either.

Abby Lantz Ypsilanti MI 48198 United States 2015-05-11 Possible issues as a result including a decrease in home values, increased traffic and the potential for more crime. Nothing positive can come from this that I can see.

Brian Clark Mount Laurel NJ 08054 United States 2015-05-11 Against rezoning in Bromley Park

Kierre Worsham Ypsilanti MI 48198 United States 2015-05-11 I care about the community in which my family lives and our

investment!

Diane Moore Ypsilanti MI 48198 United States 2015-05-11

I am opposed to having rental property in an area originally designated as 'owned' condominium property. I agree with all of the thoughts laid forth in this petition.

perry kapano superior twp MI 48198 United States

2015-05-11 We bought here 11 years ago on the premise that the undeveloped land behind us would be either condos or homes. Now Superior twp wants to sell us out with apartments and renters not owners. I as a home owner oppose this.

doug deskins Ypsilanti MI 48198 United States 2015-

05-12 I believe that the addition of rentals will reduce not only property values, but also quality of the community.

Janie Tyra Ypsilanti MI 48198 United States 2015-05-12 I do not want the apartments being built in Bromley.

Jennifer Wiemero Ypsilanti MI 48198 United States 2015-05-12 I would love to see that land developed but I am concerned about them putting in a walking path near MacArthur Blvd.

Ken Hogan Ypsilanti MI 48198 United States 2015-05-13 no pathways adjoining MacArthur

jeremiah Karolak Ypsilanti MI 48198 United States 2015-

05-13 Letting rental apartments become part of our community will lower property values, increase traffic, and possibly increase crime. Look at the apartments behind us. Huge problems, including murder. Plus, they want to put a path to the neighborhood behind us? Absolutely ridiculous, why not roll out a red carpet to more crime? Brilliant Superior Township! Need to vote you out of office for even considering this.

Ron Blevins Ypsilanti MI 48198 United States 2015-05-13

Property taxes will go up; value of my home will decrease. increase in crime will rise.....

Keisha Blevins Ypsilanti MI 48198 United States 2015-05-13

"One of the primary reasons people buy a home is the desire for a long term, stable environment that will thrive over time. Bromley Park, as it currently stands is a quiet, well maintained community of home owners who have invested their time, effort and energy into ensuring that our community remains a desirable place to live. Many of the current residents of Bromley Park are original home owners who in spite of a faltering economy and a failing housing market held onto their homes because they had a vested interest in their properties and our community. Renting, by its nature, does not provide the same benefits as homeownership and as a result renters do not have the same vested interest in

the properties they occupy because they do not own them and do not intend to reside in them for an extended period of time.

The development of rental properties in Bromley Park would not only increase wear and tear on our roads, lower property values, and potentially create an influx of crime due to the proposed creation of walking paths to surrounding areas, the development of rental properties would disrupt the harmony of the current neighborhood. "

Lee Twombly Ypsilanti MI 48198 United States 2015-05-15 For many of the same reasons/concerns voiced by neighbors

Timo Wiemero Ypsilanti MI 48198 United States 2015-05-16  
I'm signing this petition because of degrading property values!

James Salter Ypsilanti MI 48198 United States 2015-05-17  
Already have two renters living next door. 120 some odd more renters is a bad deal for Bromley Park as we know it.

Cheryl Horning Ypsilanti MI 48197 United States 2015-05-18  
I care about my neighborhood.

Lee Lim Ypsilanti MI 48197 United States 2015-05-19  
Bromley Park is not an apartment community.

Robert Choate Ypsilanti MI 48198 United States 2015-05-20  
Our community does not need such an increase in traffic.

Jonathan Roelofs Ypsilanti MI 48198 United States 2015-05-21  
This Redwood Apartment proposal is not consistent with the rest of the Brownley Park development and will negatively impact our community.

Pamela Schultz Ypsilanti MI 48198 United States 2015-05-26  
I do not want an apartment complex built in the phase 2 section of our condominium section

received by PC  
7-22-15

Deborah Kuehn

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**From:** David Phillips  
**Sent:** Friday, July 10, 2015 9:58 AM  
**To:** Deborah Kuehn  
**Subject:** FW: Reddwood Apartment Proposal

Another one to add to correspondence.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

**From:** Lomakin, Galina [<mailto:lomaking@med.umich.edu>]  
**Sent:** Friday, July 10, 2015 9:46 AM  
**To:** David Phillips  
**Subject:** Reddwood Apartment Proposal

Hello Dave,

Hello Dave,

My name is Galina Lomakin, I work at UM and reside at Bromley Park since 2003. When I bought my house, our subdivision was still under construction and back of Bromley Park was supposed to be finished by building residential single houses, then Puite just walked away. I didn't buy my house to be surrounded by rental apartments and what is going on right now is outrageous. It is unfair for all people living at Bromley Park, since I am positively sure, it will bring down the value of our homes. I am planning on seeing my attorney to find out if we have a legal case here.

Sincerely,

Galina Lomakin.

\*\*\*\*\*

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

## Deborah Kuehn

---

**From:** David Phillips  
**Sent:** Friday, July 10, 2015 8:37 AM  
**To:** Deborah Kuehn  
**Subject:** FW: Stop Redwood Apartment Proposal!

Could you please include this with the other communications for the planning commission.

Thanks.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

**From:** [vcbharmony@aol.com](mailto:vcbharmony@aol.com) [<mailto:vcbharmony@aol.com>]  
**Sent:** Thursday, July 09, 2015 5:00 PM  
**To:** David Phillips  
**Subject:** Stop Redwood Apartment Proposal!

**TO:**  
**Officials, Boards and Commissions**  
**Superior Township Officials**  
**Superior Township Hall**  
**3040 North Prospect**  
**Ypsilanti, MI 48198**

**ATTN: David Phillips, Clerk**

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their

immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration.

Respectfully submitted,

Valerie Bacoat, Home Owner  
10183 E. Avondale Circle  
Bromley Park  
Superior Township, MI 48198  
734.635.7260

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums. There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not **compatible** with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place. Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

**Please vote no on the proposed rezoning.**

Thank you for your consideration,

Greg & Tracy Pitt  
10175 E. Arundale Circle

July 15<sup>th</sup>, 2015

Dear Board Member,

We are writing to address an issue that will be on the future agenda of the Superior Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed and managed by Redwood Apartments.

We purchased our home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

We hope that the board will be able to see our perspective and the perspective of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable for to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Jonathan & Kimberly Roelofs

A handwritten signature in black ink that reads "Jonathan & Kimberly Roelofs". The signature is written in a cursive style and is enclosed within a faint, dotted rectangular border.

Homeowners of Bromley Park Lot #265 since March 2005

9624 W. Avondale Circle  
Superior Township, MI  
48198

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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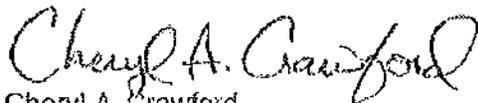
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While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

**Please vote no on the proposed rezoning.**

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Thank you for your consideration,



Cheryl A. Crawford  
9620 W. Avondale Circle  
Superior Twp., MI 48198

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

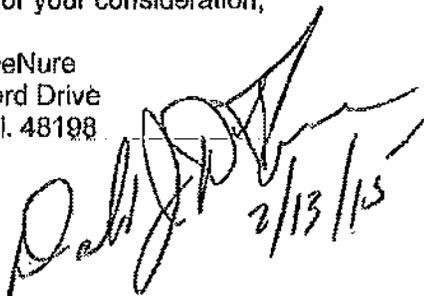
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Please vote no on the proposed rezoning.

Thank you for your consideration,

Donald J. DeNure  
1886 Wexford Drive  
Ypsilanti, MI. 48198



2/13/15

*received by PC  
7-22-15*

**Deborah Kuehn**

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**From:** David Phillips  
**Sent:** Tuesday, July 14, 2015 2:56 PM  
**To:** Deborah Kuehn  
**Subject:** FW: I'm for it.

Another communication for the planning commission packet.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

**From:** KATHLEEN ILER [<mailto:ilerkathleen@hotmail.com>]  
**Sent:** Tuesday, July 14, 2015 2:51 PM  
**To:** David Phillips  
**Subject:** I'm for it.

Mr. Phillips,

I am a resident of Bromley Park Condominiums and am FOR the development of the Redwood Apartment proposal.

I would like to see that area developed and this option sounds as if it would fit in with the area.

I don't agree with the home-owners' objections and wonder why, when so few of their homes would even back up to the development, they are soooo upset.

Please forward this letter to all of the Township Officials.

Thank you.  
Kathleen Iler

received by PC  
7-22-15

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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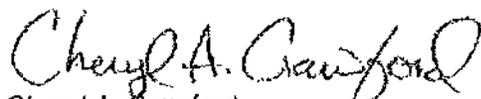
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While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration,

  
Cheryl A. Crawford  
9620 W. Avondale Circle  
Superior Twp., MI 48198

received by PC  
7-22-15

**Deborah Kuehn**

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**From:** David Phillips  
**Sent:** Monday, July 20, 2015 9:56 AM  
**To:** Deborah Kuehn  
**Subject:** FW: Rezoning concern

For communications.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

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**From:** dingchang song [[mailto:dingchang\\_song@yahoo.com](mailto:dingchang_song@yahoo.com)]  
**Sent:** Sunday, July 19, 2015 7:17 PM  
**To:** David Phillips  
**Subject:** Rezoning concern

Dear David,

We are the residents of 10239 E. Avondale Cir. Superior TWP.

My wife and I are very much concerned with the proposed rezoning in the back of Bromley Park to build apartments. I'd like to let you and all the township officials involved in this process know that we strongly oppose this proposal. Please feel free to forward this email to Mr. Kenneth Schwartz and all the officials.

We, like many in our neighborhood, bought this house based on how this piece of land was zoned at that time and we were told by the seller/builder that this entire neighborhood would be built for home owners.

We bought the house for home and we expect people living around care as much the neighborhood as we do - that only requires that they be home owners instead of apartment renters.

David and all the officials, please disapprove this proposal and help save our home!

Sincerely,

Dingchang Song & Hong Gao.

received by  
PC  
7-22-11

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Christine Zahnd

10162 E Arundale Cir

Superior Twp, MI 48198

586-357-6239

## David Phillips

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**From:** Denise Blasiola <dblasiola@sbcglobal.net>  
**Sent:** Monday, May 11, 2015 5:53 PM  
**To:** kenschwarta@superior-twp.org; David Phillips; Brenda McKinney  
**Subject:** Proposed walking path

I am writing to express my concerns regarding the proposed walking path to connect Redwood/Bromley Park Sub to Danbury park. This is a TERRIBLE idea. We do not want to increase the ease of access to our community from a known higher crime area. Bromley Park currently has 2 parks to serve its residents. The proposed Redwood Community would be an enticement for crime because it will be very secluded in the back where you want the path. Please rethink this decision.

## David Phillips

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**From:** Alyssa Gurkey <lyswithjoe@gmail.com>  
**Sent:** Wednesday, May 13, 2015 6:49 AM  
**To:** Ken Schwartz; davidphillip@superior-twp.org; Brenda McKinney  
**Subject:** Redwood Apartment Development

Good morning Ken,

I am a Bromley Park resident in a single family home. We, as a subdivision (both condo and homes) are very upset about the proposed rezoning for an attached subdivision of rental apartments.

I have attached an article from mlive, in which Ypsilanti Township is faced with the same potential. It mentions many of our concerns and our wish is that the Superior Township officials will see this as the Ypsilanti Twp ones do. Please be advised, we are also working on a petition for the upcoming May 27th hearing.

I have emailed the addresses listed on the township website, please forward this to any other parties that may deal directly with this matter.

[http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti\\_township\\_likely\\_to\\_r.html](http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti_township_likely_to_r.html)

Thank you for your time and attention to this matter,  
Alyssa Gurkey

Sent from my iPad

## David Phillips

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**From:** patricio calupina <pcalupin@hotmail.com>  
**Sent:** Friday, June 19, 2015 7:50 AM  
**To:** Ken Schwartz; David Phillips; Brenda McKinney; nancycaviston@superior-twp.org; roderickgreen@superior-twp.org; lisaalewis@superior-twp.org; alexwilliams@superior-twp.org  
**Subject:** Proposed Rezoning of Parcel #J-10-35-100-006

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums. There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease. The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place. Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Best Regards  
Patricio Calupina

10201 E Avondale Circle  
734-502-0730

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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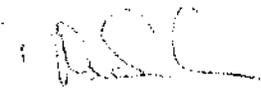
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Please vote no on the proposed rezoning.

Thank you for your consideration,



Duane Schliese 1077 E. Avondale  
248-860-6502

Please do not let them  
ruin our neighborhood !!!

## David Phillips

---

**From:** Gary & Kathy Smith <gsmith6468@sbcglobal.net>  
**Sent:** Sunday, June 21, 2015 3:47 PM  
**To:** David Phillips  
**Subject:** Proposed rezoning

Dear Board Member,

We are writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. We moved into Bromley Park Condominiums in 2010 with the understanding that the undeveloped area was zoned ONLY for condominiums. Now we're hearing that apartments are being considered. These are some of the concerns we hope you will contemplate before allowing that to happen:

1. The apartments would have access to our roads and create additional wear and tear. These roads are maintained through our HOA dues, including snow removal, black top repairs, curb cement repairs, etc. When the original developer walked away from our development without completing the final topcoat on the roads, condo owners were assessed more money in order to complete the work. Redwood would not be paying to help maintain our roads. Is that fair to the existing condo owners?
2. When Brian Rottinghaus took over the property and completed some of the unfinished units, he told us at a HOA meeting that he would finish the undeveloped land when values started to rise again. Values are rising again. One condo on Wexford Circle recently sold for \$150,000. Condos sell very quickly in our subdivision and neighboring area. In fact, Crystal Village recently started building phase two condos near Geddes and Denton. The Villas at Maple Creek near Geddes and Beck were successful in selling their condos too, and those units don't have basements and the economy was still suffering the effects of the recession. We realize Mr. Rottinghaus wants to sell his property, but with the economy improving and new housing units being built in our area, we believe he will find a developer willing to build condos on the land if you hold him to the way it is currently zoned.
3. Our proximity to several colleges is a concern, too. Redwood's representative told us at the township's meeting in early June that the apartments would be rented to a maximum of 4 people for somewhere around \$1400 a month. That's a good bargain (\$350 each) for students attending EMU or UM, but how would that effect our neighborhood? We don't have anything against college students, but we all know the kind of trouble young, unsupervised kids can get into. (We lived on campus back in the day.)

We could go on listing our concerns, but for the sake of brevity we'll finish with this: We hope you say no to the rezoning because it's the right thing for a local unit of government to do. You zoned it that way originally and we all bought our condos or homes under that assumption. We trusted the officials of Superior Township to live up to that promise. Please don't disappoint us taxpayers who far too often find reasons to be skeptical that government cares about them.

Thank you for your consideration,

Gary and Kathy Smith  
1882 N. Kenwyck Drive  
Superior Township, MI 48198

## David Phillips

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**From:** vcbharmony@aol.com  
**Sent:** Thursday, July 09, 2015 5:00 PM  
**To:** David Phillips  
**Subject:** Stop Redwood Apartment Proposal!

**TO:**  
Officials, Boards and Commissions  
Superior Township Officials  
Superior Township Hall  
3040 North Prospect  
Ypsilanti, MI 48198

**ATTN:** David Phillips, Clerk

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration.

Respectfully submitted,

Valerie Bacoat, Home Owner  
10183 E. Avondale Circle  
Bromley Park  
Superior Township, MI 48198  
734.635.7260

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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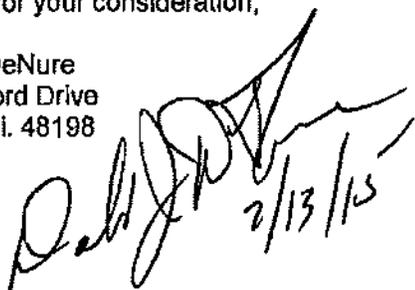
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Please vote no on the proposed rezoning.

Thank you for your consideration,

Donald J. DeNure  
1886 Wexford Drive  
Ypsilanti, Mi. 48198



2/13/15

## David Phillips

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**From:** Katherine Harvey <kdharvey@sbcglobal.net>  
**Sent:** Monday, July 20, 2015 1:27 PM  
**To:** David Phillips  
**Subject:** Redwood Development Opposition

(Please forward our email to the Planning Commission. Thank you.)

Mr. Phillips,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

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Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

**Please vote no on the proposed rezoning.**

Thank you for your consideration,  
Clayton & Katherine D. Harvey  
1982 N. Kenwyck Drive  
Superior Township, MI 48198

## David Phillips

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**From:** Kimberly Roelofs <kimberly.roelofs@gmail.com>  
**Sent:** Monday, July 20, 2015 5:13 PM  
**To:** David Phillips  
**Cc:** Jonathan  
**Subject:** Re: Redwood Apartment Opposition

Hi Mr. Phillips,

Thank you very much for the information. We will definitely take a look at it.

Thanks,  
Kimberly Roelofs

Sent from my iPad

On Jul 20, 2015, at 11:24 AM, David Phillips <davidphillips@superior-twp.org> wrote:

Ms. Roelof,  
I added a link to the bottom of the story on the Township's website,

[http://superior-twp.org/news/redwood\\_rezoning\\_7\\_7\\_2015.doc](http://superior-twp.org/news/redwood_rezoning_7_7_2015.doc),

It includes copies of the planner's reports and other planning commission documents that the Planning Commission will be using to make their recommendation.

David Phillips, Superior Township Clerk  
3040 N. Prospect Road  
Ypsilanti, MI 48198  
TX: 734-482-6099  
FAX: 734-482-3842  
Email: [davidphillips@superior-twp.org](mailto:davidphillips@superior-twp.org)

**From:** Kimberly Roelofs [<mailto:kimberly.roelofs@gmail.com>]  
**Sent:** Thursday, July 16, 2015 3:43 PM  
**To:** David Phillips  
**Cc:** Jonathan  
**Subject:** Redwood Apartment Opposition

July 16<sup>th</sup>, 2015

Dear Mr. Phillips,

I had met you briefly after the June Board Meeting regarding the Redwood Apartments, and we are writing to further address the issue that will be on the future agenda of the Superior Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed

and managed by Redwood Apartments. Could please also forward this email on to Nancy Caviston, Lisa Lewis, Alex Williams, and Rodrick Green as we do not have email addresses for these board members? It would be much appreciated.

We purchased our home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

We hope that the board will be able to see our perspective and the perspective of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable for to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Jonathan & Kimberly Roelofs

Homeowners of Bronley Park Lot #265 since March 2005

## David Phillips

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**From:** Don Ruth <dxr64@hotmail.com>  
**Sent:** Tuesday, July 21, 2015 3:15 PM  
**To:** David Phillips  
**Subject:** Rezoning of Parcel #J-10-35-100-006

Dear Mr. Phillips,

I am writing you concerning the proposed rezoning of Parcel #J-10-35-100-006 for an apartment community.

The rezoning of this parcel for an apartment community does not fit in with the vision that you or the other members of the planning commission should have for this area of Superior Township. This property should remain zoned for owner occupied housing. To add a rental community to this area could tip it in a direction that would not be beneficial to property values or enticing to future development of the area.

An apartment community would bring more potential of depressed property value to an area already on the edge of a depressed area and tip the balance causing its spread. Its proximity to the areas Southerly of the proposed area will have the potential to lead this new development in the wrong direction creating a too large an area of depressed development for the surrounding area to the North sides to prevent its spread. The owner occupied and large tract properties to the Northern sides are the only things containing the area of depressed value housing to the South.

This new development would also place an unfair burden on the residents of the existing Bromley Park community by forcing access to this new development on them. The plans call for this new community to share the roads and sidewalks through the Bromley Park neighborhood to access the main thoroughfare of Geddes Rd. The residents of Bromley Park were led to purchase their homes with the understanding that parcel #J-10-35-100-006 was to eventually be owner occupied housing. Rezoning of this parcel is to surely affect their quality of life and their property values in a negative way.

The developer Redwood Apartments has set a precedent of neglected apartment communities as evidenced in their other Michigan developments. I implore the planning commission members to investigate and actually visit some of their other developments before approving this rezoning and allowing their development into our community.

We should not shun rental housing in Superior Township, but as a planning commission member you should ensure you see the bigger picture and try to find another area in Superior Township that is a better fit for these apartments to be built.

I ask that you please vote no on the rezoning of parcel #J-10-35-100-006 and keep it destined for owner occupied housing.

Regards,

Don Ruth  
Superior Township resident

## David Phillips

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**From:** Justin Laurie <justin.laurie@gmail.com>  
**Sent:** Wednesday, July 22, 2015 9:18 AM  
**To:** David Phillips  
**Subject:** Redwood Apartment Proposal

Hi David,

I hope you are well. I'm sure you have heard from some of my neighbors regarding our desire to stop the Redwood Apartment proposal. I just wanted to take a minute to echo those sentiments prior to the planning commission's meeting tonight.

Please forward this concern to all township officials.

*I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.*

*I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.*

*There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.*

*The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.*

*Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.*

*While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we*

*have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.*

***Please vote no on the proposed rezoning.***

Thank you for your consideration!

Sincerely,  
Justin Laurie  
10264 E. Avondale Circle  
Ypsilanti, MI 48198

## David Phillips

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**From:** Diane <dianemoore@comcast.net>  
**Sent:** Wednesday, July 22, 2015 2:23 PM  
**To:** David Phillips  
**Subject:** Sutton Ridge-Redwood Apartments Plan Amendment

Dear Mr. Phillips,

Could you kindly share this letter with the other members of the Superior Township Planning Commission? I could not find email addresses for them on the Township website.

Thank you,  
Diane Moore, 9870 High Meadow Dr., Bromley Park

To:  
David Guenther, Chair  
Jay Gardner, Vice Chair  
Porshea Anderson-Taylor, Secretary  
Brenda Baker  
David Phillips, Board Representative  
Patrick McGill  
Dr. Robert Steele

Dear members of the Superior Township Planning Commission,

I am writing to ask you to vote no on the Sutton Ridge-Redwood Apartments application/request for Parcel #J-10-35-100-006 to be rezoned from its planned use for condo development to apartment development.

I live at 9870 High Meadow Drive in Bromley Park. My husband and I bought our home here in 2011. We did our homework before buying, making sure to find out what the area at the back of the Bromley Park condominium development was zoned as and what would be built there in the future. We were happy to find out it was zoned for condos and would be developed as such when the economy picked up. We placed a strong level of trust into the Township leaders that this would not change in the future.

When we moved into Bromley Park, there were still many foreclosures that were either vacant and up for sale or rented out. It appears, now in 2015, we are finally nearing the end of the time period of vacant, foreclosed homes dotting our neighborhood. Many of the homes that had been rented out to tenants previously, due to homeowners being upside-down on mortgages, are now being sold, including three on my street alone within the last month or so. The increase in home values over the last few years has allowed this to happen. As permanent owners move in, versus transient tenants, the effect on our neighborhood has been visible and very positive. Yards are cleaned up and lawns are being maintained with pride in the homes that have been sold to permanent owners. In many of the rental homes, the yards are poorly maintained, with no investment or commitment by the tenants into contributing to a beautiful neighborhood. We are therefore very happy to see the transition to having most of the homes in Bromley Park occupied by owners, invested in maintaining their property and committed to knowing their neighbors and helping each other as a neighborhood.

This background brings me back now to the development of the land Sutton Ridge wants rezoned. *I feel we had a reasonable expectation when buying here that the zoning would not change and the land would be developed with additional condos. I placed a level of trust into the leaders of Superior Township that this would not change.* My sister

lives in one of the Bromley Park condos and I can state, from her experience, and my own experience with the condo neighborhood, that currently the condos are a pleasant, cohesive part of our neighborhood with invested owners who care about everyone in Bromley Park. We share a community pool and have a strong neighborhood feeling together.

I am very upset and concerned about the possibility of apartments being built on the land instead of additional condos. I do not feel apartments are a good fit for this land, especially since they would be nested right into the middle of our home and condo development. Apartments typically have transient tenants who have little desire to be a vested part of the surrounding community in a neighborly sense. The apartments will add a lot of extra traffic to the roads that we, as homeowner and condo owners, pay to help maintain. Sutton Ridge has stated they will not be contributing toward the maintenance of our roads, only their own. It is true that the roads are ultimately the responsibility of the county to maintain, but realistically, very little money trickles down to our level of roads.

***There is a fundamental difference between owners and renters. Owners are invested and incentivized to maintain their property and contribute to their community. Renters are transient and do not, for the most part, feel this same strong commitment and level of contribution.*** With so much land available in our township, I feel the Bromley Park land should remain zoned for condominium development. Condominiums have been selling quickly within a short drive down Geddes road, heading east. This bodes well for the Bromley Park land to be developed and sold as condos.

The management of Sutton Ridge-Redwood Apartments can make many promises but the fact remains that we do not have any idea whether they will keep them or not. It is very scary to me to rely on one corporate owner to maintain 127 units nestled within our neighborhood. What happens if they don't maintain it as promised? We are left with an unsightly mess nestled within our neighborhood, lowering our property values. What happens if they decide to sell the whole complex down the road? Or shortly after it is completed? Who's to say the next owner would maintain it or not turn it into Section 8 housing should the economy take a turn for the worse again? ***The decision made on this parcel will affect the future of all who live in the Bromley Park neighborhood.***

***I appeal to you to please vote no on the Sutton Ridge-Redwood Apartments application for the rezoning of Parcel #J-10-35-100-006 and keep it, status quo, to be developed for condominiums only. If you lived here, what would you want nested within your family neighborhood?***

Thank you for your consideration.

Respectfully,

Diane Moore  
9870 High Meadow Drive  
Superior Township, MI 48198

# Barnett Building LLC.

Residential/Commercial Building and Remodeling  
716 Mount Vernon Royal Oak, MI 48073  
Telephone: 248/584-3711 Fax: 248/584-3722

October 25, 2015

To whom it may concern:

My name is Zack Barnett, owner and president of Barnett Building LLC. Along with my team of investors and architects, we recently had the opportunity to look at a piece of property Parcel #J-10-35-100-006 as a matter of interest for development in the near future. Upon reviewing this property and the surrounding community, we found it to be most desirable for the development of single family houses and/or condominiums.

Unfortunately we were just made aware of this parcel of property and are currently in contract to develop another piece of property which causes us to not be able to pursue the development of the above stated property at this time. However if there is an opportunity in the near future to revisit this development, we are willing, with interest, to do so.

Best regards,

Zack Barnett  
President

# Redwood

ACQUISITION

October 21, 2015

Bromley Park Condominium Association  
Attn: Mr. Mark Hawley, Authorized Officer  
4045 Stone School Road  
Ann Arbor, Michigan 48108

**Re: Letter Agreement between Bromley Park Condominium Association (the "Association") and Redwood Acquisition LLC ("Redwood") regarding proposed development by Redwood in Superior Township**

Dear Mr. Hawley:

This Letter Agreement memorializes the agreements reached between the Association and Redwood as follows:

1. Redwood shall pay the Association the sum of Seventy-Five Thousand Dollars (\$75,000) (the "Payment") when Redwood closes on the purchase of the real property described in the attached Exhibit A (the "Property"). It is understood that the date of purchase ("Closing Date") will not occur until after, among other things, Redwood obtains all final and non-appealable approvals from all applicable governmental authorities for the intended development on the Property. The Payment shall satisfy all future financial obligations of Redwood to the Association of any kind whatsoever related to the Property and related to Redwood's development, use, and ownership of the Property. The Payment shall be used by the Association in any manner that it deems fit, but it is generally understood that the Payment is intended to defray the Wexford road maintenance costs incurred by the Association for the roads located within the Association which connect to the Property.

2. In exchange to Redwood's promise to make the Payment, the Association agrees to: (a) not contest or object to any legal action for quiet title or declaratory relief initiated by Redwood or any other party concerning the Property including, but not limited to, an action to declare the rights of parties in that certain Superior Charter Township Development Agreement dated September 3, 2002, recorded in Liber 4167, Page 516, Washtenaw County Records, on October 1, 2002; (b) not contest or object to any governmental approvals sought by Redwood relating to the Property including, but not limited to, a proposed amendment to the Bromley Park Area Plan; and, (c) notify each member/co-owner of the Association of the existence of this Letter Agreement and request that each member/co-owner abide by its terms.

You represent and warrant that the promises contained in this Letter Agreement are authorized by the Association, its directors and its members/co-owners and, to the



23775 Commerce Park • Beachwood, OH 44122  
P: 216.360.9441 • F: 216.342.6433

**Redwood**  
ACQUISITION

extent applicable, such authorization is memorialized in the appropriate resolutions, board actions or acknowledgments of the Association as required by the Association's bylaws and other governing documents. I represent and warrant that the promises contained in this Letter Agreement of Redwood are authorized by Redwood.

If the foregoing accurately reflects our agreements, please sign, date and return one executed copy of this Letter Agreement to me. Counterpart, facsimile and electronic signatures shall operate as an original and be effective for purposes of this Letter Agreement.

REDWOOD ACQUISITION LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Dated: \_\_\_\_\_

Accepted and agreed:

BROMLEY PARK CONDOMINIUM ASSOCIATION

By: Kenneth Jackson  
Its: Authorized Representative **PRESIDENT**  
Dated: 10/21/15



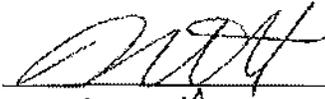
23775 Commerce Park • Beachwood, OH 44122  
P: 216.360.9441 • F: 216.342.5438

**Redwood**  
ACQUISITION

extent applicable, such authorization is memorialized in the appropriate resolutions, board actions or acknowledgments of the Association as required by the Association's bylaws and other governing documents. I represent and warrant that the promises contained in this Letter Agreement of Redwood are authorized by Redwood.

If the foregoing accurately reflects our agreements, please sign, date and return one executed copy of this Letter Agreement to me. Counterpart, facsimile and electronic signatures shall operate as an original and be effective for purposes of this Letter Agreement.

REDWOOD ACQUISITION LLC

By:   
Its: SR. VP.  
Dated: 10/21/15

Accepted and agreed:

BROMLEY PARK CONDOMINIUM ASSOCIATION

By: \_\_\_\_\_  
Its: Authorized Representative  
Dated: \_\_\_\_\_



Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoe-horning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration

Lisa Madsen, Bromley Park resident.

RECEIVED VIA EMAIL  
12-16-15

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Rodwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Clayton & Katherine D. Harvey  
1982 N. Kenwyck Drive  
Superior Township, MI 48198

RECEIVED VIA FAX  
12-16-15

December 16<sup>th</sup>, 2015

Dear Trusted Superior Township Board Members,

We are writing to you concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed and managed by Redwood Apartments. We are unable to attend the Board meeting on December 21<sup>st</sup> due to Christmas holiday commitments, but we wanted to make sure that our opinion is volced. We have been very active participants in this process, having attended all meetings concerning this topic since first brought to our attention this past spring, and we certainly don't want our lack of attendance on December 21<sup>st</sup> to be seen as support of Redwood's proposal. We are very concerned that this project will cause irreparable damage to our neighborhood and we hope that you will agree and not allow the Redwood project to continue.

We purchased our first home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

The proposed entrance off of Avondale is directly across the street from my home. The plan calls for two apartment signs to be located at this entrance. This is not anywhere near the main thoroughfare but in the southernmost point within the Bromley Park single family home community. I invite the board to think about how they would feel to have an apartment complex entrance located directly across the street from their home. Had we ever envisioned this possibility there is no way we would have purchased here!

Many of our neighbors in the houses near to our home have owned their residences in Bromley Park for several years. This includes several who are the original owners like us. Part of the appeal of a neighborhood such as Bromley Park is the lack of turnover and the ability to raise a family in a safe environment where you get to know and trust your neighbors. This is exactly what we have now in Bromley. Placing 130+ rental units directly contained within our neighborhood will change this environment forever. During a recent Board meeting, while discussing a property that the Township was able to procure and subsequently donate to Habitat for Humanity, Mr. Schwartz himself commented on the issues that rental units have created elsewhere within Superior Township. I believe the exact quote was, "we all know that the majority of the Township's issues are due to rentals". Why would we want to introduce this dynamic to a nice stable neighborhood like Bromley Park?

We hope that the board will be able to see our perspective and the perspective of the 250+ households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a

potential builder to come in and complete the second phase of the condominiums. Look no further than the several new projects that have begun just down the street on Ridge Road near Cherry Hill Village.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established here since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties. Already in the past few months a few of our immediate neighbors located near the proposed Avondale Circle entrance have chosen to move, the threat of the Redwood property causing them to reconsider living in this neighborhood. We wonder if we need to do the same thing.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding Ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family. Please consider our concerns and the concerns that were also voiced by the Superior Township Planning Commission and vote no on the proposed rezoning.

Thank you for your consideration and your service to Superior Township,

Jonathan & Kimberly Roelofs



Homeowners of Bromley Park Lot #265 since March 2005

9624 W. Avondale Circle  
Superior Township, MI  
48198

RECEIVED VIA EMAIL  
12-17-15

ARCHITECTS. ENGINEERS. PLANNERS.



December 17, 2015

Mr. Ken Schwartz  
Township Supervisor  
3040 North Prospect Road  
Ypsilanti, MI 48198

Regarding: Sanitary Sewer Video  
OHM Job No. 0140-14-0053

Dear Mr. Schwartz:

Enclosed is Construction Estimate No. 1, and a Contractor's Declaration and Sworn Statement for the referenced project.

United Resource has completed the work shown on the attached construction estimate for the period ending December 10, 2015 and we would recommend payment to the Contractor in the amount of \$145,309.17.

Sincerely,  
OHM Advisors

A handwritten signature in black ink that reads "Jacob Rushlow". The signature is written in a cursive style and is positioned above a horizontal dotted line.

Jacob Rushlow, P.E.  
Project Manager

cc: Keith Lockie, Utilities Department, Superior Township  
Dave Phillips, Clerk, Superior Township  
David Guth, United Resource (via email)  
File

P:\0126\_0165\0140140050\_Superior\_Twp AMP\Construction\Estimates\_CO\Estimates\No.1\Sanitary Sewer Video Inspection\_Est No.1.doc

**OHM Advisors**  
34000 PLYMOUTH ROAD  
LIVONIA, MICHIGAN 48150

T 734.522.6711  
F 734.522.6427

OHM-Advisors.com



Item No.	Description	Original Bid Quantity	Authorized Quantity	Unit Price	Period Quantity	Period Amount	Quantity to Date	Total Amount to Date
<b>Division A: Division A</b>								
1	Sanitary Sewer Video Inspection, 8 inch	41,575.00	41,575.00	\$0.95	45,738.30	\$43,451.99	45,738.30	\$43,451.99
2	Sanitary Sewer Video Inspection, 10 inch	17,271.00	17,271.00	\$0.97	19,084.90	\$18,512.35	19,084.90	\$18,512.35
3	Sanitary Sewer Video Inspection, 12 inch	18,716.00	18,716.00	\$1.00	18,140.60	\$18,140.60	16,140.60	\$16,140.60
4	Sanitary Sewer Video Inspection, 15 inch	11,157.00	11,157.00	\$1.15	12,713.40	\$14,620.41	12,713.40	\$14,620.41
5	Sanitary Sewer Video Inspection, 18 inch	2,875.00	2,875.00	\$1.15	2,726.00	\$3,134.90	2,726.00	\$3,134.90
6	Sanitary Sewer Video Inspection, Multi-Sensor, 21 inch	1,760.00	1,760.00	\$7.00	1,084.00	\$7,588.00	1,084.00	\$7,588.00
7	Sanitary Sewer Video Inspection, Multi-Sensor, 24 inch	321.00	321.00	\$7.00	316.00	\$2,212.00	316.00	\$2,212.00
8	Sanitary Sewer Video Inspection, Multi-Sensor, 30 inch	4,486.00	118.14 (A)	\$7.00	107.00	\$749.00	107.00	\$749.00
9	Sanitary Sewer Video Inspection, Multi-Sensor, 36 inch	5,376.00	5,376.00	\$7.00	5,183.00	\$36,281.00	5,183.00	\$36,281.00
10	Sanitary Sewer Cleaning, 8 inch	10,394.00	10,394.00	\$0.30	8,309.50	\$2,492.85	8,309.50	\$2,492.85
11	Sanitary Sewer Cleaning, 10 inch	4,318.00	4,318.00	\$0.35	3,200.50	\$1,120.18	3,200.50	\$1,120.18
12	Sanitary Sewer Cleaning, 12 inch	4,679.00	4,679.00	\$0.35	1,923.99	\$673.37	1,923.99	\$673.37
13	Sanitary Sewer Cleaning, 15 inch	2,790.00	2,790.00	\$0.35	1,481.70	\$518.60	1,481.70	\$518.60
14	Sanitary Sewer Cleaning, 18 inch	719.00	719.00	\$0.40	-	-	-	-
15	Sanitary Sewer Cleaning, 21 inch	440.00	440.00	\$1.05	-	-	-	-
16	Sanitary Sewer Cleaning, 24 inch	81.00	81.00	\$1.40	-	-	-	-
17	Sanitary Sewer Cleaning, 30 inch	1,122.00	1,122.00	\$2.10	-	-	-	-
18	Sanitary Sewer Cleaning, 36 inch	1,344.00	1,344.00	\$2.75	-	-	-	-
19	Protruding Leads	100.00	100.00	\$45.00	-	-	-	-
20	By-Pass Pumping	1.00	1.00	\$1.00	-	-	-	-
21	Traffic Control	1.00	1.00	\$5,000.00	1.00	\$5,000.00	1.00	\$5,000.00
<b>Additional Items to the Contract</b>								
24	Sanitary Sewer Video Inspection, 30 inch	0.00	2,345.00 (A)	\$3.60	2,560.00	\$8,960.00	2,560.00	\$8,960.00
<b>Division A Sub-Total:</b>						<b>\$161,454.63</b>		<b>\$161,454.63</b>
<b>Retainage:</b>						<b>\$16,145.46</b>		

CONTRACTOR'S DECLARATION

I HEREBY DECLARE THAT I HAVE NOT, during the period

November 4

to

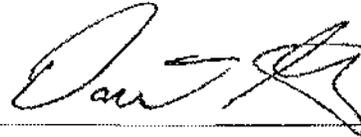
December 10

A.D., 20 15

performed any work, furnished any material, sustained any loss, damage or delay for any reason, including soil conditions encountered or created, or otherwise done anything for which I shall ask, demand, sue for or claim compensation from Charter Township of Superior or his agents, in addition to the regular items set forth in the Contract numbered 0140-14-0050 and dated October 14 A.D., 20 15 for the Agreement executed between myself and the OWNER, and in the Change Orders for work issued by the OWNER in writing as provided thereunder, except as I hereby make claim for additional compensation and/or extension of time, as set forth on the itemized statement attached hereto.

There  (is) (is not) an itemized statement attached.

Date: 12-14-15



By: David Guth

Title: President

## SWORN STATEMENT

State of Michigan

County of: Wayne

Date: December 14, 2015

David Guth

(deponent) being duly sworn deposes and says:

1. That United Resource LLC is the Contractor/Subcontractor for an improvement to the property described on the following page.
2. That the following is a statement of each subcontractor and supplier and laborer, for which the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the Contractor/Subcontractor has Contracted/Subcontracted for performance under the Contract with the Owner or Lessee of the property, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names as follows:

Name of Subcontractor, Supplier or Laborer	Type of Improvement Furnished	Total Contract Price	Amount Already Paid	Amount Currently Owning	Amount of Laborer Wages Due but Unpaid	Amount of Labor, Fringe Benefits & Withholdings due but Unpaid
Red Zone	Multi Sensor Video Inspection of 21", 24", 30" & 36"	\$43,445.35	-0-	\$43,445.35	\$43,445.35	\$43,445.35

The contracts or subcontracts cited herein are for improvement to the following described real property situated in Washtenaw County, Michigan, described as:

(Insert legal description of property) \_\_\_\_\_  
Superior Township Sanitary Sewer Video Inspection Project

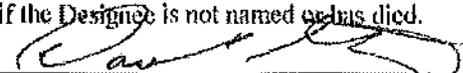
Commonly known as:

OHM Job Number: 0140-14-0050

- 3. That the Contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.
- 4. Deponent further says that he makes the foregoing statement as the Contractor/Subcontractor or as Controller of the Contractor/Subcontractor for the purpose of representing to the owner of the above described premises and his agents that the above described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to Section 109 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: An Owner of the above described property may not rely on this sworn statement to avoid the claim of a Subcontractor, Supplier or Laborer who has provided a Notice of Furnishing (or a Laborer who may provide a Notice of Furnishing pursuant to Section 109 of the Construction Lien Act) to the Designee or to the Owner if the Designee is not named or has died.

Dated: 12-14-15

  
Signature of Deponent

WARNING TO DEPONENT: A person, who with intent to defraud, gives a false sworn statement is subject to criminal penalties as provided in Section 110 of the Construction Lien Act, Act No. 497 of the Public Acts of 1980, as amended, being Section 570.1110 of the Michigan Compiled Laws.

Subscribed and sworn to before me on: December 14, 2015 in Wayne County, Michigan  
My commission expires: 08-26-2021 Signature: Samantha Harris

**SAMANTHA HARRIS**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 08-26-2021  
Acting in the County of Wayne

**CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE TOWNSHIP TO JOIN THE MICHIGAN  
INTER-GOVERNMENTAL TRADE NETWORK PURCHASING GROUP**

**Resolution Number: 2015-47**

**Date: December 21, 2015**

**WHEREAS**, the Michigan Inter-Governmental Trade Network Purchasing Group (MITN) provides a bid system at no cost to local communities that results in a more effective way to post requests for purchase (RFP), to notify vendors and also assists with the tracking of bids and provides access to a library of previously posted RFP's; and

**WHEREAS**, MITN's membership includes over 100 Michigan local government agencies and 8,149 registered vendors; and

**WHEREAS**, MITN's online bidding process provides for a more efficient, fair and

**WHEREAS**, MITN also provides access to an on-line surplus auction that is used by many communities for a commission of 5% of the sale price for items sold; and

**WHEREAS**, there are no subscription fees to participate in MITN, costs to the Township are limited to mailing costs to suppliers for new members; and

**WHEREAS**, the Township's Civil Engineers, OHM, have recommended that the Township join MITN in order to post bids for expected large requests for purchase; and

**NOW THEREFORE, BE IT RESOLVED**, the Superior Township Board of Trustees approves the Township to join MITN for the initial term of 35 months and authorizes the Supervisor and Clerk to take all actions to complete the membership.

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a regular meeting held on the 21st day of December, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 21st day of December, 2015.

*David M. Phillips*

DAVID M. PHILLIPS, CLERK,  
CHARTER TOWNSHIP OF SUPERIOR

100 Agencies & Counting

# MITN

Purchasing Group



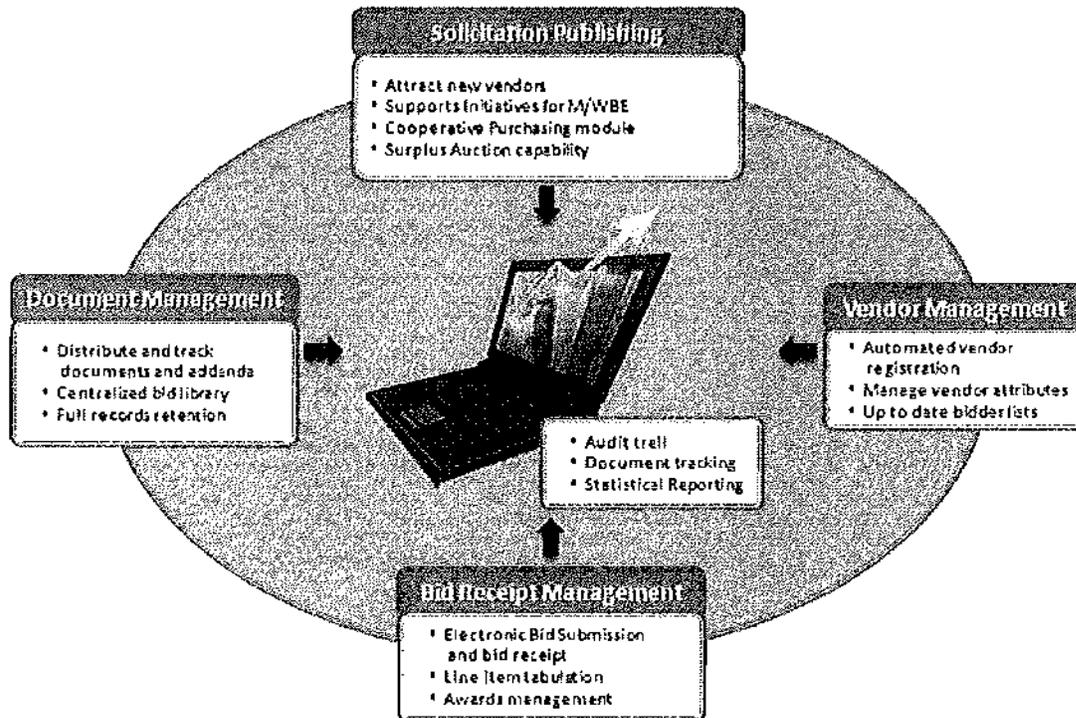
Are you looking for ways to improve efficiency and reduce procurement costs? Do you need to enhance transparency and provide an open and fair procurement process?

Look no further than The Michigan Inter-governmental Trade Network (MITN).

The Michigan Inter-governmental Trade Network (MITN) provides a way for local agencies across the state of Michigan to more effectively notify vendors of bidding opportunities. The Michigan Inter-governmental Trade Network (MITN) delivers convenient, centralized online access to bid opportunities, reducing paperwork and making it easier for vendors to do business with local government. The system provides vendors instant access to Bids, RFPs, Quotes, Addendum and Award information from 120 local government agencies.

**MITN Bid System Group Key Facts:**

Number of Agencies	Number of Departments	Formal Bid Solicitations	Registered Vendors
152	1,636	25,669	8,149



### Lower administrative costs

IPT by BidNet® offers supplier and bid management systems to state and local agencies that would like to improve and automate their procurement processes. Within Michigan, counties, cities and school boards across the states have lowered their cost and resources by moving to a “paperless” bid system. Agencies are able to reduce printing and mailing costs by bringing their entire bidding process online, all while maintaining full control and security over their supplier database and the distribution, tracking and reporting of bid information.

### Improved efficiency

For years, we have been working with purchasing professionals to develop features that simplify and streamline the purchasing process. Agencies are able to shorten response time by utilizing the MITN Bid System’s flexible and efficient solicitation publishing tools, including: automated supplier management, electronic document distribution, secure bid response management with flexible electronic bid submission, and integrated bid item forms for automatic tabulation. Additionally, they are able to save valuable time by leveraging a Centralized Bid Database and Community Discussion Forum.

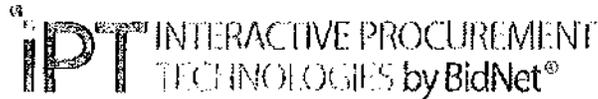
### Open and Fair Procurement

IPT understands the importance of providing a transparent procurement process for all parties involved. We assist the internal control process with our bidding solution linking comprehensive business intelligence, a full audit trail, and controlled individual access levels - all with detailed reporting features. Your taxpayers, citizens and suppliers benefit from the increased visibility throughout the whole solicitation lifecycle.

### Lower costs of procured goods and services

By joining the MITN Bid System, agencies benefit by joining a community with a larger supplier pool, higher competition, and lower costs of purchases. Additionally, our Cooperative Purchasing Module allows agencies to aggregate quantities to achieve lower costs through larger volume purchases. It provides a completely integrated workflow along with communication tools throughout the entire solicitation process.

We have partnered with government agencies throughout Michigan and nationwide to improve their purchasing process. If you would like to learn about their success, please contact us today to request more information, or to schedule an informal briefing on our solution with one of our government procurement consultants.



## AGREEMENT FOR SERVICES

**Parties to this Agreement:** The parties to this Services Agreement (hereinafter referred to as "the Agreement") are Superior Township, (hereinafter referred as the "Participating Organization") and International Data Base Corp., doing business under the trade name Interactive Procurement Technologies by BidNet, a legally incorporated body having its principal place of business at 15 British American Blvd, Latham, NY 12110 (hereinafter referred to as "IPT").

### RECITALS:

WHEREAS the Participating Organization is in need of web-based solicitation and bidding services, including maintenance and support services;

WHEREAS under the Agreement, IPT has developed a web-based solicitation system, providing on-line bidding services, including maintenance and support services for the Michigan Inter-governmental Trade Network (hereinafter referred to as "MITN")

WHEREAS the Participating Organization wishes to join MITN and benefit from the services provided by IPT;

### THE PARTIES AGREE:

#### 1. Description of Services:

- 1.1. **System Membership:** The Participating Organization has agreed to join MITN. It is understood that IPT will provide the Participating Organization with access to MITN.
- 1.2. **Promotion of System Name:** To avoid confusion with the Participating Organization staff and supplier community, the Participating Organization agrees that any endorsement or advertising it may do internally or externally, will promote MITN.

**2. Term of Agreement:** This Agreement shall become effective on the date of execution for an initial term of thirty-six (36) months (the "Initial Term"). The Initial Term of this Agreement may be extended in one-year increments, without notice unless terminated by either party.

#### 3. Payment for Services:

##### 3.1 Participating Organization Fees:

- 3.1.1. **Subscription Fees:** There will be no subscription fees incurred by the Participating Organization under this Agreement.
- 3.1.2. **Mailing Fees:** IPT will send an invoice to the Participating Organization for reimbursement of postage fees incurred to produce the mailing to suppliers for new members.

- 3.1.3. **Programming Fees:** The Participating Organization agrees to use MITN on an "as is" basis. Any customized work to the system requested by the Participating Organization shall be made available on a time and material basis.
- 3.1.4. **Surplus Auction Fees:** Should the Participating Organization choose to use the Surplus Auctions program to sell unwanted goods and equipment, a 5% commission will be paid to IPT for items sold.

### 3.2 Supplier Registration Fees:

- 3.2.1. **Basic Service:** This option gives suppliers access to search for documents of interest for all Participating Organizations actively using MITN at no charge, but requires them to remember to login frequently to ensure they catch opportunities before they close. This includes bids, addendums and awards.
  - 3.2.2. **Optional Value Added Service:** Suppliers that choose to register for the value added service option will be charged a nominal annual subscription fee. This includes notification from all Participating Organizations when bids, addendums and awards are posted on MITN that matches their profile. The fee for the optional service is \$89.95 for one year or \$149.95 for two years.
  - 3.2.3. **In the event of a price decline, contract renewal or should IPT at any time, during the life of this agreement, sell the same service(s) at prices below those stated herein, IPT will immediately extend such lower prices to the MITN membership. Exclusions include; current systems pricing and previous contractual obligations.**
- 4. **Termination:** This Agreement may be terminated by either party upon sixty (60) days notice. Notice shall be in writing, sent by certified mail, return receipt requested.
  - 5. **Entire Agreement:** This Agreement constitutes the entire understanding of the parties and the parties agree that there are no other understandings, representations or warranties, either expressed or implied, whether written or oral, made by either party, except as stated within this Agreement.
  - 6. **Amendments:** No alteration of this Agreement shall be valid unless made in writing and signed by the parties and no oral understanding or agreements not incorporated herein shall be binding on the parties.
  - 7. **Governing Law:** This Agreement shall be governed by the laws of the State of Michigan.
  - 8. **Severability:** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable.
  - 9. **Work Product Ownership:** Any copyrightable works, ideas, discoveries, inventions, patents, products, or other proprietary information developed in whole or in part by IPT in connection of this Agreement, will be the exclusive property of IPT. The Participating Organization supplier database is not subject to this work product ownership provision and remains the property of the Participating Organizations and upon written notice IPT will transmit the database to the Participating Organizations in an ODBC compliant format within twenty (20) business days.
  - 10. **Unauthorized Use:** The Participating Organization agrees to require each user obtain a username and password to gain access to MITN. Sharing of usernames and passwords is strictly prohibited.

**11. Warranty:** IPT shall provide its services and meet its obligations under this Agreement in a timely manner, using knowledge for performing the services which meet a standard of care equal to service providers similar to IPT on similar projects.

**12. Signatures:** The individuals executing this Agreement represent and warrant that they have the legal capacity and authority to do so on behalf of their respective legal entities.

**13. Liability and Indemnity:** IPT agrees to protect, defend, reimburse, indemnify and hold each MITN member, its officers, affiliates, employees and agents harmless at all times from and against any and all claims, liabilities, expenses, losses, demands, damages, fines and causes of action of every kind and character made, incurred, sustained or initiated by any party hereto, any party acquiring any interest hereunder, any agent or employee of any party hereto, any third or other party whomsoever, or any governmental agency, arising out of, incident to, or in connection with this contract, or any claims based on a contention with the MITN system or any infringes on patents, copyrights or intellectual property or in the performance, non performance or purported performance of the work or services or breach of the terms hereof, except when a MITN member is solely at fault.

The parties hereto, by their duly authorized representatives, have executed this Agreement effective the day and year written under the Participating Organization below.

Superior Township  
3040 North Prospect  
Ypsilanti, MI 48198

**Interactive Procurement Technologies by  
BidNet<sup>®</sup>, a division of  
INTERNATIONAL DATA BASE CORP.**

Name: \_\_\_\_\_

Name: Dan Ansell

Title: \_\_\_\_\_

Title: Vice President

Date: \_\_\_\_\_

Date:

Signature: \_\_\_\_\_

Signature:



# Michigan Inter-governmental Trade Network

## By-Laws

1. The founding nine members are Cities of Birmingham, Dearborn, Farmington Hills, Rochester Hills, Royal Oak, Sterling Heights, Troy, Warren and the County of Livingston. The founding members will form the MITN steering committee.
2. Each member shall have one vote and a simple majority is required. At any meeting a quorum shall consist of at least five (5) steering committee members after notification to all nine (9) founding members.
3. Each participant of MITN must be a public entity. The steering committee will review and vote on additions and removals of participants in the MITN system.
4. These by-laws may be amended at any meeting provided a two-thirds majority vote is rendered.
5. Participants may submit Improvement suggestions to any MITN steering committee member for review and consideration. Upon approval by the steering committee the suggestion will be forwarded to BidNet for consideration and implementation.
6. The user agency agrees to use the MITN system as the primary mechanism for solicitation of ITB's, RFP's, RFQ's, RFI's and SOQ's. Failure to adhere to this requirement may cause removal from the system. Each agency will promote the MITN system to the vendor community.
7. The steering committee reserves the right to remove any member from the MITN system who is found to be in violation of the MPPOA Code of Ethics and/or the terms and conditions of the BidNet agreement and the MITN By-laws
8. The By-Laws will be accepted and signed by the chief procurement official or designee of the user agency and provided to the designated MITN agency.



### PARTICIPATING AGENCIES

**CITY OF BIRMINGHAM**  
Finance Department  
(248) 644-1800 ext. 319  
[www.ci.birmingham.mi.us](http://www.ci.birmingham.mi.us)

**CITY OF DEARBORN**  
Purchasing Division  
(313) 943-2376  
[www.ci.dearborn.org](http://www.ci.dearborn.org)

**CITY OF FARMINGTON HILLS**  
Purchasing Division  
(248) 473-9528  
[www.ci.farmington-hills.mi.us](http://www.ci.farmington-hills.mi.us)

**LIVINGSTON COUNTY**  
Purchasing Department  
(517) 652-2316  
[www.co.livingston.mi.us](http://www.co.livingston.mi.us)

**CITY OF ROCHESTER HILLS**  
Purchasing Division  
(248) 841-2538  
[www.ci.rochesterhills.org](http://www.ci.rochesterhills.org)

**CITY OF ROYAL OAK**  
City Manager's Office  
(248) 246-3202  
[www.ci.royal.oak.mi.us](http://www.ci.royal.oak.mi.us)

**CITY OF STERLING HEIGHTS**  
Purchasing Division  
(586) 448-2740  
[www.sterlingheights.org](http://www.sterlingheights.org)

**CITY OF TROY**  
Purchasing Department  
(248) 524-3576  
[www.ci.troy.mi.us](http://www.ci.troy.mi.us)

**CITY OF WARREN**  
Purchasing Division  
(586) 574-4539  
[www.ci.warren.org](http://www.ci.warren.org)

Signed and accepted: \_\_\_\_\_  
Name/Title

Agency Name: \_\_\_\_\_

Date: \_\_\_\_\_

**CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE RESTATEMENT OF THE TOWNSHIP'S  
401(a) DEFINED CONTRIBUTION RETIREMENT PLAN**

**Resolution Number: 2015-48**

**Date: December 21, 2015**

**WHEREAS**, the Internal Revenue Service (IRS) requires retirement plan sponsors to restate their plan documents at regular intervals; and

**WHEREAS**, as advised by the Township's Insurance Agent, Burnham & Flower, the Township is currently within the IRS mandated cycle and must update our group retirement plan; and

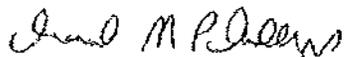
**WHEREAS**, Burnham & Flower has advised the Township that the new plan is primarily a restatement and consolidation of the adopted amendments and does not result in substantive changes to the plan's operation; and

**NOW THEREFORE, BE IT RESOLVED**, with respect to the amendment and restatement of the Superior Township Governmental Non-ERISA Retirement Plan (the "Plan"), the Board approves that the Plan be amended and restated in the form attached hereto, which Plan is hereby adopted and approved; and

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that the authorized signor of the Municipality be, and is hereby, authorized and directed to execute the Plan on behalf of the Municipality.

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a regular meeting held on the 21st day of December, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 21st day of December, 2015.



DAVID M. PHILLIPS, CLERK, CHARTER TOWNSHIP OF SUPERIOR

**Burnham & Flower**  
INSURANCE GROUP

315 South Kalamazoo Mall  
Kalamazoo, MI 49007-4806  
Tel: 269.381.1173  
Fax: 269.381.6089  
Web: [www.bfgroup.com](http://www.bfgroup.com)

November 10, 2015

Ms. Nancy Mason  
Superior Township  
3040 North Prospect Street  
Ypsilanti, MI 48198

Re: Superior 401(a) Defined Contribution Plan

Dear Ms. Mason:

The Internal Revenue Service (IRS) requires retirement plan sponsors to restate their plan documents at regular intervals. We are currently within an IRS mandated restatement cycle and must update your group retirement plan document. We perform these periodic amendments as part of the administrative services we provide for your plan at no additional costs.

Enclosed is the amended and restated plan in the form of an adoption agreement for the Superior Township Governmental Non-ERISA Retirement Plan (the plan). This adoption agreement replaces your current plan document. This restatement is required to bring the plan into compliance with the Pension Protection Act of 2006 and other legislative and regulatory changes. The new plan is primarily a restatement and consolidation of previously adopted good faith amendments and does not result in substantive changes to your plan's operation. In addition, it will not result in any new fees or charges to your plan or participants.

Enclosed with this letter you will find:

1. Your adoption agreement, which spells out the specific and unchanged provisions of your plan.
2. A sample board resolution to adopt the plan.
3. The basic plan document, which contains the necessary language that applies to all plans.
4. The IRS advisory letter, pre-approving the plan as tax-qualified.

To satisfy the restatement requirement, please approve the resolution and sign and date all documents where indicated. Upon execution, please return one copy of the signature page to us in the envelope provided along with a copy of the resolution. Please return by December 31, 2015. Please keep the remaining documents for your records.

Should you have any questions, please feel free to contact me or your Burnham & Flower plan administrator at 800.748.0554. We can also be reached at [retirement@bfgroup.com](mailto:retirement@bfgroup.com).

Sincerely,



Amber Howes  
Manager, Group Retirement & Administration  
Enc.

**SUPERIOR (89156) TOWNSHIP  
BOARD RESOLUTION**

The following is a formal record of action taken by the governing body of Superior Township (the "Municipality").

With respect to the amendment and restatement of the Superior Township Governmental Non-ERISA Retirement Plan (the "Plan"), the following resolutions are hereby adopted:

**RESOLVED:** That the Plan be amended and restated in the form attached hereto, which Plan is hereby adopted and approved;

**RESOLVED FURTHER:** That the authorized signor of the Municipality be, and is hereby, authorized and directed to execute the Plan on behalf of the Municipality;

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



TAX EXEMPT AND  
GOVERNMENT ENTITIES  
DIVISION

DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
WASHINGTON, D.C. 20224

Plan Description: Volume Submitter Money Purchase Pension Plan  
FFN: 315C0830003-004 Case: 201200255 EIN: 13-3504158  
Letter Serial No: J599430a  
Date of Submission: 03/30/2012

GCH INCORPORATED DBA FTWILLIAM COM  
700 W. VIRGINIA STREET, SUITE 305  
MILWAUKEE, WI 53204

Contact Person:  
Janell Hayes  
Telephone Number:  
513-263-3602  
In Reference To: TEGE:EP:7521  
Date: 03/31/2014

Dear Applicant:

In our opinion, the form of the plan identified above is acceptable under section 401 of the Internal Revenue Code for use by employers for the benefit of their employees. This opinion relates only to the acceptability of the form of the plan under the Internal Revenue Code. It is not an opinion of the effect of other Federal or local statutes.

You must furnish a copy of this letter, a copy of the approved plan, and copies of any subsequent amendments to adopting employers if the practitioner is authorized to amend the plan on their behalf, to each employer who adopts this plan. Effective on or after 10/31/2011, interim amendments adopted by the practitioner on behalf of employers must provide the date of adoption by the practitioner.

This letter considers the changes in qualification requirements contained in the 2010 Cumulative List of Notice 2010-90, 2010-52 I.R.B. 909.

Our opinion on the acceptability of the form of the plan is not a ruling or determination as to whether an employer's plan qualifies under Code section 401(a). However, an employer that adopts this plan may rely on this letter with respect to the qualification of its plan under Code section 401(a), as provided for in Rev. Proc. 2011-49, 2011-44 I.R.B. 608, and outlined below. The terms of the plan must be followed in operation.

Except as provided below, our opinion does not apply with respect to the requirements of Code sections 401(a)(4), 401(l), 410(b), and 414(s). Our opinion does not apply for purposes of Code section 401(a)(10)(B) and section 401(a)(16) if an employer ever maintained another qualified plan for one or more employees who are covered by this plan. For this purpose, the employer will not be considered to have maintained another plan merely because the employer has maintained another defined contribution plan(s), provided such other plan(s) has been terminated prior to the effective date of this plan and no annual additions have been credited to the account of any participant under such other plan(s) as of any date within the limitation year of this plan. Also, for this purpose, an employer is considered as maintaining another plan, to the extent that the employer maintains a welfare benefit fund defined in Code section 419(e), which provides postretirement medical benefits allocated to separate accounts for key employees as defined in Code section 419A(d)(3), or an individual medical account as defined in Code section 415(l)(2), which is part of a pension or annuity plan maintained by the employer, or a simplified employee pension plan.

Our opinion does not apply for purposes of the requirement of section 1.401(a)-1(b)(2) of the regulations applicable to a money purchase plan or target benefit plan where the normal retirement age under the employer's plan is lower than age 62.

Letter 4335

This is not a ruling or determination with respect to any language in the plan that reflects Section 3 of the Defense of Marriage Act, Pub. L. 104-199, 110 Stat. 2419 (DOMA) or U.S. v. Windsor, 133 S. Ct. 2675 (2013), which invalidated that section.

This letter is not a ruling with respect to the tax treatment to be accorded contributions which are picked up by the governmental employing unit within the meaning of section 414(h)(2) of the Internal Revenue Code.

Our opinion applies with respect to the requirements of Code section 410(b) if 100 percent of all nonexcludable employees benefit under the plan. Employers that elect a safe harbor allocation formula and a safe harbor compensation definition can also rely on an advisory letter with respect to the nondiscriminatory amounts requirement under section 401(a)(4). If this plan includes a CODA or otherwise provides for contributions subject to sections 401(k) and/or 401(m), the advisory letter can be relied on with respect to the form of the nondiscrimination tests of 401(k)(3) and 401(m)(2) if the employer uses a safe harbor compensation definition. In the case of plans described in section 401(k)(12) or (13) and/or 401(m)(11) or (12), employers may also rely on the advisory letter with respect to whether the form of the plan satisfies the requirements of those sections unless the plan provides for the safe harbor contribution to be made under another plan.

The employer may request a determination (1) as to whether the plan, considered with all related qualified plans and, if appropriate, welfare benefit funds, individual medical benefit accounts, and simplified employee pension plans, satisfies the requirements of Code section 401(a)(16) as to limitations on benefits and contributions in Code section 415 and the requirements of Code section 401(a)(10)(B) as to the top-heavy plan requirements in Code section 416; (2) with respect to whether a money purchase or target benefit plan's normal retirement age which is earlier than age 62 satisfies the requirements of section 401(a)-1(b)(2) of the Income Tax Regulations; (3) that the plan is a multiple employer plan; (4) whether there has been a partial termination; and (5) to comply with published procedures of the Service (e.g. minimum funding waiver request). The employer may request a determination letter by filing an application with Employee Plans Determinations on Form 5307, with regard to item (1) above, and Form 5300, for items (2), (3), (4) and (5), without restating for the Cumulative List in effect when the application is filed.

If you, the volume submitter practitioner, have any questions concerning the IRS processing of this case, please call the above telephone number. This number is only for use of the practitioner. Individual participants and/or adopting employers with questions concerning the plan should contact the volume submitter practitioner. The plan's adoption agreement, if applicable, must include the practitioner's address and telephone number for inquiries by adopting employers.

If you write to the IRS regarding this plan, please provide your telephone number and the most convenient time for us to call in case we need more information. Whether you call or write, please refer to the Letter Serial Number and File Folder Number shown in the heading of this letter.

You should keep this letter as a permanent record. Please notify us if you modify or discontinue sponsorship of this plan.

Sincerely Yours,



Andrew E. Zuckerman  
Director, Employee Plans Rulings and Agreements

**SUPERIOR CHARTER TOWNSHIP  
GOVERNMENTAL NON-ERISA RETIREMENT PLAN**

**ADOPTION AGREEMENT #004**  
**VOLUME SUBMITTER GOVERNMENTAL PENSION PLAN**

The undersigned adopting employer hereby adopts this Plan and its related Trust to the extent an outside trust is not used. The Plan and Trust are intended to qualify as a tax-exempt plan and trust under Code sections 401(a) and 501(a), respectively. The Plan is further intended to qualify as a governmental plan under Code section 414(d). The Plan shall consist of this Adoption Agreement, its related Basic Plan Document and any related Appendix and Addendum to the Adoption Agreement. Unless otherwise indicated, all Section references are to Sections in the Basic Plan Document.

**EMPLOYER INFORMATION**

*NOTE: An amendment is not required to change the responses in items 1-10 below.*

*NOTE: The Plan Sponsor must be an entity that is eligible to adopt a governmental plan as defined in Code section 414(d).*

1. Name of adopting employer (Plan Sponsor): Superior Charter Township
2. Address: 3040 North Prospect Street
3. City: Ypsilanti
4. State: MI
5. Zip: 48198
6. Phone number: 734-482-6099
7. Fax number: 734-482-3842
8. Plan Sponsor EIN: 38-6019649
9. Plan Sponsor fiscal year end: 12/31/2016
10. State of organization of Plan Sponsor: MI

**PLAN INFORMATION**

**SECTION A. GENERAL INFORMATION**

**Plan Name/Effective Date**

1. Plan Number: 001
2. Plan name:
  - a. Superior Charter Township
  - b. Governmental Non-ERISA Retirement Plan

*NOTE: A.1 is optional.*

**3. Effective Date**

- a. Original effective date of Plan: 10/1/1967
- b.  This is a restatement of a previously-adopted plan. Effective date of Plan restatement: 1/1/2016

*NOTE: The date specified in A.3a for a new plan may not be earlier than the first day of the Plan Year during which the Plan is adopted by the Plan Sponsor.*

*NOTE: If A.3b is not selected, the Effective Date of the terms of this document shall be the date specified in A.3a. If A.3b is selected, the Effective Date of the restatement shall be the date specified in A.3b. However if the Adoption Agreement states another specific effective date for any Plan provision, when a provision of the Plan states another effective date, such stated specific effective date shall apply as to that provision. The date specified in A.3b for an amended and restated plan (including the initial PPA restatement) may not be earlier than the first day of the Plan Year during which the amended and restated Plan is adopted by the Plan Sponsor.*

**4. Plan Year**

- a. Plan Year means each 12-consecutive month period ending on 31-Dec (e.g. December 31)
- b.  The Plan has a short Plan Year. The short Plan Year begins \_\_\_\_\_ and ends \_\_\_\_\_

**5. Limitation Year means:**

- a.  Plan Year
- b.  calendar year
- c.  other: \_\_\_\_\_

*NOTE: If A.5c is selected, the Limitation Year must be a consecutive 12-month period.*

**NOTE:** Employee contributions are always included in the definition of Compensation for purposes of Mandatory Employee Contributions.

**NOTE:** If deemed Code section 125 compensation (A.8d) is selected, Compensation shall include any amounts not available to a Participant in cash in lieu of group health coverage because the Participant is unable to certify that he or she has other health coverage. An amount will be treated as an amount under Code section 125 only if the Employer does not request or collect information regarding the Participant's other health coverage as part of the enrollment process for the health plan. This option is meant to be interpreted consistent with Revenue Ruling 2002-27.

**NOTE:** If A.8e is not selected and differential military pay exists, the payments will be included in Statutory Compensation.

**NOTE:** If other pay (A.8f) is selected, A.8f should indicate for what purposes (e.g., Mandatory Employee Contributions, etc.) and which class of Participants the Compensation is included, must be objectively determinable and may not be specified in a manner that is subject to Employer discretion.

**9. Post Severance Compensation**

Include Post Severance Compensation (unused sick or vacation pay/nonqualified plan payments) in definition of Compensation.

**NOTE:** A.9 will also apply for purposes of Statutory Compensation.

**10. Post Year End Compensation**

Determine Compensation using Post Year End Compensation

**NOTE:** If selected, amounts earned during the current year and paid during the first few weeks of the next year will be included in current year Compensation.

**NOTE:** A.10 will also apply for purposes of Statutory Compensation.

**Compensation Exclusions**

**11. Pay Before Participation**

Exclude pay earned before participation in the Plan from definition of Compensation.

**NOTE:** If selected, Compensation shall include only that compensation which is actually paid to the Participant during that part of the Plan Year the Participant is eligible to participate in the Plan. If not selected, Compensation shall include that compensation which is actually paid to the Participant during the Plan Year.

**12. Other Pay**

Exclude other pay from definition of Compensation: Overtime, Bonuses, Longevity or Education pay incentives

**NOTE:** A.12 should indicate for what purposes (e.g., Mandatory Employee Contributions, etc.) and which class of Participants the Compensation is excluded.

**NOTE:** The pay specified above must be objectively determinable and may not be specified in a manner that is subject to Employer discretion.

**13. Statutory Compensation**

a. Definition of Statutory Compensation:

- i.  W-2. Wages within the meaning of Code section 3401(a) and all other payments of compensation paid to an Employee by the Employer (in the course of the Employer's trade or business) for which the Employer is required to furnish the Employee a written statement under Code sections 6041(d), 6051(a)(3), and 6052.
- ii.  Withholding. Wages within the meaning of Code section 3401(a) for the purposes of income tax withholding at the source paid to the Employee by the Employer (in the course of the Employer's trade or business).
- iii.  Section 415 Safe Harbor Option. As described in the definition of "Section 415 Safe Harbor Option" in Article 2 of the Basic Plan Document.

b.  Include deemed Code section 125 compensation in definition of Statutory Compensation:

**NOTE:** See A.9 and A.10 to determine if Statutory Compensation will include Post Severance Compensation and/or be determined using Post Year End Compensation.

**NOTE:** If A.8e is not selected and differential military pay exists, the payments will be included in Statutory Compensation.

**Definitions**

**14. Disability**

Definition of Disability

- a.  Under Code section 22(e). The Participant is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment that can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than 12 months. The permanence and degree of such impairment shall be supported by medical evidence.
- b.  Under the Social Security Act. The determination by the Social Security Administration that the Participant is eligible to receive disability benefits under the Social Security Act.

## Eligibility for Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions

An Eligible Employee shall be eligible to receive/make Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions (if permitted pursuant to A.7) at the time specified in B.8 upon meeting the requirements of B.5 through B.7 (Section 3.01).

### 5. Age Requirement for Employee Contributions

Minimum age requirement for Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions: 18

### 6. Service Requirement for Employee Contributions

Minimum service requirement for Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions:

- a.  None
- b.  Completion of \_\_\_\_\_ year(s) of eligibility service
- c.  Completion of \_\_\_\_\_ Hours of Service in a \_\_\_\_\_ month period
- d.  Completion of \_\_\_\_\_ Hours of Service within a 12-month period. The service requirement shall be deemed met at the time the specified number of Hours of Service are completed.
- e.  Completion of \_\_\_\_\_ months of service
- f.  Completion of \_\_\_\_\_ days of service
- g.  Other: \_\_\_\_\_

*NOTE: If B.6g is selected, the service requirements provided must be definitely determinable and may not be specified in a manner that is subject to discretion.*

### 7. Additional Requirements for Employee Contributions

Additional requirements, limitations, conditions or other modifications to B.5-6 (eligibility to make Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions) apply: \_\_\_\_\_

*NOTE: The additional requirements provided must be objectively determinable and may not be specified in a manner that is subject to discretion.*

### 8. Entry Dates for Employee Contributions

a. Frequency of entry dates for Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions:

- i.  immediate
- ii.  first day of each calendar month
- iii.  first day of each Plan quarter
- iv.  first day of the first month and seventh month of the Plan Year
- v.  first day of the Plan Year
- vi.  other: \_\_\_\_\_

b. An Eligible Employee shall become a Participant eligible to make Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions on the entry date selected in B.8a that is:

- i.  coincident with or next following the date the requirements of B.5 through B.7 are met
- ii.  next following the date the requirements of B.5 through B.7 are met

*NOTE: If B.8a.i is selected, an Eligible Employee shall become a Participant eligible to make Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions immediately upon meeting the requirements of B.5 through B.7.*

*NOTE: If B.8a.vi is selected, the other entry date must be objectively determinable and may not be specified in a manner that is subject to discretion.*

*NOTE: B.8b is not applicable if B.8a.i or B.8a.vi (immediate entry/other) is selected.*

## Eligibility for Pension Contributions

### 9. Eligibility for Pension Contributions (select one):

- a.  Same as Mandatory Employee Contributions/Voluntary Contributions/Mandatory After-tax Employee Contributions. An Eligible Employee shall be eligible to receive an allocation of Pension Contributions at the time specified in B.8 upon meeting the requirements of B.5 through B.7
- b.  Pursuant to options selected below. An Eligible Employee shall be eligible to receive an allocation of Pension Contributions at the time specified in B.13 upon meeting the requirements of B.10 through B.12

*NOTE: If B.9a is selected B.10 - B.13 shall be inapplicable.*

## Voluntary Contributions

*NOTE: If A.7b is "Yes" (Voluntary Contributions are permitted), an Eligible Employee who has met the requirements of B.5 through B.8 shall be eligible to make Voluntary Contributions to the Plan as follows (Section 4.01):*

### 1. Minimum and Maximum Voluntary Contributions

- a. Minimum Voluntary Contribution: none
- b. Maximum Voluntary Contribution: 10%
- c. Other limits on Voluntary Contributions apply: none

*NOTE: C.1a and C.1b may not be more than 100% of Compensation.*

*NOTE: If C.1c is selected the requirements provided must be objectively determinable and may not be specified in a manner that is subject to discretion.*

## Pension - Service

*NOTE: An Eligible Employee who has met the requirements of B.9 through B.13 and who has satisfied the following requirements shall be eligible to receive an allocation of Pension Contributions during the applicable Plan Year.*

### 2. Allocation Service Requirements for Pension Contributions

- a.  None
- b.  In order to share in the allocation of Pension Contributions, a Participant is required to complete at least the following number of Hours of Service in the applicable Plan Year \_\_\_\_\_
- c.  In order to share in the allocation of Pension Contributions, a Participant is required to be employed by the Employer on the last day of Plan Year
- d.  In order to share in the allocation of Pension Contributions, a Participant is required to be employed by the Employer on the last day of Plan Year or complete at least \_\_\_\_\_ Hours of Service in the applicable Plan Year

*NOTE: C.2b and C.2c are inapplicable if C.2a or C.2d is selected.*

### 3. Exceptions to Allocation Service Requirements for Pension Contributions

- a. Modify Hour of Service requirement and/or last day requirement for a Participant who Terminates employment with the Employer during the Plan Year due to:
  - i.  death
  - ii.  Disability
  - iii.  attainment of Normal Retirement Age
- b. Any Hour of Service requirement and last day requirement shall be modified as follows:
  - i.  Waive both the Hour of Service requirement and last day requirement
  - ii.  Waive the Hour of Service requirement only
  - iii.  Waive last day requirement only
- c.  The following other modifications shall be made to the requirements specified in C.2-3b: \_\_\_\_\_

*NOTE: C.3 is only applicable if C.2a, C.2b or C.2c is selected.*

*NOTE: C.3c may only be used to make minor changes to the requirements specified in C.2-3b and must be specified in a manner that is objectively determinable and may not be specified in a manner that is subject to Employer discretion. For example, C.3c could be used to clarify that last day but not Hours of Service is waived for death while Hours of Service and last day are waived for Disability and attainment of Normal Retirement Age.*

## Pension Contributions - Formula

### 4. Pension allocation formula. The Employer's Pension Contribution shall be allocated to eligible Participants who have met the requirements of B.9 through B.13 and C.2 through C.3 as follows (Section 4.03):

- a.  Pro rata. In the amount of \_\_\_\_\_ to be allocated in the ratio that each Participant's Compensation bears to the Compensation of all eligible Participants.
- b.  Points. In the amount of \_\_\_\_\_ to be allocated as described in C.5.
- c.  Fixed Amount. In the amount of \_\_\_\_\_ to be allocated by dividing the total amount by the number of Participants eligible to share in such contribution.
- d.  Defined Groups. See C.6
- e.  Other fixed formula: 10%

*NOTE: The unused paid time off contributions must be contributed by multiplication of the Participant's current daily rate of pay against the amount of accrued unpaid leave.*

*NOTE: Paid time off contributions must conform with Revenue Rulings 2009-31 and 2009-32.*

**9. Pension - Disability**

- Allocate Pension Contributions to Disabled Participants who do not meet the allocation service requirements (Section 4.03(d)). Allocations to Disabled Participants end as of the earliest of: (i) the last day of the Plan Year in which occurs the \_\_\_\_\_ anniversary of the start of the Participant's Disability or (ii) such other time specified in Section 4.03(d).

*NOTE: C.9 shall not be more than "tenth".*

*NOTE: Allocations under C.9 may occur after Termination.*

**10. Collective Bargaining Agreement**

- a.  In addition to the amount selected in C.4, an amount necessary to meet the Employer's requirements under an applicable collective bargaining agreement.
- b. The collective bargaining allocations will offset other employer contribution allocations that would otherwise be made to a Participant:
- i.  Yes - Pension contributions only
  - ii.  No
  - iii.  Other: \_\_\_\_\_

*NOTE: C.4-7 (amount, timing, maximum and minimum Pension Contributions) will not apply to collectively bargained contributions. Collectively bargained contribution allocation timing, maximums and minimums will be determined under the collective bargaining agreement unless otherwise specified in C.10b.*

**Other Contributions**

**11. Prevailing Wage**

- a.  In addition to any other Pension Contributions, an amount necessary to meet the Employer's requirements under an applicable prevailing wage statute. The formula for allocating prevailing wage contributions shall be specified in an Addendum to the Adoption Agreement. The addition of such Addendum shall not be considered a modification to the Volume Submitter document.
- b. The prevailing wage contributions offset:
- i.  None
  - ii.  The prevailing wage contributions will offset any other Pension Contribution allocations that would otherwise be made to a Participant.
  - iii.  Other: \_\_\_\_\_

*NOTE: Depending upon the offset rule chosen, timing of allocations may need to be considered as contributions under prevailing wage are typically required to be made not less often than quarterly.*

*NOTE: The offset provided under C.11b.iii must be objectively determinable and may not be specified in a manner that is subject to Employer discretion*

*NOTE: C.11b is only applicable if C.11a is selected.*

**12. Rollovers**

Rollover Contributions are permitted (Section 4.04):

- a.  No
- b.  Yes - All Eligible Employees may make a Rollover Contribution even if not yet a Participant in the Plan
- c.  Yes - Only active Participants may make a Rollover Contribution
- d.  Yes - \_\_\_\_\_ Participants may make a Rollover Contribution

*NOTE: The Plan Administrator has discretion under Section 4.05 to limit the types of Rollover Contributions accepted by the Plan and must use that discretion in a consistent manner.*

**13. Deemed IRAs**

- The Plan may accept voluntary contributions to deemed IRAs (Section 4.08) effective: \_\_\_\_\_

*NOTE: If C.13 is selected, see Section 4.08 for rules regarding deemed IRAs.*

**14. Death or Disability During Qualified Military Service**

- For benefit accrual purposes, a Participant that dies or becomes Disabled while performing qualified military service will be treated as if he had been employed by the Employer on the day preceding death or Disability and terminated employment on the day of death or Disability pursuant to Code section 414(u)(9) (Section 6.02) effective: 1/1/2007

*NOTE: Effective date must be on or after January 1, 2007.*

**15. 415 Additional Language**

- Additional language necessary to satisfy Code section 415 because of the required aggregation of multiple plans: \_\_\_\_\_

**SECTION D. VESTING**

- b.  Disability. Provide for full vesting for a Participant who Terminates employment with the Employer due to Disability while an Employee (Section 6.02).
- c.  Early Retirement. Provide for 100% vesting upon the attainment of Early Retirement Age while an Employee (Section 6.02).
6. Vesting Exclusions
- a.  Exclude Years of Vesting Service earned before age 18.
- b.  Exclude Years of Vesting Service earned before the Employer maintained this Plan or a predecessor plan.
7. Vesting Forfeitures
- a. Upon termination, nonvested account balances shall be forfeited
- i.  as soon as administratively feasible
- ii.  other timeframe: \_\_\_\_\_
- b. Upon receiving a distribution, the nonvested portion of the account shall be forfeited
- i.  as soon as administratively feasible
- ii.  other timeframe: \_\_\_\_\_
- NOTE: The other timeframes must be definitely determinable and may not be specified in a manner that is subject to discretion.*
8. Forfeitures and Re-employment
- a.  forfeited account balances shall be restored and continue to vest (select any of the following if applicable)
- i.  only if the period of severance was less than or equal to the following period 1 year
- ii.  only to the extent the vested account balance was not distributed
- iii.  only to the extent the vested distributed account balance is restored to the Plan
- b.  forfeited account balances shall not be restored
9. Use of Forfeitures
- Forfeitures will be used in the following manner (Articles 5 and 6):
- a.  Any permissible method (restore forfeitures, reduce Employer contributions (or reallocate as Employer contributions) made pursuant to Article 4 or to pay Plan expenses)
- b.  Other: \_\_\_\_\_
- NOTE: D.9b is limited to one or a combination of the options described in D.9a, D.9b may be used to further restrict the uses of forfeiture and must be applied in a consistent manner.*
10. Special Vesting Provisions
- Provide for special vesting provisions: \_\_\_\_\_
- NOTE: The special vesting provisions must be definitely determinable and may not be specified in a manner that is subject to discretion.*

## **SECTION E. DISTRIBUTIONS**

### **1. Normal Retirement**

Normal Retirement Age means:

- a.  Attainment of age 55
- b.  Later of attainment of age \_\_\_\_\_ and the \_\_\_\_\_ anniversary of Plan participation.
- c.  Other: \_\_\_\_\_

*NOTE: Effective Plan Years beginning on or after the later of (1) January 1, 2015 or (2) the close of the first regular legislative session of the legislative body with the authority to amend the plan that begins on or after the date that is 3 months after the final regulations are published in the Federal Register, the definition of Normal Retirement Age must satisfy Treas. Reg. section 1.401(a)-1(b) pursuant to IRS Notice 2012-29.*

### **2. Early Retirement**

Early Retirement Age means:

- a.  None. The Plan does not have an early retirement feature.
- a.  Attainment of age 55
- b.  Later of attainment of age \_\_\_\_\_ and \_\_\_\_\_ service.
- c.  Other: \_\_\_\_\_

### **3. Time of Payment (Other than Death)**

Distributions after Termination of Employment for reasons other than death shall commence (Section 7.02):

- a.  Immediate. As soon as administratively feasible with a final payment made consisting of any allocations occurring after such Termination of Employment.
- b.  End of Plan Year. As soon as administratively feasible after all contributions have been allocated relating to the Plan Year in which the Participant's Account balance becomes distributable
- c.  Normal Retirement Age. When the Participant attains Normal Retirement Age.

- b. Involuntary cash-out of a terminated Participant's Account balance when it exceeds the cash-out amount specified in E.9a is deferred under Section 7.03(b) until:
- Later of age 62 or Normal Retirement Age - payment made in a lump sum only
  - Required Beginning Date - Participant may elect payment in a lump sum or installments
  - Required Beginning Date - payment made in a lump sum only
- c.  Exclude amounts attributable to Rollover Contributions in determining the value of the Participant's nonforfeitable account balance for purposes of the Plan's involuntary cash-out rules (Section 7.03).

**NOTE:** E.9a has a \$5,000 maximum, \$5,000 will be entered unless otherwise specified.

**NOTE:** If E.9a is not selected, E.9c does not apply.

**NOTE:** If E.9a is less than \$1,000, E.9c may not be selected.

#### 10. Required Beginning Date

Required Beginning Date for a Participant:

- Retirement. April 1 of the calendar year following the later of the calendar year in which the Participant: (a) attains age 70-1/2, or (b) retires
- Age 70-1/2. April 1 of the calendar year following the calendar year in which the Participant attains age 70-1/2
- Election. The option provided in E.9a; provided that a Participant may elect to commence distributions pursuant to either F.10a or F.10b

### SECTION F. IN-SERVICE WITHDRAWALS

**NOTE:** See Section 8.05 for limits on in-service distributions.

**NOTE:** In-service withdrawal options are meant as enabling rules. If an in-service distribution is permitted under any option specified below, the in-service withdrawal is permissible.

#### In-Service Withdrawals

##### 1. Retirement

- Allow in-service distributions after attainment of Normal Retirement Age (Section 7.01(b)) from the following Accounts:  
All Accounts

#### Other Withdrawals

##### 2. At Any Time (Section 8.03(b))

In-service withdrawals are allowed from the following Accounts at any time:

- Voluntary Contribution Account
- Rollover Contribution Account

**NOTE:** If nothing is indicated, no in-service withdrawals are allowed under this Section.

##### 3. Disability

Allow distributions upon Disability.

##### 4. Other Conditions/Limitations

The following limitations, conditions and/or special rules apply to in-service withdrawals: \_\_\_\_\_

**NOTE:** Unless otherwise specified, the limitations will apply to all in-service withdrawals (H.1 through H.3).

##### 5. Loans

Loans are permitted:

- Yes
- No

### SECTION G. PLAN OPERATIONS

#### 1. Permitted Investments

- Plan may invest in life insurance (Section 9.06)

#### 2. Participant Self-Direction

- Specify the extent to which the Plan permits Participant self-direction (Section 9.02):

- All Accounts
- Some Accounts
- None

**NOTE: If G.5c.ii (no indemnification) Section 10.07(b) shall not apply and indemnification for the Trustee may be pursuant to an agreement that is not a part of the Plan.**

**6. Trust Administrative Modifications**

- a.  The following modifications are made to the permitted investments under the Trust Fund: \_\_\_\_\_
- b.  The following modifications are made to the duties of the Trustee, Investment Fiduciary or Investment Manager: \_\_\_\_\_
- c.  The following modifications are made to other administrative provisions of the Trust Fund: \_\_\_\_\_

**NOTE: G.6 only applies if G.5a.i or G.5a.iii is selected (the Trust Agreement contained in the Basic Plan Document applies).**

**NOTE: The addition of language in G.6 cannot conflict with other provisions of the Plan and cannot cause the Plan to fail to qualify under Code section 401(a). Under no circumstances can a modification consist of: 1) removal or change to the prudent man rule, 2) addition of arbitration for Participant disputes, 3) addition of securities lending program, and 4) modification of the duties of the special trustee in Section 10.02(b) to determine and collect contributions under the Plan.**

**Qualified Domestic Relations Orders**

- 7.  Section 13.02 shall apply.

**SECTION H. MISCELLANEOUS**

Failure to properly fill out the Adoption Agreement may result in disqualification of the Plan.

The Plan shall consist of this Adoption Agreement #004, its related Basic Plan Document #P-03 and any related Appendix and Addendum to the Adoption Agreement.

The Plan is a volume submitter plan and is not a prototype plan.

The adopting employer may rely on an advisory letter issued by the Internal Revenue Service as evidence that the Plan is qualified under Code section 401 only to the extent provided in Revenue Procedure 2011-49 and any superseding guidance. The employer may not rely on the advisory letter in certain other circumstances or with respect to certain qualification requirements, which are specified in the advisory letter issued with respect to the Plan and in Revenue Procedure 2011-49 and any superseding guidance. In order to have reliance in such circumstances or with respect to such qualification requirements, application for a determination letter must be made to Employee Plans Determinations of the Internal Revenue Service. The practitioner will inform the adopting employer of any amendments made to the Plan or of the discontinuance or abandonment of the Plan. The practitioner, CCH INCORPORATED, DBA ftwilliam.com may be contacted at 700 W. Virginia St., Suite 305, Milwaukee, WI 53204; 414-226-2442.

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
DECEMBER 21, 2015**

**RESOLUTION 2015-49**

**A RESOLUTION TO AMEND THE HEALTH CARE SAVINGS PLAN  
PARTICIPATION AGREEMENTS**

At a regular meeting of the Township Board of Trustees of Superior Charter Township, Washtenaw County, Michigan, held at the Township Hall of said Township on the nineteenth day of December 21, 2015, at 7:00 p.m. Eastern Standard Time, the following resolution was offered by \_\_\_\_\_, and supported by \_\_\_\_\_;

WHEREAS Superior Charter Township employees are permitted to request that the Superior Charter Township Board amend their MERS Health Care Savings Plan Participation (HCSP) Agreement once per calendar year; and

WHEREAS the following employees have requested a change in the amount they contribute to their HCSP for fiscal 2016 heretofore;

**2016 HEALTH OPTION CHANGES**

**Non-Union**

NAME	DIVISION NUMBER		2016 New Rate
MAYERNIK, RICHARD	300514	Non-union Option #3	4.00%

**Union**

NAME	DIVISION NUMBER		2016 New Rate
FRENCH, JEFFREY	300487	Fire Union Health Option #2	5.00%

NOW, THEREFORE, BE IT RESOLVED that a new MERS Health Care Savings Plan Participation Agreement be created for the above employees with the employee contribution rates for 2016 as indicated above, with all other provisions of their current existing MERS Health Care Savings Plan Participation Agreement to remain the same;

BE IT FURTHER RESOLVED that there be no change in the definition of pay eligible for the mandatory salary reduction which is currently defined as regular and overtime pay, education and longevity pay, and an option to cash 0% to 100% of benefit hours upon separation from service.

Roll call vote:

Ayes:

Nays: None

Absent:

THE RESOLUTION WAS DECLARED ADOPTED.

#### CERTIFICATION

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of Superior, County of Washtenaw, State of Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Charter Township of Superior at a regular meeting held on the 21st day of December, 2015, the original of which resolution is on file in my office, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

IN WITNESS WHEREOF, I have set my official signature, this 21st day of December, 2015.

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
DECEMBER 21, 2016**

**RESOLUTION 2015-50**

**A RESOLUTION TO SET THE RATE OF EMPLOYEE CONTRIBUTION TO  
THE MERS HEALTH CARE SAVINGS PROGRAM FOR NON-UNION AND  
UNION EMPLOYEES**

**WHEREAS**, on March 21, 2005, the Superior Charter Township Board of Trustees adopted a resolution to participate in the MERS Health Care Savings Program for the benefit of the non-union and union employees of the Township; and

**WHEREAS**, the MERS Plan stipulates that the Township Board review the amount of employee contribution annually for employee groups comprised of employees hired after November 1, 2011; and

**WHEREAS**, the non-union group of employees came to an agreement, without dissent, to request their employee contribution for the MERS HCSP for 2016 be set at 3% of regular pay only, and

**WHEREAS**, the union group of employees came to an agreement, without dissent, to request their employee contribution for the MERS HCSP for 2016 be set at 8% of regular, overtime and longevity/education pay, and

**NOW, THEREFORE, BE IT RESOLVED**, that the Superior Charter Township Board does hereby approve the requested employee deduction/contribution for the MERS HCSP for 2016 for the two employee groups as follows:

- non-union group of employees contribution for the MERS HCSP for 2016 be set at 3% of regular pay only
- union group of employees contribution for the MERS HCSP for 2016 be set at 8% of regular, overtime and longevity/education pay

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION TO APPROVE THE ADMINISTRATIVE STAFF OF THE CHARTER  
TOWNSHIP OF SUPERIOR TO PURCHASE MEDICAL, DENTAL AND VISION  
INSURANCE FOR EMPLOYEES OF SUPERIOR TOWNSHIP**

**RESOLUTION NUMBER: 2015-51**

**DATE: DECEMBER 21, 2015**

WHEREAS, the Charter Township of Superior provides health care insurance plan benefits to all full-time Township employees; and

WHEREAS, the Township's current health care insurance plan expires on December 31, 2015; and

WHEREAS, Township officials and staff have received and reviewed quotes for various health care providers through its agent Brown and Brown; and

WHEREAS, pursuant to its authority, Superior Township has elected to renew the Simply Blue HSA PPO Gold \$1,300 health care plan, the Delta Dental Premier dental insurance plan and the VSP vision plan for 2015 with a total health care premium cost to the township of approximately \$269,191.72 with an effective term of January 1, 2016 through December 31, 2016; and

WHEREAS, Superior Township will continue to offer its fulltime employees the option to opt out of health insurance in consideration of a payment to the employee of 40% of the costs of providing health care insurance resulting in a costs of \$69,524.74; and,

WHEREAS, Superior Township will offer its employees a wellness bonus in 2016 in the following amounts which is the employee's responsibility to utilize as desired to ensure maximum personal health in the amount of \$68,600.00 divided as follows:

<u>Non-union</u>		<u>Union</u>	
Single	\$1,300	Single	\$2,300
Family	\$2,600	Family	\$4,600

NOW, THEREFORE BE IT RESOLVED, that the Superior Township Supervisor, Clerk and Treasurer are authorized to execute any documents necessary to provide the described health care benefits and corollary opt out and wellness incentive payments.

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
DECEMBER 21, 2015  
RESOLUTION 2015-52**

**A RESOLUTION AFFIRMING THE SALARIES OF ALL NON-UNION EMPLOYEES  
OF SUPERIOR TOWNSHIP FOR THE 2016 BUDGET**

**WHEREAS:** the Superior Charter Township Board of Trustees approved the 2016 budgets for all funds on October 19, 2015; and

**WHEREAS:** the Board of Trustees did not specifically designate the compensation for the full-time and part time Township employees and

**WHEREAS:** the Township auditors have requested that the compensation for the employees be approved by the Board of Trustees by resolution; and

**WHEREAS:** the residents of Superior Township continue to receive service that reflects positively on the employees, officials and trustees of the Township,

**NOW THEREFORE BE IT RESOLVED:** that compensation for all full-time and part-time non-union employees be three percent (3%) higher in 2016 than their compensation in 2015, except the part-time election assistant shall be raised to \$20.00 per hour with no benefits.

**SUPERIOR CHARTER TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN  
DECEMBER 21, 2015  
RESOLUTION 2015-53**

**A RESOLUTION AFFIRMING THE SALARIES OF FULL-TIME ELECTED  
OFFICIALS AND TOWNSHIP TRUSTEES FOR THE 2016 BUDGET**

**WHEREAS:** the Superior Charter Township Board of Trustees approved the 2016 budgets for all funds on October 21, 2015; and

**WHEREAS:** the Board of Trustees did not specifically designate the compensation for the full-time elected officials or the Board of Trustees; and

**WHEREAS:** the Township auditors have requested that the compensation for the full-time elected officials and the Board of Trustees be approved by the Board of Trustees by resolution; and

**WHEREAS:** the residents of Superior Township continue to receive service that reflects positively on the employees, officials and trustees of the Township,

**NOW THEREFORE BE IT RESOLVED:** that compensation for the Treasurer, Clerk and Supervisor be three percent (3%) higher in 2016 than their compensation in 2015 as listed in the 2016 budget adopted by the Superior Charter Township Board of Trustees.

**BE IT FURTHER RESOLVED:** that the compensation for the Board of Trustees to remain the same.



OFFICE OF  
**Ken Schwartz**  
Supervisor

**CHARTER TOWNSHIP OF SUPERIOR**

3040 North Prospect Road • Ypsilanti, MI 48198  
Telephone (734) 482-6099 • Fax (734) 482-3842  
e-mail Kenschwartz@superior-twp.org

December 21, 2015

The following persons have agreed to serve on the respective Boards. I am recommending their appointment for the following terms.

A. Planning Commission ..... New Term Expires

1. Tom E. Brennan III 02/28/19
2. Robert Steele 02/28/19

B. Huron River Watershed Council Expires

1. Curt Wolf indefinite

Ken Schwartz  
Superior Township Supervisor

# Decker Agency

www.dkragency.com

# Invoice

Name of Client
Superior Charter Township David Phillips, Clerk 3040 North Prospect Road Ypsilanti, MI 48198

Date	Invoice #	Due Date
11/20/2015	1529	12/31/2015

Service Representative	County
Kevin Decker	Washtenaw

EFFECTIVE	EXPIRATION	DESCRIPTION	AMOUNT
01/2016	01/01/2017	Public Entity Insurance Package  Includes:  Michigan Township Participating Plan - Property and Liability Public Official Position Bonds Provident - Accident Policy Property Valuations Risk Control Services  Accept _____ Reject _____ Terrorism Coverage; if accepting please add \$430.00 to your payment. Thank you!	61,744.00

Thank you for the opportunity to be of service to your Township!

**Amount Due** \$61,744.00

Please make checks payable to Decker Agency.



Charter Township of Superior  
Memorandum

To: Superior Township Board of Trustees  
From: Keith Lockie  
Date: December 21, 2015  
Re: Budget Amendment Highlights

Using October, 2015 YTD data, Nancy Mason and I created the attached budget amendments for December. The following is a short description of major fund projected year-end Net of Revenues and Expenditures.

**1. General Fund**

Pre-Amendment	Approp. from Reserves	(\$67,388)	
Post-Amendment	Transfer to Reserves	\$10,653	
Difference	Increase in Revenue		\$78,041

- State EVIP, Planning Dept. Fees & Cell Tower Revenue increased
- Elections had a large decrease in expenses, primarily due to reimbursements from the State.
- Planning Department Expenses were down, primarily in Professional Services not required.
- Infrastructure Department Expenses came in lower in Road Maintenance and Drains.

**2. Legal Defense Fund**

Pre-Amendment	Transfer to Reserves	\$127,950	
Post-Amendment	Transfer to Reserves	\$77,950	
Difference	Decrease in Revenue		(\$50,000)

- MacArthur Dr. property purchase was not originally budgeted.
- Attorney Fees came in lower than budgeted.

**3. Fire Fund**

Pre-Amendment	Transfer to Reserves	\$141,269	
Post-Amendment	Transfer to Reserves	\$112,369	
Difference	Decrease in Revenue		(\$28,900)

- Revenue is higher due to the sale of a fire truck and reimbursements from Ann Arbor Twp. for labor costs.
- Expenses were higher for Vehicle Maintenance, Fire Station #1 Repairs and in FICA and Pension, due to Wellness Bonuses paid out.

**4. Building Fund**

Pre-Amendment	Approp. from Reserves	(\$2,981)	
Post-Amendment	Transfer to Reserves	\$125,719	
Difference	Increase in Revenue		\$128,700

- Revenue up due to more permits

**5. Law Enforcement Fund**

Pre-Amendment	Approp. from Reserves	(\$98,972)	
Post-Amendment	Approp. from Reserves	(\$113,972)	
Difference	Decrease in Revenue		(\$15,000)

- Revenue is lower due to a decrease in Fines and Forfeits.

**6. Park Fund**

Pre-Amendment	Approp. from Reserves	(\$54,086)	
Post-Amendment	Transfer to Reserves	\$2,355	
Difference	Increase in Revenue		\$56,441

- Administration is higher due to new Administrator and to Worker's Comp. Insurance, which was improperly calculated in prior years.
- Maintenance is principally down due to not purchasing a new lawn mower, which had been budgeted.
- Park Development is lower due to originally budgeted a new pavilion at Fireman's Park, which was postponed. In its place Phase III of the Cherry Hill boardwalk project was completed.

**7. Utility O&M Fund**

Pre-Amendment	Transfer to Reserves	\$65,684	
Post-Amendment	Transfer to Reserves	\$93,517	
Difference	Increase in Revenue		\$27,833

- Revenue increased due to W/S rate increases and new development.
- Expenses were up due to metered sewerage, multiple infrastructure repairs and expenses related to new development in the W/S District.

To: Superior Township Board of Trustees

From: Keith Lockie/Nancy Mason

Date: December 21, 2015

Re: 2015 Government Funds Budget Amendment #2



Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
<b>GENERAL FUND:</b>						
575.000	State EVIP	\$5,759		\$17,282	\$23,041	Actual
607.000	Planning Admin. Fees		\$1,000	\$2,100	\$1,100	
608.000	Planning Dept. Fees	\$4,000		\$800	\$4,800	
615.000	Building Fund Contribution		\$21,000	\$21,000	\$0	Income goes as contra-expense
653.000	Interest on Reserves		\$700	\$700	\$0	
674.000	Cell Tower Revenue	\$4,768		\$19,900	\$24,668	Actual
	<b>TOTAL REVENUE</b>	<b>\$14,527</b>	<b>\$22,700</b>			
703.000	Contract Services		\$1,000	\$1,000	\$0	Not needed
	<b>Total Dept. 101 - Board</b>	<b>\$0</b>	<b>\$1,000</b>			
717.000	Taxable Benefits	\$285		\$844	\$1,129	Cashed in vacation days
798.000	Economic Development		\$1,000	\$1,000	\$0	
801.000	Professional Services - Other	\$4,000		\$15,000	\$19,000	
802.000	Professional Services - Computer		\$14,000	\$30,000	\$16,000	Not Required
850.000	Transportation		\$5,000	\$6,500	\$3,500	Not Required
895.000	Bad Debt	\$4,417		\$0	\$4,417	Overdrawn T&A Accounts
930.000	Repair & Maintenance		\$7,000	\$10,000	\$3,000	Not Required
980.000	Equipment over \$5,000		\$5,000	\$5,000	\$0	Not Required
981.000	Equipment under \$5,000		\$4,000	\$4,000	\$0	Not Required
	<b>Total Dept. 102 - Administration</b>	<b>\$8,702</b>	<b>\$34,000</b>			
717.000	Taxable Benefits		\$2,800	\$11,960	\$9,160	Not Required
	<b>Total Dept. 171 - Township Supervisor</b>	<b>\$0</b>	<b>\$2,800</b>			
702.000	Salaries		\$4,000	\$4,000	\$0	Not Required
703.000	Contract Services		\$9,000	\$10,000	\$1,000	Reimbursements from State
726.000	Postage		\$1,000	\$1,000	\$0	Reimbursements from State
727.000	Office Supplies		\$4,000	\$5,000		Reimbursements from State
740.000	Operating Supplies		\$3,000	\$4,000	\$1,000	Reimbursements from State
862.000	Precinct Rent		\$1,500	\$1,500	\$0	Reimbursements from State
900.000	Printing & Publishing		\$500	\$500	\$0	Not Required
981.000	Equipment under \$5,000		\$2,000	\$2,000	\$0	Not Required
	<b>Total Dept. 191 - Elections</b>	<b>\$0</b>	<b>\$25,000</b>			
702.000	Salaries		\$5,000	\$128,222	\$123,222	
727.000	Office Supplies		\$1,500	\$2,500	\$1,000	
	<b>Total Dept. 209 - Assessor</b>	<b>\$0</b>	<b>\$6,500</b>			
702.000	Salaries		\$10,000	\$14,467	\$4,467	Not Required
717.000	Taxable Benefits		\$2,900	\$11,994	\$9,094	
	<b>Total Dept. 215 - Clerk</b>	<b>\$0</b>	<b>\$12,900</b>			

Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
702.000	Salaries	\$5,000		\$53,156	\$58,156	Half-time person used more
717.000	Taxable Benefits		\$2,800	\$13,600	\$10,800	
727.000	Office Supplies		\$1,200	\$2,200	\$1,000	Not Required
743.000	Operating Supplies	\$1,019		\$0	\$1,019	Not Budgeted
900.000	Printing & Publishing	\$3,000		\$0	\$3,000	Not Budgeted
	<b>Total Dept. 253 - Treasurer's</b>	<b>\$9,019</b>	<b>\$4,000</b>			
703.000	Contract Services	\$9,000		\$3,000	\$12,000	Grounds Maintenance @ Town Hall
930.000	Repair & Maintenance	\$15,000		\$13,000	\$26,000	Town Hall Drain Issues
976.000	Building Improvements		\$4,725	\$34,725	\$30,000	Not Required
	<b>Total Dept. 265 - Building &amp; Grounds</b>	<b>\$24,000</b>	<b>\$4,725</b>			
703.000	Contract Services		\$3,500	\$5,000	\$1,500	Not Required
860.000	Mileage	\$1,500		\$2,000	\$3,500	
953.000	Blight Enforcement		\$2,500	\$15,000	\$12,500	Not Required
	<b>Total Dept. 278 - Ordinance Enforcement</b>	<b>\$1,500</b>	<b>\$6,000</b>			
701.000	Commission Salaries		\$2,200	\$5,000	\$2,800	Not Required
703.000	Contract Services		\$1,000	\$1,000	\$0	Not Required
717.000	Taxable Benefits	\$300		\$841	\$1,141	Cashed in vacation days
801.000	Professional Services		\$15,000	\$25,000	\$10,000	Not Required
	<b>Total Dept. 410 - Planning Department</b>	<b>\$300</b>	<b>\$18,200</b>			
702.000	Salaries		\$2,800	\$4,907	\$2,107	Not Required
703.000	Contract Services	\$1,900		\$2,000	\$3,900	Twp. tree work
866.000	Road Maintenance		\$12,400	\$525,000	\$312,600	Actual
921.000	Drains		\$14,646	\$20,000	\$5,354	Actual
	<b>Total Dept. 446 - Infrastructure</b>	<b>\$1,900</b>	<b>\$29,846</b>			
864.000	AATA Fixed Route	\$2,900		\$27,192	\$30,092	Rate Increase
865.000	AATA Demand Response	\$1,800		\$13,170	\$14,970	Rate Increase
868.000	CAP Cost of New Buses	\$3,126		\$0	\$5,126	Actual
	<b>Total Dept. 550 - Transportation</b>	<b>\$7,826</b>	<b>\$0</b>			
715.000	FICA		\$2,000	\$47,091	\$45,091	Not Required
852.000	Medical Insurance	\$12,800		\$68,814	\$81,614	Actual Rates
858.000	HSA Admin. Fees	\$210		\$200	\$410	Actual
858.000	Pension		\$5,500	\$60,671	\$55,171	Not Required
	<b>Total Dept. 966 - Unallocated Expenses</b>	<b>\$13,010</b>	<b>\$7,500</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$66,257</b>	<b>\$152,471</b>			
699.000	Appropriations from Reserves		\$67,388	\$67,388	\$0	Not Required
965.000	Transfer to Reserves	\$10,653		\$0	\$10,653	Transfer to Reserves

Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
<b>LEGAL DEFENSE FUND:</b>						
801.000	Professional Services	\$10,000		\$0	\$10,000	Property Purchase
802.051	Land Purchases	\$50,000		\$0	\$50,000	Property Purchase
	<b>Total Dept. 244 - Dev. Rights/Land Purch</b>	<b>\$60,000</b>	<b>\$0</b>			
800.000	Attorneys		\$10,000	\$12,000	\$2,000	
	<b>Total Dept. 245 - Legal Defense Expenses</b>	<b>\$0</b>	<b>\$10,000</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$60,000</b>	<b>\$10,000</b>			
965.00	Transfer to Reserves		\$50,000	\$127,950	\$77,950	Decrease in Transfer
<b>FIRE FUND:</b>						
604.000	Reimbursement for Labor Costs	\$18,000		\$900	\$18,900	A2 Township
664.00	Interest		\$1,300	\$1,300	\$0	
671.100	Disposition of Assets	\$7,000		\$0	\$7,000	Sold Fire Truck
	<b>TOTAL REVENUE</b>	<b>\$25,000</b>	<b>\$1,300</b>			
930.00	Repairs & Maintenance	\$8,000		\$42,000	\$50,000	
	<b>Total Dept. 264 - Vehicles</b>	<b>\$8,000</b>	<b>\$0</b>			
930.00	Repairs & Maintenance	\$8,000		\$24,000	\$32,000	Building Repairs
	<b>Total Dept. 265 - Building &amp; Grounds</b>	<b>\$8,000</b>	<b>\$0</b>			
702.000	Salaries	\$22,000		\$534,133	\$556,133	Chief
703.000	Contract Services		\$31,000	\$61,000	\$30,000	Shared Chief
702.009	Fire Marshall Salary		\$13,700	\$23,019	\$9,319	Not Required
704.000	Fire Chief Expenses		\$9,000	\$12,000	\$3,000	
717.000	Taxable Benefits	\$40,000		\$60,170	\$100,170	Wellness Bonus/Uniform Allowance/Sick Day Cash Outs
717.002	Uniform Allowance		\$10,000	\$10,000	\$0	Expense moved
717.033	Sick Day Cash Outs		\$15,000	\$15,000	\$0	Expense moved
740.000	Operating Supplies	\$15,000		\$20,000	\$35,000	
890.000	Contingencies		\$10,000	\$10,000	\$0	Not Required
	<b>Total Dept. 336 - Fire Operations</b>	<b>\$77,000</b>	<b>\$88,700</b>			
715.000	FICA	\$21,500		\$41,458	\$62,958	
858.00	Pension	\$26,500		\$74,678	\$101,178	
	<b>Total Dept. 966 - Unallocated Expenses</b>	<b>\$48,000</b>	<b>\$0</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$141,500</b>	<b>\$88,700</b>			
965.000	Transfer to Building Reserve	\$68,545		\$15,732	\$84,277	Change in formula - 75% Building
968.000	Transfer to Truck Reserve		\$97,445	\$125,537	\$28,092	Change in formula - 25% Truck

Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
<b>BUILDING FUND:</b>						
610.000	Charges for Services	\$130,000		\$180,000	\$310,000	More Permits
610.025	Temp. Occupancy Fees	\$1,200		\$0	\$1,200	
	<b>TOTAL REVENUE</b>	<b>\$131,200</b>	<b>\$0</b>			
803.000	Building Chargeback	\$2,000		\$13,000	\$15,000	
958.000	Memberships & Dues	\$500		\$500	\$1,000	
	<b>Total Dept. 371 - Safety Inspection</b>	<b>\$2,500</b>	<b>\$0</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$2,500</b>	<b>\$0</b>			
699.000	Appropriations from Reserves		\$2,981	\$2,981	\$0	Not Required
965.000	Transfer to Reserves	\$125,719		\$0	\$125,719	Transfer to Reserves

<b>LAW ENFORCEMENT FUND:</b>						
660.000	Fines & Forfeits		\$16,000	\$35,000	\$19,000	
	<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$16,000</b>			
985.000	Tax Chargebacks		\$1,500	\$1,500	\$200	Banked Hours
	<b>Total Dept. 310 - Crime Control</b>	<b>\$0</b>	<b>\$1,500</b>			
702.000	Salaries	\$300		\$703	\$1,003	
	<b>Total Dept. 346 - Neighborhood Watch</b>	<b>\$300</b>	<b>\$0</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$300</b>	<b>\$1,500</b>			
699.000	Appropriations from Reserves	\$15,000	\$0	\$98,972	\$113,972	Increase in Appropriation

<b>PARK FUND:</b>						
604.000	Reimb. For Labor	\$480		\$500	\$980	Library
663.000	Interest on Reserves		\$100	\$900	\$800	
	<b>TOTAL REVENUE</b>	<b>\$480</b>	<b>\$100</b>			
702.000	Salaries	\$3,700		\$37,369	\$41,069	New Administrator
717.000	Taxable Benefits		\$600	\$6,196	\$5,396	Cost Split Change
801.000	Professional Services		\$650	\$2,400	\$1,750	
851.000	Insurance	\$3,900		\$3,000	\$6,900	Workers Mis-classified
977.000	Equipment		\$1,500	\$3,000	\$1,500	
	<b>Total Dept. 751 - Administration</b>	<b>\$7,600</b>	<b>\$2,950</b>			
702.000	Salaries	\$1,100		\$3,000	\$4,100	
	<b>Total Dept. 754 - Recreation</b>	<b>\$1,100</b>	<b>\$0</b>			
702.000	Salaries		\$10,000	\$100,620	\$90,620	Not Required
977.000	Equipment		\$26,000	\$26,000	\$0	New Lawn mower not purchased
	<b>Total Dept. 755 - Maintenance</b>	<b>\$0</b>	<b>\$36,000</b>			
951.000	Projects		\$25,811	\$40,000	\$14,189	Fireman's Pavilion not done
	<b>Total Dept. 756 - Park Dev/Improvements</b>	<b>\$0</b>	<b>\$25,811</b>			
	<b>TOTAL EXPENDITURES</b>	<b>\$8,700</b>	<b>\$64,761</b>			
699.000	Appropriation from Reserves		\$54,086	\$54,086	\$0	Not Required
965.000	Transfer to Reserves	\$2,355		\$0	\$2,355	Transfer to Reserves

To: Superior Township Board of Trustees  
 From: Keith Lockie  
 Date: December 21, 2015  
 Re: 2015 Budget Amendment #2



Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
<b>O&amp;M:</b>						
404	Water Sales	54,242		1,958,541	\$1,912,783	Price Increase
405	Sewer Sales	30,000		1,178,877	\$1,208,877	Price Increase
407	Water Sales During Const.	420		0	\$420	
410	Meter Sales	17,000		10,000	\$27,000	New Development
421	New Cust./Install Fees	9,000		4,000	\$13,000	New Development
	<b>Total Revenue</b>	<b>\$110,662</b>	<b>\$0</b>			
560-Mo.	Sewer Purchased - Monthly	60,000		901,984	\$961,984	Sewer Metered
560-TU	Sewer Purchased - True Up		51,120	0	(\$51,120)	Sewer Metered
520-LB	Repairs & Maint. - Lift & Booster	4,000		3,000	\$7,000	Section 58 Maintenance
655-LB	Utilities		5,000	20,000	\$15,000	
545-LB	Operating Supplies - Lift & Booster	4,500		2,000	\$6,500	Supplies Purchased
520	Rep. & Maint. - System	40,000		35,000	\$75,000	Multiple Repairs
531	Prof. Serv. - Engineers		20,000	40,000	\$20,000	Less Assistance Required
632	Prof. Serv. - Auditors		2,266	6,200	\$3,934	Entered as Prepay for 12 months
571	Meters & Supplies	25,000		25,000	\$50,000	Mult. MXUs Replaced at Resident Properties
572	Fuel		2,500	10,000	\$7,500	Lower Fuel Costs
573	Insurance & Bonds	5,400		25,000	\$50,400	Actual
701	Bad Debt Expense	2,315		3,226	\$5,541	Bromley Park Write-off
709	Printing & Publishing	2,500		1,500	\$4,000	Bills & Letterhead
	<b>Total Expenses</b>	<b>\$145,715</b>	<b>\$60,886</b>			
	<b>Total Rev. &amp; exp.</b>	<b>\$155,055</b>	<b>(\$60,886)</b>	<b>\$27,833</b>		
856	Transfers to Cap. Res.	27,833		65,684	\$93,517	Increased Transfer to Capital Reserves

To: Superior Township Board of Trustees

From: Keith Lockie

Date: December 21, 2015

Re: 2015 Budget Amendment #2



Acct. #	Account Name	Increase	Decrease	Approved	REQUESTED	Explanation
<b>Capital Reserves:</b>						
415	T&T Income	414,500		\$105,000	\$519,500	New Development
441	Interest on Bank Accts.		\$600	\$1,900	\$1,300	
451	Interest - Other	586		\$0	\$586	Interest on UC Permit
	<b>Total Revenue</b>	<b>\$415,086</b>	<b>\$600</b>			
620	R&M - System		20,000	20,000	\$0	
	<b>Total Expenses</b>	<b>\$0</b>	<b>\$20,000</b>			
	<b>Total Rev. &amp; Exp.</b>	<b>\$415,086</b>	<b>(\$19,400)</b>	<b>\$134,486</b>		
809	Transfers from O&M	27,833		65,684	\$93,517	Increased Transfer from O&M
<b>Debt Service:</b>						
441	Interest on Bank Accts.	\$25		\$1,958	\$1,983	
	<b>Total Revenue</b>	<b>\$25</b>	<b>\$0</b>			
687	Bond Agency Fees		10	450	\$440	Actual
690	Annual Disclosure Report Fee	286		0	\$286	Actual
691	Overlapping Report Fee	57		0	\$57	Actual
	<b>Total Expenses</b>	<b>\$343</b>	<b>\$10</b>			
	<b>Total Rev. &amp; Exp.</b>	<b>(\$318)</b>	<b>(\$10)</b>	<b>(\$45)</b>		
<b>System Repair Reserve:</b>						
441	Interest on Bank Accts.	\$13		\$1,200	\$1,213	
	<b>Total Revenue</b>	<b>\$13</b>	<b>\$0</b>			
	<b>Total Rev. &amp; Exp.</b>	<b>\$13</b>	<b>\$0</b>	<b>\$13</b>		



# SUPERIOR TOWNSHIP BILLS FOR PAYMENT

Date: December 21, 2015

GENERAL FUND	NONE TO SUBMIT
FIRE	NONE TO SUBMIT
LAW	NONE TO SUBMIT
PARK	NONE TO SUBMIT
BUILDING	NONE TO SUBMIT
UTILITY	\$6,600.00

8:55 AM  
12/16/15

Superior Township Utility Department  
Invoice Approval Report  
As of December 21, 2015

Type	Date	Num	Memo	Due Date	Open Balance
Parhelion Technologies Bill	12/01/15	45672	Work Order System Improvements	12/01/15	6,600.00
Total Parhelion Technologies					6,600.00
TOTAL					6,600.00



# SUPERIOR TOWNSHIP

## Record of Disbursements

Date: December 21, 2015

\*Contains all checks written since last report for the following funds:

General Bank - includes all checks written from the following funds:

101 - General Fund

204 - Legal Defense Fund

219 - Streetlight Fund

220 - Side Street Maintenance Fund

249 - Building Fund

266 - Law Fund

508 - Park Fund

701 - Trust & Agency Fund

206 - Fire Fund

592 - Utility Dept.

Note: Some of these checks were presented to the board for approval. All others are either pre-approved or under \$3,000.00 for Government Funds and \$5,000 for Utility Dept.

User: NANCY

CHECK DATE FROM 11/17/2015 - 12/21/2015

DB: SUPERIOR TWP

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GENL GENERAL BANK					
11/17/2015	GENL	37481	ANN ARBOR TRANSPORTATION AUTHORITY	OCTOBER 2015	5,769.51
11/17/2015	GENL	37482	CHARLES SWANSON	2015 CONTRACT - 13TH INSTALLMENT	1,178.93
11/17/2015	GENL	37483	CINTAS CORPORATION - 300	RUG SERVICE WEEK OF 11/12/15	57.64
11/17/2015	GENL	37484	DANIEL SMOKE	DUMP TICKET REIMBURSEMENT	15.50
11/17/2015	GENL	37485	DTE ENERGY	FINAL ELECTRIC BILL - 9045 MACARTHUR	10.34
11/17/2015	GENL	37486	JAMES WARREN	DUMP TICKET REIMBURSEMENT	22.00
11/17/2015	GENL	37487	KATHRYN GLADWIN	TEMPORARY C/O BOND REFUND 1677 PROSPECT	500.00
11/17/2015	GENL	37488	MARVIN WASHINGTON	DUMP TICKET REIMBURSEMENT	50.00
11/17/2015	GENL	37489	PASTEC	TELEPHONES - OCTOBER 2015	353.98
11/17/2015	GENL	37490	PAULA CALOPISIS	MILEAGE/CLASS REIMBURSEMENTS	62.95
11/17/2015	GENL	37491	REPUBLIC WASTE SERVICES #241	CONTAINERS - BURLEY	1,438.49
11/17/2015	GENL	37492	RICHARD MAYERNIK	PETTY CASH REIMBURSEMENT FOR BUILDING	84.84
11/17/2015	GENL	37493	RON PEATRY	MILEAGE REIMBURSEMENT 11/02/15 THRU 11/1	157.55
11/17/2015	GENL	37494	STATE OF MICHIGAN	ASSESSOR CERTIFICATIONS	425.00
11/17/2015	GENL	37495	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 11/19/15 PAYROLL	47,837.79
11/17/2015	GENL	37496	TOLL BROTHERS	TEMPORARY C/O BOND REFUND 2393 HIGHLAND	500.00
11/17/2015	GENL	37497	U.S. POSTAL SERVICE	POSTAGE FOR METER	2,500.00
11/17/2015	GENL	37498	VANDER MONROE	DUMP TICKET REIMBURSEMENT	11.50
11/17/2015	GENL	37499	VICTOR L. LILLECH, J.D.	LEGAL SERVICES - ALDEN BURLEY	2,690.00
11/20/2015	GENL	37500	AL'S CLEANING SERVICE	CLEANING @ TOWN HALL	112.00
11/20/2015	GENL	37501	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - DECEMBER 2015	7,742.56
11/20/2015	GENL	37502	CONSUMERS LIFE INSURANCE CO	LIFE INSURANCE - DECEMBER 2015	164.90
11/20/2015	GENL	37503	DELTA DENTAL	DENTAL INSURANCE - DECEMBER 2015	1,002.72 V
			Void Reason: WRONG AMOUNT		
11/20/2015	GENL	37504	VISION SERVICE PLAN	VISION INSURANCE - DECEMBER 2015	159.23 V
			Void Reason: WRONG AMOUNT		
11/20/2015	GENL	37505	DELTA DENTAL	DENTAL INSURANCE - DECEMBER 2015	854.91
11/20/2015	GENL	37506	VISION SERVICE PLAN	VISION INSURANCE - DECEMBER 2015	146.23
11/24/2015	GENL	37507	DTE ENERGY	STREETLIGHTS - OCTOBER 2015	6,176.33
11/24/2015	GENL	37508	AL'S CLEANING SERVICE	MISC CLEANING @ TOWN HALL	126.00
11/24/2015	GENL	37509	HEMIE LARKIN	DUMP TICKET REIMBURSEMENT	33.00
11/24/2015	GENL	37510	BOBBY MAYNARD	DUMP TICKET REIMBURSEMENT	50.00
11/24/2015	GENL	37511	BRENDA MCKINNEY	MILEAGE REIMBURSEMENT 10/13-11/9/15	77.05
11/24/2015	GENL	37512	CHARLES SWANSON	2015 CONTRACT - 14TH INSTALLMENT	1,178.93
11/24/2015	GENL	37513	CINTAS CORPORATION - 300	RUG SERVICE WEEK OF 11/19/15	57.64
11/24/2015	GENL	37514	CLASSIC T'S	EMERODIERY	97.00
11/24/2015	GENL	37515	DTE ENERGY	SIREN @ 1989 PROSPECT	31.82
11/24/2015	GENL	37516	DUCT OF SOUTHEAST MICHIGAN	DUCT WORK & FURNACE CLEANING AT TOWNHALL	2,175.00
11/24/2015	GENL	37517	GREENSTREET TREE CARE	TREE TRIMMING & REMOVAL @ COMMUNITY PARK	2,510.00
11/24/2015	GENL	37518	KEITH LOCKIE	MILEAGE 5/11-9/30/15	24.15
11/24/2015	GENL	37519	PARHELION TECHNOLOGIES	ANTI-SPAM - NOV 15	473.75
11/24/2015	GENL	37520	PHOTOGRAPHIC IMAGININGS	FIREFIGHTER BENCH PRINT	5.00
11/24/2015	GENL	37521	PIAM	2016 MEMBERSHIP DUES	100.00
11/24/2015	GENL	37522	SPARTAN DISTRIBUTORS	REPAIR TORO MOTOR	400.00
11/24/2015	GENL	37523	SUPERIOR TOWNSHIP CREDIT CARD ACCT	CREDIT CARD CHARGES NOV 2015	184.64
11/24/2015	GENL	37524	SUPERIOR TWP PAYROLL FUND	PENSION/HOSP NOVEMBER 2015	7,013.69
11/24/2015	GENL	37525	SUPERIOR TWP UTILITY DEPARTMENT	DIESEL FUEL 5/2014-11/2015	2,534.44
11/24/2015	GENL	37526	VERNON BLACKBURN	DUMP TICKET REIMBURSEMENT	50.00
11/24/2015	GENL	37527	WALMART COMMUNITY/AFCSLLC	PUMPKIN CARVING SUPPLIES & SHOP SUPPLIES	72.46
11/24/2015	GENL	37528	WASHTENAW COUNTY TREASURER	TRAILER FEES - NOVEMBER 2015	1,335.00
11/24/2015	GENL	37529	WEX BANK	FUEL - NOVEMBER 2015	104.57
12/01/2015	GENL	37530	AMY LOESCHER	DUMP TICKET REIMBURSEMENT	44.00
12/01/2015	GENL	37531	CINTAS CORPORATION - 300	RUG SERVICE WEEK OF 11/26/15	57.64
12/01/2015	GENL	37532	DTE ENERGY	APT "1" GAS - NOV 2015	1,131.98
12/01/2015	GENL	37533	EDWIN MANIER	27 ELECTRICAL INSPECTIONS	810.00
12/01/2015	GENL	37534	HOME DEPOT CREDIT SERVICES	OFFICE & PUMPKIN CARVING SUPPLIES	55.23
12/01/2015	GENL	37535	MELISSA BROOKS	MILEAGE/MEAL REIMBURSEMENT	46.06

CHECK REGISTER FOR CHARTER TOWNSHIP OF SUPERIOR  
CHECK DATE FROM 11/17/2015 - 12/21/2015

Check Date	Bank	Check	Vendor Name	Description	Amount
12/01/2015	GENL	37536	MR. ROOT OUT PLUMBING	SNAKE OUT BATHROOM DRAIN	160.00
12/01/2015	GENL	37537	RON PEATRY	MILEAGE 11/16-11/27/15	100.05
12/01/2015	GENL	37538	STAPLES ADVANTAGE	OFFICE/BUILDING SUPPLIES	462.43
12/01/2015	GENL	37539	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 12/3/15 PAYROLL	47,942.39
12/01/2015	GENL	37540	TERMINIX PROCESSING CENTER	PEST CONTROL - NOV 2015	78.00
12/08/2015	GENL	37541	ABSOPURE WATER COMPANY	COOLER RENTAL - NOV2015	57.25
12/08/2015	GENL	37542	AL'S CLEANING SERVICE	CLEANING @ TOWN HALL	140.00
12/08/2015	GENL	37543	ANN ARBOR TRANSPORTATION AUTHORITY	NOVEMBER 2015	8,769.51
12/08/2015	GENL	37544	CINTAS CORPORATION - 300	RUG SERVICE WEEK OF 12/3/15	57.64
12/08/2015	GENL	37545	COMCAST	INTERNET SERVICE - NOV 2015	91.90
12/08/2015	GENL	37546	CONGDON'S ACE HARDWARE	SHOP SUPPLIES	9.99
12/08/2015	GENL	37547	JUAN BRADFORD	REIMBURSEMENT FOR HOLIDAY COSTUMES	50.00
12/08/2015	GENL	37548	MARK BARRETT BUILDING CO	CHNP BOARDWALK PHASE #3	2,500.00
12/08/2015	GENL	37549	MLIVE MEDIA GROUP	PUBLISHING - NOV 2015	491.93
12/08/2015	GENL	37550	PROSITE SERVICES	BULLDOZER WORK @ TOWN HALL	1,000.00
12/08/2015	GENL	37551	SAMANTHA TROTTER	ELECTION WORK 12/2/15	36.00
12/08/2015	GENL	37552	STANDARD PRINTING	TAX BILLS - WINTER 2015	1,527.70
12/08/2015	GENL	37553	STAPLES CONTRACT AND COMMERCIAL	PAPER FOR PARK MAPS	108.42
12/08/2015	GENL	37554	SUPERIOR TOWNSHIP TREASURER	WINTER TAXES	1,297.65
12/08/2015	GENL	37555	SUPERIOR TWP PAYROLL FUND	HSA FEES - DECEMBER 2015	42.00
12/08/2015	GENL	37556	TRUGREEN PROCESSING CENTER	LAWN SERVICE CLARK @ MACARTHUR	58.00
12/08/2015	GENL	37557	VERTIZON WIRELESS	HOT SPOT CHARGES - NOVEMBER 2015	89.16
12/08/2015	GENL	37558	WASHTENAW COUNTY ROAD COMMISSION	FINAL BILLING 2015	73,304.98
12/08/2015	GENL	37559	WASHTENAW COUNTY TREASURER	OVERTIME - OCTOBER 2015	7,639.80
12/08/2015	GENL	37560	WEX BANK	FUEL - NOVEMBER	250.17
12/15/2015	GENL	37561	WASHTENAW COUNTY TREASURER	DRAINS 2015	5,354.07
12/15/2015	GENL	37562	AL'S CLEANING SERVICE	MISC CLEANING @ TOWN HALL	70.00
12/15/2015	GENL	37563	BRENDA MCKINNEY	MILEAGE REIMBURSEMTN 11/30/15 THRU 12/1	60.38
12/15/2015	GENL	37564	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE OCT-NOV	322.94
12/15/2015	GENL	37565	CHARLES SWANSON	FINAL INSTALLMENT 2015 CONTRACT	1,178.98
12/15/2015	GENL	37566	CINTAS CORPORATION - 300	RUG SERVICE WEEK OF 12/10/15	57.64
12/15/2015	GENL	37567	DAVID PHILLIPS	MILEAGE REIMBURSEMENT 6/17/15-12/9/15	98.32
12/15/2015	GENL	37568	EDWIN MANIER	21- ELECTRICAL INSPECTIONS 12/1/15 THRU	630.00
12/15/2015	GENL	37569	GORDON FOOD SERVICE, INC.	SUPPLIES	235.73
12/15/2015	GENL	37570	JESSE CHRISTIAN	DUMP TICKET REIMBURSEMENT	50.00
12/15/2015	GENL	37571	MARK BARRETT BUILDING CO	FINAL PAYMENT CHERRY HILL NATURE PRESERV	4,500.00
12/15/2015	GENL	37572	MICHIGAN ASSESSORS ASSOCIATION	CALOPYSIS, BROOKS, KOOYERS ASSOCIATION 2	225.00
12/15/2015	GENL	37573	PAETEC	TELEPHONES - NOVEMBER 2015	340.74
12/15/2015	GENL	37574	PARHELION TECHNOLOGIES	ANTI-SPAM, EMAIL, SERVER SUPPORT - DEC 2	913.75
12/15/2015	GENL	37575	PATRICK FIGOTT	CELL PHONE STIPEND 10/19-11/18	31.43
12/15/2015	GENL	37576	RON PEATRY	MILEAGE REIMBURSEMENT 11/30/15-12/11/15	167.90
12/15/2015	GENL	37577	S.E.M.M.I.A.	MEMBERSHIP DUES 6/15-5/16	40.00
12/15/2015	GENL	37578	STATE OF MICHIGAN	MEMBERSHIP DEALS FOR MEDICAL FOR 2016	230.00
12/15/2015	GENL	37579	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 12/17/15 PAYROLL	45,854.75
12/15/2015	GENL	37580	VICTOR L. LILLICH, F.D.	LEGAL SERVICES 11/12/15-12/13/15 - BURLE	1,440.00
12/15/2015	GENL	37581	WASHTENAW COUNTY TREASURER	TRAILER FEES - DECEMBER 2015	1,335.00
12/15/2015	GENL	37582	AL'S CLEANING SERVICE	ROADSIDE TRASH & LEAVE REMOVAL	1,164.00

GENL TOTALS:

Total of 162 Checks:	308,850.24
Less 2 Void Checks:	1,161.95
Total of 160 Disbursements:	307,688.29

CHECK REGISTER FOR CHARTER TOWNSHIP OF SUPERIOR  
 CHECK DATE FROM 11/17/2015 - 12/21/2015

Check Date	Bank	Check	Vendor Name	Description	Amount
<b>Bank FIRE FIRE FUND</b>					
11/17/2015	FIRE	22453	AUTO VALUE YPSILANTI	IGNITION SEALER	20.87
11/17/2015	FIRE	22454	CORRIGAN OIL COMPANY	224.1 GALLONS DIESEL	479.72
11/17/2015	FIRE	22455	OHM ADVISORS	STATION #2 FEASIBILITY STUDY	2,870.25
11/17/2015	FIRE	22456	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 11/19/15 PAYROLL	32,142.14
11/20/2015	FIRE	22457	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - DECEMBER 2015	6,367.42 V
			Void Reason: WRONG AMOUNT		
11/20/2015	FIRE	22458	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE RETIREES - DECEMBER 20	686.34
11/20/2015	FIRE	22459	CONSUMERS LIFE INSURANCE CO	LIFE INSURANCE - DECEMBER 2015	102.15
11/20/2015	FIRE	22460	DELTA DENTAL	DENTAL INSURANCE - DECEMBER 2015	940.66 V
			Void Reason: WRONG AMOUNT		
11/20/2015	FIRE	22461	VISION SERVICE PLAN	VISION INSURANCE - DECEMBER 2015	170.00
11/20/2015	FIRE	22462	BLUE CROSS/BLUE SHIELD-M	MEDICAL INSURANCE - DECEMBER 2015	7,759.38
11/20/2015	FIRE	22463	DELTA DENTAL	DENTAL INSURANCE - DECEMBER 2015	940.48
11/24/2015	FIRE	22464	BIO-CARE, INC.	PHYSICALS FOR FIREFIGHTERS	2,933.00
11/24/2015	FIRE	22465	DECKER AGENCY	PREMIUM DUE FOR 2015 ON NEW FIRE TRUCK E	756.00
11/24/2015	FIRE	22466	EMERGENCY MEDICAL PRODUCTS, INC.	EMS GLOVE BOX HOLDER	66.75
11/24/2015	FIRE	22467	EMERGENT HEALTH PARTNERS	LOST PAGER FEE	45.00
11/24/2015	FIRE	22468	FIRE SERVICE MANAGEMENT	NAME ON EMS JACKET - CHEVRETTE	75.00
11/24/2015	FIRE	22469	GABBYS BP	FUEL FOR CANS	20.00
11/24/2015	FIRE	22470	GENE BUTMAN FORD SALES, INC.	REPAIRS ON U11-1	1,204.09
11/24/2015	FIRE	22471	GRAINGER	PART FOR E11-1	33.42
11/24/2015	FIRE	22472	PAETEC	TELEPHONES STATION #2 - NOV 2015	73.63
11/24/2015	FIRE	22473	RICOH USA INC.	ADD'L COPIES 8/17-11/16/15	77.85
11/24/2015	FIRE	22474	RICOH USA, INC	COPIER LEASE - NOVEMBER 2015	182.93
11/24/2015	FIRE	22475	SUPERIOR TOWNSHIP CREDIT CARD ACCT	CREDIT CARD CHARGES - OCTOBER 2015	187.00
11/24/2015	FIRE	22476	SUPERIOR TWP PAYROLL FUND	PENSION/MCSP - NOVEMBER 2015	8,712.84
11/24/2015	FIRE	22477	WOLVERINE FREIGERLINER	NEW RADIATOR - T11-1	3,694.69
12/01/2015	FIRE	22478	ABBEY DOOR	REPAIR OVERHEAD DOOR - STATION #1	209.00
12/01/2015	FIRE	22479	AMERICAN AQUA, INC.	WATER SOFTNER SUPPLIES	90.80
12/01/2015	FIRE	22480	ANN ARBOR WELDING SUPPLY	MEDICAL OXYGEN TANK LEASE	6.82
12/01/2015	FIRE	22481	ASSOCIATED PLUMBING & SEWER	REPAIR LEAKING WATER VALVE - STATION #1	283.00
12/01/2015	FIRE	22482	COMCAST	INTERNET SERVICES STATION #2 - DEC 2015	184.90
12/01/2015	FIRE	22483	CORRIGAN OIL COMPANY	226.3 GALLONS DIESEL	405.23
12/01/2015	FIRE	22484	DTE ENERGY	ELECTRIC & GAS - STATION #2 NOV 2015	1,300.64
12/01/2015	FIRE	22485	HOME DEPOT CREDIT SERVICES	STATION SUPPLIES	725.77
12/01/2015	FIRE	22486	PAETEC	TELEPHONES STATION #1 - NOV 2015	136.56
12/01/2015	FIRE	22487	SETON IDENTIFICATION PRODUCTS	ID TAGS WITH BAR CODE	330.30
12/01/2015	FIRE	22488	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER 12/3/15 PAYROLL	36,810.01
12/01/2015	FIRE	22489	VICTOR CHEVRETTE	MILEAGE REIMBURSEMENT 11/3/15 THRU 11/30	140.30
12/08/2015	FIRE	22490	ANN ARBOR WELDING SUPPLY	MEDICAL OXYGEN	31.79
12/08/2015	FIRE	22491	ARGUS-HAZCO	STATION #1 TESTING	527.28
12/08/2015	FIRE	22492	AUTO VALUE YPSILANTI	UREA FOR E11-2	51.96
12/08/2015	FIRE	22493	CLASSIC T'S	EMBROIDERY - CHIEF	82.00
12/08/2015	FIRE	22494	COMCAST	INTERNET SERVICE STATION #1 - DEC 2015	73.90
12/08/2015	FIRE	22495	EMERGENT HEALTH PARTNERS	DISPATCHING SERVICES - DECEMBER 2015	1,737.50
12/08/2015	FIRE	22496	SUPERIOR TWP GENERAL FUND	ACCOUNTING FEES - DECEMBER 2015	833.33
12/08/2015	FIRE	22497	SUPERIOR TWP PAYROLL FUND	HSA FEES - DECEMBER 2015	54.00
12/08/2015	FIRE	22498	VERIZON WIRELESS	CELL PHONES - NOVEMBER 2015	231.27
12/15/2015	FIRE	22499	ANN ARBOR CHARTER TOWNSHIP	SHARED CHIEF EXPENSES NOT REIMBURSED BY	524.50
12/15/2015	FIRE	22500	ANN ARBOR CLEANING SUPPLY	CLEANING SUPPLIES	184.41
12/15/2015	FIRE	22501	CORRIGAN OIL COMPANY	242.7 GALLONS DIESEL	366.63
12/15/2015	FIRE	22502	F & M MECHANICAL SERVICES, LLP	REPAIRS @ STATION #2	1,835.00
12/15/2015	FIRE	22503	MICHIGAN ST. FIREMEN'S ASSOCIATION	MEMBERSHIP DUES FOR 2016	75.00
12/15/2015	FIRE	22504	NICHOLAS ROBSON	MILEAGE 11/30/15 - 12/3/15	71.20
12/15/2015	FIRE	22505	PARHELION TECHNOLOGIES	SERVER, EMAIL ANTI-SPAM SUPPORT - DECEMB	115.00
12/15/2015	FIRE	22506	PHILIP W. DICKINSON	HEALTH INSURANCE REIMBURSEMENT FOR THE M	1,062.79
12/15/2015	FIRE	22507	SUPERIOR TOWNSHIP CREDIT CARD ACCT	CREDIT CARD CHARGE - KOHL'S	82.56

12/16/2015 09:45 AM  
User: NANCY  
DE: SUPERIOR TWP

CHECK REGISTER FOR CHARTER TOWNSHIP OF SUPERIOR  
CHECK DATE FROM 11/17/2015 - 12/21/2015

Check Date	Bank	Check	Vendor Name	Description	Amount
12/15/2015	FIRE	22508	SUPERIOR TWP PAYROLL FUND	CASH TRANSFER PAYROLL 12/17/15	30,280.17
12/15/2015	FIRE	22509	WEST SHORE SERVICES, INC.	2015 ANNUAL INSPECTION OF SIRENS	1,652.00

FIRE TOTALS:

Total of 57 Checks:	150,236.33
Less 2 Void Checks:	7,308.08
Total of 55 Disbursements:	142,928.25

9:01 AM  
 12/16/15  
 Accrual Basis

Superior Township Utility Department  
 Check Register  
 November 16 through December 21, 2015

Date	Num	Name	Memo	Amount
100 - CASH - O&M				
101 - Checking - Chase 205000485529				
11/17/15	9551	FTL Construction Inc.	Watermain Repair - MacArthur	(4,353.90)
11/20/15	9552	Blue Cross Blue Shield	Medical Insurance - Dec15	(4,274.97)
11/20/15	9553	Consumer's Life Insurance Company	Life Insurance - Dec15	(67.78)
11/20/15	9554	Delta Dental Plan of Michigan	Dental Insurance - Dec15	(488.00)
11/20/15	9555	Vision Service Plan	Vision Insurance - Dec15	(86.77)
11/24/15	9556	Superior Twp. General Fund	Payroll - 11/19/15	(14,471.17)
11/24/15	9557	Superior Twp. Payroll Fund	Pension & HCSP - Nov 15	(3,608.79)
11/24/15	9558	Prospect Pointe HOA	Refund Duplicate Payment on 1898 Hunter's Creek	(336.78)
11/24/15	9559	Rolland Cement	Approach Replacement - Bristol Court	(2,300.00)
11/24/15	9560	Windstream	Phones - Adm. Bldg. - Nov15	(217.51)
11/24/15	9561	Ypsilanti Comm. Utilities Authority	W/S Purch. - Oct 15	(154,773.95)
12/01/15	9562	Advance Auto Parts	Fluid	(22.74)
12/01/15	9563	Al's Clearing Service	Adm. Bldg. Cleaning - Nov15 (4 weeks)	(160.00)
12/01/15	9564	Ann Arbor Charter Township	W/S - Sep-Nov15	(25,371.64)
12/01/15	9565	AT&T	Booster Sta. Phone - Nov15	(93.60)
12/01/15	9566	Beaver Research Company	Oil Dry, Paint	(265.79)
12/01/15	9567	Comcast	Internet - Maint. Fac. - Nov15	(107.85)
12/01/15	9568	DTE	Elec/Gas - Nov 15	(2,098.32)
12/01/15	9569	Etna Supply	MXUs	(9,349.21)
12/01/15	9570	Industrial Chem Labs	Lift Sta. Degreaser	(244.96)
12/01/15	9571	Staples Contract & Commercial	Tape	(43.18)
12/01/15	9572	State of Michigan	Drink. Water Treat. & Dist. Op. Cert.	(380.00)
12/01/15	9573	Stericycle Communications	Answering Service - Nov15	(106.97)
12/01/15	9574	Todd's Services, Inc. (TSI)	Sprinkler Winterization	(90.00)
12/01/15	9575	TruGreen	Lawn Serv. - Maint. Fac.	(101.58)
12/01/15	9576	Verizon	Cell Phones - Nov15	(584.03)
12/08/15	9577	Superior Twp. Util. Dept. Capital Reserve	Transfer Excess O&M to Cap. Reserves.	(95,000.00)
12/08/15	9578	Superior Twp. Util. Dept. O&M	Transfer O&M Portion of Permit # 1464+1465	(1,030.00)
12/08/15	9579	Superior Twp. General Fund	Payroll - 12/03/15	(15,307.90)
12/08/15	9580	Superior Twp. Payroll Fund	HSA Fees - Dec15	(30.00)
12/08/15	9581	Comcast	Internet - Adm. Bldg. - Nov15	(102.85)
12/08/15	9582	DTE	Electric/Gas - Nov 15	(359.47)
12/08/15	9583	Environmental Systems Res. Inst.	1 ArcView Maint. Fees - 12016	(400.00)
12/08/15	9584	Jack Doheny Supplies	Vactor Jet Fins	(70.00)
12/08/15	9585	Keith Lockie	Mileage - May 21 - Dec 03	(65.55)
12/08/15	9586	Pitney Bowes	Postage Meter Supplies	(237.11)
12/08/15	9587	Windstream	Phones - Maint. Fac. - Dec15	(189.66)

9:01 AM  
 12/16/15  
 Accrual Basis

Superior Township Utility Department  
 Check Register  
 November 16 through December 21, 2015

Date	Num	Name	Memo	Amount
12/08/15	9588	Wright Express FSC	Fuel - Nov 15	(265.05)
12/15/15	9589	EJ USA, Inc. (East Jordan)	Manhole & Box Risers	(3,002.74)
12/15/15	9590	Millennium Business Systems	Toshiba Copier Lease - Nov15	(243.61)
12/15/15	9591	Priority One Emergency	Lights for F250	(1,239.00)
12/15/15	9592	Wolverine Rental	Snowplow Repair	(463.24)
12/15/15	9593	Ypsilanti Comm. Utilities Authority	W/S Purch. - AR Properties - Nov15	(350.56)
Total 101 - Checking - Chase 205000485529				(342,356.23)
Total 100 - CASH - O&M				(342,356.23)
120 - CASH - CAPITAL RESERVE				
125 - CR Chkg. - Chase 639918234				
125-AA - Capital Res. Checking - AA Twp.				
11/17/15	522	Ann Arbor Charter Township	A2 Twp's Portion of Conn. Fees	(6,501.28)
11/17/15	523	Superior Twp. Util. Dept. Capital Reserve	Transfer O&M Portion of Permit # 1463	(555.00)
12/08/15	524	Superior Twp. Util. Dept. O&M	Transfer O&M Portion of Permit # 14666	(555.00)
12/08/15	525	Ann Arbor Charter Township	A2 Twp's Portion of Conn. Fees	(6,501.28)
Total 125-AA - Capital Res. Checking - AA Twp.				(14,112.56)
Total 125 - CR Chkg. - Chase 639918234				(14,112.56)
Total 120 - CASH - CAPITAL RESERVE				(14,112.56)
<b>TOTAL</b>				<b>(356,468.79)</b>

# VOTE:

# FYI

## TUESDAY, MARCH 8, 2016

This March 8, Washtenaw County voters will nominate presidential candidates and consider a county-wide ballot proposal. To participate in either primary, voters must declare a party preference at the polls. Those choosing not to participate in either primary can still receive a non-partisan ballot containing only the county-wide proposal.

### IMPORTANT:

You must choose one of the three options in order to receive a ballot:

Republican

Democrat

County-wide Proposal Only



To find your polling location visit, [www.michigan.gov/vote](http://www.michigan.gov/vote)

### PRESIDENTIAL PRIMARY ELECTION VOTE ON 3/8/2016

#### Application to Vote/Ballot Selection Form

**Picture identification requirement:** All Michigan voters must show a Michigan driver's license, a Michigan personal identification card or some other acceptable form of picture identification before voting. A voter who is unable to show picture identification can vote after signing an affidavit attesting that he/she is not in possession of picture identification.

March 8, 2016 Presidential Primary

Precinct \_\_\_\_\_

<b>ELECTION INSPECTOR COMPLETES</b>	PRINT NAME: _____	
<input type="checkbox"/> ID AFFIDAVIT COMPLETED	DATE OF BIRTH: _____	
ELEC INSP. INITIAL _____	RESIDENCE: _____	
BALLOT NO. _____	I certify that I am a United States citizen and a registered and qualified elector in this precinct, and hereby make application to vote at this election.	
VOTER NO. _____	SIGN HERE  _____	<b>SELECT BALLOT TYPE HERE</b> I hereby request the ballot type marked below for this election. (You must select one ballot type below. If you do not select a ballot type, a ballot will not be issued to you.)  <b>SELECT ONLY ONE BALLOT TYPE:</b> <input type="checkbox"/> Republican Party Presidential Primary Ballot  <input type="checkbox"/> Democratic Party Presidential Primary Ballot  <input type="checkbox"/> Ballot without Presidential Primary (if available). Note: This ballot choice is for voters not voting in the presidential primary who wish to vote on other proposals or candidates (if on ballot.)
	X SIGNATURE OF VOTER	

#### COUNTY-WIDE BALLOT PROPOSAL

PROPOSITION TO AUTHORIZE THE RENEWAL OF THE EXISTING LEVY OF .20 MILLS TO PROVIDE FUNDING TO CONTINUE TO OPERATE AND IMPROVE THE COUNTY ENHANCED EMERGENCY COMMUNICATIONS SYSTEM BY POTENTIALLY CONSTRUCTING ADDITIONAL TOWERS, UPGRADING THE EXISTING INFRASTRUCTURE AND PURCHASING THE NECESSARY EQUIPMENT.

*"As a renewal of the existing extra millage, shall the limitation on the amount of taxes which may be imposed each year for all purposes on real and tangible personal property in Washtenaw County, Michigan continue to be increased as provided in Section 6, Article IX of the Michigan Constitution and the Board of Commissioners of the County be authorized to levy a tax not to exceed one fifth of one mill (\$0.20 per \$1,000 of state taxable valuation) for a period of ten (10) years, beginning with the December 1, 2016 tax levy, (which will generate estimate revenues of \$2,920,963 in the first year) to continue to acquire, renovate, maintain, upgrade and operate the County's Enhanced Emergency Communications System, potentially including constructing additional towers, upgrading the existing infrastructure, purchasing equipment, and paying for maintenance and user fees?"*

WASHTENAW COUNTY ROAD COMMISSION

FYI

TO: Washtenaw County Board of Road Commissioners

FROM: Roy D. Townsend, P.E.  
Managing Director

SUBJECT: Staff Report – 11-23-15 to 12-6-15

DATE: December 15, 2015

TOWNSHIP REPORTS

A. Maintenance

The following maintenance activities were performed in individual townships:

ANN ARBOR TOWNSHIP

- Limestone Patch – Chalmers Drive: 18 tons

AUGUSTA TOWNSHIP

- Limestone Patch – Bunton Road, Butler Road, Judd Road, Macey Road, McKean Road, Talladay Road, Tuttle Hill Road: 318 tons

BRIDGEWATER TOWNSHIP

- Gravel Patch – Braun Road, Kies Road, McCollum Road, Neblo Road, Schellenberger Road, Willow Road: 31 tons
- Pick-up Fallen Trees/Limbs – Fisk Road, Willow Road
- Limestone Patch – Braun Road, Kies Road, McCollum Road, Neblo Road, Schellenberger Road, Willow Road: 12 tons

DEXTER TOWNSHIP

- Cut Trees/Limbs – Dexter-Pinckney Road, Dexter Townhall Road
- Limestone Patch Shoulders – Dexter-Pinckney Road, N. Territorial Road: 115 tons
- Pick-up Fallen Trees/Limbs – Island Lake Road
- Roadside Trash Removal – McKinley Road, Quigley Road, Wylie Road

FREEDOM TOWNSHIP

- Limestone Patch – Bethel Church Road, Boettner Road, Ellsworth Road, Lima Center Road, Parker Road: 39 tons
- Gravel Patch – Ellsworth Road, Lima Center Road, Rentz Road, Schmitz Road: 45 tons



LIMA TOWNSHIP

- Cut Trees/Limbs – Lima Center Road
- Gravel Patch – Lima Center Road, Peckins Road, Sager Road: 52 tons
- Boom Mow – Dancer Road, Guenther Road, Jerusalem Road, Liberty Road, Lima Center Road, Steinbach Road
- Limestone Patch – Dancer Road, Lima Center Road, Trinkle Road: 86 tons
- Limestone Patch Shoulders – Old US-12 East: 14 tons
- Roadside Trash Removal – Lima Center Road
- Cut Brush – Freer Road

LODI TOWNSHIP

- Limestone Patch – Noble Road, Saline Waterworks Road, Zeeb Road: 272 tons
- Gravel Patch – Alber Road, Bethel Church Road, Noble Road, Saline Waterworks Road, Tessmer Road, Textile Road, Weber Road: 208 tons

LYNDON TOWNSHIP

- Cut Trees/Limbs – N. Territorial Road
- Limestone Patch – Roepke Road: 10 tons

MANCHESTER TOWNSHIP

- Roadside Trash Removal – Allen Road, Ely Road
- Gravel Patch – Allen Road, Grossman Road, Kirk Road, Sandborn Road, Van Tuyle Road, Wolff Road: 65 tons
- Limestone Patch – Grossman Road, Kirk Road, Sandborn Road, Van Tuyle Road: 30 tons

NORTHFIELD TOWNSHIP

- Limestone Patch – Earhart Road, Five Mile Road, Joy Road, Kearney Road, Lincoln Drive, Nollar Road, Six Mile Road, Spencer Road: 382 tons
- Ditching – Five Mile Road, Northfield Church Road
- Boom Mow – Joy Road
- Berming – Five Mile Road, Nollar Road, Northfield Church Road
- Repair Sinkhole – Joy Road
- Gravel Patch – Six Mile Road: 21 tons

PITTSFIELD TOWNSHIP

- Roadside Trash Removal – Maple Road
- Limestone Patch – Marton Road, Merritt Road, Morgan Road, Poppy Lane, Textile Road: 156 tons
- Clean Catch Basin – Oakdale Drive
- Grind Stumps – Golfside Road

SALEM TOWNSHIP

- Limestone Patch – Brookville Road, Chubb Road, Dixboro Road, Gotfredson Road, Joy Road, Six Mile Road: 144 tons
- Boom Mow – Five Mile Road, Joy Road, Pontiac Trail, Tower Road
- Guardrail Replacement – Salem Road

SALINE TOWNSHIP

- Limestone Patch – Arkona Road, Grass Road: 54 tons

FYI

SCIO TOWNSHIP

- Cut Trees/Limbs – Pratt Road, W. Delhi Road
- Gravel Patch – Burton Avenue, Lakeview Avenue, Luella Avenue, Myrtle Avenue, Park Road: 69 tons
- Limestone Patch – Bandera Drive, Liberty Road, Shevchenko Drive: 52.5 tons

SHARON TOWNSHIP

- Pick-up Fallen Trees/Limbs – Sharon Hollow Road, Sharon Valley Road
- Gravel Patch – Bethel Church Road, Easudes Road, Grass Lake Road, Heim Road, Jacob Road, Sharon Hollow Road, Sharon Valley Road, Sylvan Road: 52 tons
- Limestone Patch – Bethel Church Road, Easudes Road, Jacob Road, Sharon Hollow Road, Sharon Valley Road: 18 tons

SUPERIOR TOWNSHIP

- Pick-up Fallen Trees/Limbs – Ford Road, Plymouth Road, Superior Road
- Ditching – Hickman Road
- Berming – Hickman Road
- Limestone Patch – Cherry Hill Road, Gale Road: 48 tons

SYLVAN TOWNSHIP

- Cut Trees/Limbs – Cavanaugh Lake Road, Garvey Road, Kilmer Road

WEBSTER TOWNSHIP

- Limestone Patch – Jennings Road, Walsh Road, Webster Church Road: 64 tons
- Gravel Patch – Merkel Road, Scully Road: 15 tons

YORK TOWNSHIP

- Ditching – Jewell Road, Moon Road
- Limestone Patch – Arkona Road: 20 tons
- Clean Culverts – Saline-Milan Road, Warner Road

YPSILANTI TOWNSHIP

- Roadside Trash Removal – Hitchingham Road
- Cut Trees/Limbs – Cedarcliff Avenue, Textile Road, Smith Avenue, Whittaker Road, Woodglen Avenue
- Pick-up Fallen Trees/Limbs – Briarbrook Drive, Forest Street, Jonquil Lane, Ohio Avenue, Rue Deauville
- Grind Stumps – Bemis Road, Smith Avenue
- Clean Catch Basin – Hewitt Road, Hudson Avenue, Trotters Park Street
- Cut Brush – Tyler Road
- Videotaped Storm Sewers – Hewitt Road, Trotter's Park Boulevard

FYI

STATE TRUNKLINE

- Patrol Patching – US-23
- Guardrail/Cable Repair – US-23, I-94, M-14
- Roadside Trash Removal – I-94, US-23, M-14
- Limestone Patch Shoulders – US-12: 30 tons
- Pick-up Fallen Trees/Limbs – US-12, M-14, US-23, I-94

WINTER MAINTENANCE

- Crews Responded – 3 times
- Total Salt Used – 10 tons
- Total Abrasives Used – 65 tons

Total Brine Used – 50 gallons

**B. Project Development**

LODI TOWNSHIP

Textile (Maple to Ann Arbor/Saline) – Staff continues to work on design for this upcoming 2016 road project. Base plans (30% complete) were submitted to staff by the Consultant for review.

Lone Oak SAD – Staff reviewed the petition and returned it to the SAD organizer to collect additional signatures to become a valid petition.

SALINE TOWNSHIP

Hack Road Bridge – Staff approached property owners to discuss land needs for the upcoming bridge replacement project.

SCIO TOWNSHIP

Scio Church @ Warner Road – Staff began collecting data for the 2017 construction project.

YORK TOWNSHIP

Ridge Road Culvert – Staff approached property owners to discuss land needs for the upcoming bridge replacement project.

OTHER:

Survey – Staff completed PASER ratings on local roads throughout Washtenaw County.

FY1

**C. Permits**

Staff received 27 new right-of-way permit applications and 26 plans during this period for review. At this time there are 272 pending right-of-way permits (applied for but not issued); 75 residential, 93 commercial, 83 utility, and 21 miscellaneous permits. Currently there are 711 active right-of-way permits (issued & awaiting completion); 301 residential, 49 commercial, 280 utility, and 81 miscellaneous permits. Staff issued 11 residential driveway permits, one commercial driveway permits, 26 utility permits, four miscellaneous permit, & 23 transportation permits and receipted approximately \$5,340 in permit fees and surety during this period.

**D. Construction****Major Construction Project Activities & Status:****2015 Projects**

The following construction projects are substantially completed and in the process of being closed out:

- Austin Road Bridges
- Dixboro, North Territorial & Zeeb Road Bridges
- Haul Route Improvements (Zeeb, Pleasant Lake, Ann Arbor-Saline)
- Hewitt Road & Huron River Drive
- Lohr Road
- North Delhi Road
- Oak Valley Drive
- Old US-12
- Plymouth Road @ Ford Road & Curtis Road
- SAD Projects
- Saline-Milan Road
- Six Mile Road
- Textile Road Roundabouts

**2016 Projects**

Hack Road over Middle Branch of Macon Creek – This project is currently in the design phase. A four party funding agreement has been approved between the WCRC, Lenawee County Road Commission, Macon Township and Saline Township.

McGregor Road Bridge over Portage Lake Outlet – This project is slated for a January 2016 MDOT bid letting.

Mooreville, Jerusalem & Maple Road Bridges – This project is slated for a January 2016 MDOT bid letting.

Wiard Road Bridge over Tyler Road – This project is currently in the design phase. Final plans will be submitted to MDOT on December 16<sup>th</sup> for a March 2016 bid letting.

EM

Willis Road – This project is currently in the design phase. A GI meeting with MDOT is scheduled for the week of December 14<sup>th</sup>.

Huron Street/Whittaker Road and Prospect Road – These projects are currently in the design phase. A GI meeting with MDOT is scheduled for the week of December 6<sup>th</sup>.

2016 3R and PM Projects – Staff has been evaluating options to include in the 2016 3R/PM program for the various funding sources available.

Strawberry Lake Road Structure over Arms Creek – This project is currently in the design phase. Webster Township signed a funding agreement for this project. Survey information was collected, hydraulic flow information was obtained from the MDEQ and utility information was requested. The hydraulic design is currently being performed and alternatives are being evaluated.

Burmeister Road Culvert - This project is currently in the design phase. Hydraulic flow information was obtained from the MDEQ, survey information was collected and utility information was received. The MDEQ and WCWRC permit applications are in the process of being prepared.

Bunton Road Culvert - Hydraulic flow information was requested from the MDEQ and some utility information has been received. The survey information is in the process of being collected. A funding agreement will be necessary with Augusta Township for this project to move forward.

Willow Road Bridge - This project is currently in the design phase. Hydraulic flow information was requested from the MDEQ and some utility information has been received. The survey information is in the process of being collected.

Austin Road Bridge - Hydraulic flow information was requested from the MDEQ and some utility information has been received. The survey information is in the process of being collected.

Cherry Hill Road Bridge - Hydraulic flow information was requested from the MDEQ and some utility information was received. A funding agreement will be necessary with Superior Township for this project to move forward.

Bridge Inspections and Short Span Bridge/Culvert Inspections - The National Bridge Inventory (NBI) inspections have been completed for 2015. The short span bridge / culvert inventory inspections are currently ongoing. Over the last several weeks, numerous structures have been closed or weight restricted.



FYI

## Public Hearing Notice

### City of Ypsilanti Planning Commission Wednesday, 16 December 2015, 7:00 p.m. Council Chambers, City Hall

The City of Ypsilanti Planning Commission will hold a public hearing on Wednesday, 16 December 2015, at 7:00 p.m. in the Council Chambers of the City Hall, One South Huron Street, Ypsilanti, Michigan 48197. The purpose of the hearing will be to receive public comments on the following:

#### **Special Use Permit: 1420 Washtenaw Ave**

The Planning Commission will hear a presentation, hold a public hearing, and make a determination regarding an application for a special use permit to permit for alcohol sales in less than 15,000 square feet at 1420 Washtenaw Ave. The parcel is currently zoned NC-Neighborhood Corridor. The address, parcel number, and legal description are:

- **1420 Washtenaw Ave:** 11-11-05-382-012, YP CITY 19A-W118A LOTS 351 - 359 INCL. COLLEGE HEIGHTS SUBDIVISION NUMBER ONE.

The City invites all citizens to attend this meeting or to send written comments to the City of Ypsilanti, Community & Economic Development Department, One South Huron Street, Ypsilanti, Michigan 48197. For further information, please call 734-483-9646 or email [wesslerb@cityofypsilanti.com](mailto:wesslerb@cityofypsilanti.com). Planning Commission packets, including staff reviews and digital plans when possible, are available at [cityofypsilanti.com/PlanningCommission](http://cityofypsilanti.com/PlanningCommission). For a full calendar of City events, please go to our website at [cityofypsilanti.com/calendar](http://cityofypsilanti.com/calendar).

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City Clerk's Office  
One South Huron Street  
Ypsilanti, Michigan 48197  
(734) 483-1100

Frances McMullan  
City Clerk

**LANDLORDS, PLEASE POST THIS INFORMATION FOR YOUR TENANTS.**



FYI

November 19, 2015

David Phillips, Clerk  
Township of Superior  
3040 N. Prospect  
Ypsilanti, MI 48198

RE: Important Information—Price Changes

Dear Mr. Phillips:

We are committed to constantly improving our customers' entertainment and communications experience in Superior, and we continue to invest in making their services even better. For example, our investment in the X1 user interface has been extremely popular and is helping customers find and enjoy the vast array of content they receive. We continue to bring customers innovative improvements like the X1 voice controlled remote control, the X1 talking guide, X1 Cloud DVR services, and the X1 Sports App. As we make these and other investments, we periodically need to adjust prices due to increases we incur in programming and other business costs. Starting January 1, 2016, new prices will apply to select XFINITY TV services and equipment as reflected in the enclosed notice.

We are committed to providing our customers with a consistently superior experience, including 24/7 customer service and on-time arrival—or we'll credit the customer \$20. We back up our services with the Comcast Customer Guarantee (visit [www.comcast.com/guarantee](http://www.comcast.com/guarantee) for details).

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 734-254-1888.

Sincerely,

Frederick G. Eaton  
Senior Manager, External Affairs  
Comcast, Heartland Region  
41112 Concept Drive  
Plymouth, MI 48170

Enclosure

**Schedule of video-related price changes; effective January 1, 2016**



<b>VIDEO &amp; OTHER FEES (Monthly unless noted otherwise)</b>	<b>CURRENT PRICE</b>	<b>NEW PRICE</b>
Broadcast TV Fee	\$3.25	\$4.50
Regional Sports Network Fee	\$1.00	\$3.00
Digital Starter- <i>Includes Limited Basic, additional digital channels, a standard definition digital converter and remote for the primary outlet, MoviePlex, access to Pay-Per-View and On Demand programming and Music Choice</i>	\$67.75	\$67.95
Digital Preferred -- <i>Includes Digital Starter, additional digital channels, Encore, access to Pay-Per-View and On Demand programming and Music Choice</i>	\$85.70	\$85.90
Digital Preferred Plus- <i>Includes Digital Preferred, Starz, Showtime and The Movie Channel for the primary outlet.</i>	-	\$108.95
Digital Premier - <i>Includes Digital Preferred, HBO, Starz, Showtime and The Movie Channel for primary outlet</i>	-	\$128.95
HBO	\$19.99	\$15.00
Showtime	\$19.99	\$15.00
Starz	\$19.99	\$15.00
Cinemax	\$19.99	\$15.00
The Movie Channel	\$19.99	\$15.00
Digital Adapter Additional Outlet Service	\$2.99	\$3.99
Service Protection Plan	\$4.95	\$5.95
Field Collection Charge -- <i>Visit to customer's residence required to collect past due balance or unreturned equipment.</i>	\$25.00	\$30.00

Certain services available separately or as a part of other levels of service. Comcast service is subject to Comcast's standard terms and conditions of service. Unless otherwise specified, prices shown are the monthly charge for the corresponding service, equipment or package. Prices shown do not include applicable taxes, franchise fees, FCC fees, Regulatory Recovery Fee, Public Access fees, other state or local fees or other applicable charges (e.g., per-call toll or international charges). Prices, services and features are subject to change. If you are a video service customer and you own a compatible digital converter or CableCARD device, please call 1-800-XFINITY for pricing information or visit [www.comcast.com/equipmentpolicy](http://www.comcast.com/equipmentpolicy). ©2015 Comcast. All rights reserved.



FYI

## Public Hearing Notice

**City of Ypsilanti Zoning Board of Appeals  
Wednesday, 23 December 2015, 7:00 p.m.  
Council Chambers, City Hall**

The City of Ypsilanti Zoning Board of Appeals will hold a public hearing on Wednesday, 23 December 2015, at 7:00 p.m. in the Council Chambers of the City Hall, One South Huron Street, Ypsilanti, Michigan 48197. The purpose of the hearing will be to receive public comments on the following:

**Variance Request: Rear Setback at 1420 Washtenaw Ave.**

The Zoning Board of Appeals will hear an application, hold a public hearing, and make a determination regarding a variance application to permit the rear setback of the structure at 1420 Washtenaw Ave to be less than the required 25 feet from the adjacent single-family residential district. The property in question is currently zoned NC-Neighborhood Corridor. Its address, parcel number, and legal description are: 1420 Washtenaw, 11-11-05-382-012, YP CITY 19A-W118A LOTS 351 - 359 INCL. COLLEGE HEIGHTS SUBDIVISION NUMBER ONE.

The City invites all citizens to attend this meeting or to send written comments to the City of Ypsilanti, Community & Economic Development Department, One South Huron Street, Ypsilanti, Michigan 48197. For further information, please call 734-483-9646 or email [wesslerb@cityofypsilanti.com](mailto:wesslerb@cityofypsilanti.com). For a full calendar of City events, please go to our website at [cityofypsilanti.com/calendar](http://cityofypsilanti.com/calendar).

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## Public Hearing Notice

### City of Ypsilanti Zoning Board of Appeals Wednesday, 23 December 2015, 7:00 p.m. Council Chambers, City Hall

The City of Ypsilanti Zoning Board of Appeals will hold a public hearing on Wednesday, 23 December 2015, at 7:00 p.m. in the Council Chambers of the City Hall, One South Huron Street, Ypsilanti, Michigan 48197. The purpose of the hearing will be to receive public comments on the following:

#### **Variance Request: Accessory Structure Height at 720 Norris**

The Zoning Board of Appeals will hear an application, hold a public hearing, and make a determination regarding a variance application to permit an accessory structure at 720 Norris to exceed the 15 foot height limit. The property in question is currently zoned NC-Neighborhood Corridor. Its address, parcel number, and legal description are: 720 Norris, 11-11-04-426-004, YP CITY 3E-35, 36, &37 LOTS 35, 36, 37, 38, &39 ASSESSOR'S PLAT NO.7.

The City invites all citizens to attend this meeting or to send written comments to the City of Ypsilanti, Community & Economic Development Department, One South Huron Street, Ypsilanti, Michigan 48197. For further information, please call 734-483-9646 or email [wesslerb@cityofypsilanti.com](mailto:wesslerb@cityofypsilanti.com). For a full calendar of City events, please go to our website at [cityofypsilanti.com/calendar](http://cityofypsilanti.com/calendar).

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**PLYMOUTH-CANTON**  
**COMMUNITY SCHOOLS**  
GLOBALLY FOCUSED, LOCALLY CONNECTED.

**Finance & Accounting**  
Victoria C. Amore, Executive Director  
E.J. McClendon Education Center  
454 S. Harvey St., Plymouth, MI 48170  
[victoria.amore@pcrsk12.com](mailto:victoria.amore@pcrsk12.com)  
734 / 416-2751 FAX: 734 / 416-4650

FYI

December 11, 2015

Ms. Brenda McKinney, Treasurer  
Superior Township  
3040 Prospect Road  
Ypsilanti, MI 48198

RE: Summer 2016 Property Tax Levy Authorization

Dear Ms. McKinney:

Pursuant to statute, the Board of Education of Plymouth-Canton Community Schools has determined to impose a 100% Summer Property Tax Levy on July 1, 2016, including Debt Service, upon property located within the boundaries of Superior Township.

Please contact me at (734) 416-2751 regarding fees for the 2015 collection (an agreement similar to 2015 would be acceptable).

Sincerely,

Victoria C. Amore  
Executive Director of Finance & Accounting  
Plymouth-Canton Community Schools

Cc: David Phillips, Township Clerk