

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

Tuesday, September 19, 2017
7:00 PM



CALL TO ORDER at _____ P.M.

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

A. APPROVAL OF AGENDA

Study Session - Tuesday, September 19, 2017

**B. 45980 ANN ARBOR ROAD – CLUSTER HOUSING OPTION (CHO)
REQUEST – Laura Haw**

**C. BUDGET DISCUSSION – FIRE DEPARTMENT – Cynthia Kushner and Fire
Chief Phillips**

**D. ADVERTISE FOR POTENTIAL SALE OF DPW BUILDING – Supervisor
Heise**

E. PUBLIC COMMENTS AND QUESTIONS

F. ADJOURNMENT

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

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

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
SEPTEMBER 19, 2017**

**ITEM A
APPROVAL OF AGENDA
Study Session
Tuesday, September 19, 2017**

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
SEPTEMBER 19, 2017**

**ITEM B
45980 ANN ARBOR ROAD
Cluster Housing Option (CHO) Request
Laura Haw**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD CONSIDERATION

MEETING DATE: September 19, 2017

ITEM: Application 2255-0717 – 45980 Ann Arbor Road; Cluster Housing Option (CHO) Request

PRESENTER: Mrs. Laura Haw, Community Development Director / Planner

OTHER INDIVIDUALS IN ATTENDANCE: ABAJ Development Representatives (Applicant)

BACKGROUND:

Application 2255-0717 pertains to Parcel R-78-053-99-0006-000, a five-acre, vacant and heavily wooded site. The property is located at 45980 Ann Arbor Road (directly north of Pioneer Middle School) and zoned the R-1-S, Single Family Residential district.

The applicant requests a Cluster Housing Option (CHO) to develop the property into nine (9) single-family, detached homes (custom-designed and sized between 2,400 – 2,700 SF). The CHO is requested so that approximately over an acre of open space may be preserved, particularly the existing strands of trees along Ann Arbor Road and between proposed building envelopes. Enclosed, please find the Planner's Report which details the CHO criteria and the recommendation presented to the Planning Commission.

On August 16, 2017, the Planning Commission held a public hearing where the development team expressed their future plans for the site and Township residents made comment: Dan Phillips, Dale Adams, Mary Lynn Hill, Steve Holden, Matt Rummel, and Phil O'Niel expressed concerns about increased traffic, commented on the trees being left as a buffer and the stream running through the property during heavy rains. They also commented on the traffic cut-through. In general, they were supportive of the main goal of this development, which is to preserve the existing vegetation.

After careful review, the Planning Commission recommended approval of the above CHO request to the Board of Trustees, subject to the items listed in the Planner's and Engineer's report, with particular attention on the pedestrian path from Litchfield Drive, but not the road connection.

RECOMMENDATION:

To consider Application 2255-0717, as recommended by the Planning Commission, at a regular Board of Trustees meeting.

MODEL RESOLUTION:

n/a

Enclosed:

- Planner's Report
- Engineer's Report
- Fire Department Report
- Applicant's Narrative & Site Documents



**PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH**



Application: 2255-0717
ApplicationType: Request for Option Review CHO
Applicant: 45980 Ann Arbor Road
Tax I.D.: R-78-053-99-0006-000

August 3, 2017

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

RE: Project: 2255-0717 | 45980 Ann Arbor Road
Address / Location: 45980 Ann Arbor Road / North of Ann Arbor Road, East of McClumpha Road, South of Litchfield Drive and West of Canton Center Road
Tax ID No.(s): R-78-053-99-0006-000
Applicant / Developer: ABAJ Development, LLC
Review Type: Cluster Housing Option (CHO)
Review Number: Written Review #1

Dear Commission Members,

We have reviewed the above development plan for the proposed Cluster Housing Option at 45980 Ann Arbor Road. The five-acre site is zoned R-1-S, and the developer intends to utilize the Township's Single Family Cluster Housing Option to preserve open space on the property, particularly existing stands of trees along Ann Arbor Road and between building envelopes. The proposal will not increase housing density beyond what is permitted by right in the R-1-S district.

The Project Narrative notes the intended homes will be custom-designed and sized between 2,400 SF - 2,700 SF, with larger homes possible by request. Municipal water and sanitary sewer services are available to this development.

The review process for a Cluster Housing Option includes a public hearing and review by the Planning Commission, followed by a review by the Board of Trustees. Approval of the Option grants the developer 18 months to receive site plan approvals and submit a contract for approval to the Township Board.

We have reviewed the above request with the Township's Zoning Ordinance, Master Plan, other applicable plans, site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the rezoning of this site.

We offer the following comments for your consideration (see page 2):



Subject site, directly across Ann Arbor Road from Pioneer Middle School

SINGLE FAMILY CLUSTER HOUSING OPTION REVIEW COMMENTS (ARTICLE 22)

1. Conformity with Spirit and Intent of the Cluster Housing Option

The applicant's stated goals for the proposed housing development include the ability to preserve natural features on the property, namely mature trees. Additional benefits include a more effective stormwater management system and green, neighborhood amenities. In this regard, we find that the density and layout of the proposed lots can achieve this preservation intent of the Cluster Housing ordinance.

2. Vehicular Circulation

The location for ingress/egress to the subject site is approximately 120 feet west from Pioneer Middle School's driveway (opposite side of Ann Arbor Road), and 330 feet west of Tennyson Drive (north side of Ann Arbor Road). The County Road Commission should be consulted for a determination on the safety of the proposed driveway separation, particularly relating to the distance between the proposed street and Pioneer Middle School's driveway. Concern over the traffic patterns and flows on this site have been raised by residents due to their local knowledge of the Pioneer's generated traffic.

The use of a cul-de-sac, as proposed, will provide adequate ingress/egress to each of the lots in the development. However, we recognize the dead-end street (Litchfield Drive) that exists at the northern property boundary and recommend the developer and Township consider connecting the new road to the existing dead-end. Best practices in transportation planning and road design dictate that through-streets are much more desirable in terms of neighborhood connectivity and public safety. Eliminating the dead-end would provide vehicular and pedestrian connections for neighborhood residents and permit an additional access point in the case of emergencies. As demonstrated in many communities, the low-speed design of the roads would deter cut-through traffic.

3. Design Compatibility

The plan includes two dedicated open spaces (one of which will be utilized for stormwater detention) that

7.2 Connected Thoroughfares

Do not allow dead-end streets.



Anywhere, USA: While potentially appealing when considered alone, each cul-de-sac undermines the function of the overall system.

Neighborhoods should rarely contain cul-de-sacs. Because dead-end systems reduce the number of through-streets, those streets that do connect become overburdened. By the same logic, urban street closures are usually a bad idea. In a truly porous network, each street receives enough traffic to keep it active and supervised, but not so much as to make it unpleasant for pedestrians. Cul-de-sacs are also a problem for emergency vehicles, since they provide only one path to each destination, which might be blocked by traffic or an accident. Because they lengthen trips, cul-de-sacs add to the costs of policing, busing, and mail delivery. Finally, studies have shown that fewer social ties develop when pedestrian connectivity is limited. For these reasons, Charlotte has made cul-de-sacs illegal, and the Virginia Department of Transportation now requires connectivity in its residential subdivision standards.

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

ensures the project will result in a residential density consistent with the surrounding neighborhood. Further, the proposed lots are larger than required by the Zoning Ordinance for Cluster Housing Options in the R-1-S district; six of the nine units even exceed the 12,000 SF minimum lot size for traditional residential developments in the district.

As mentioned above, the cul-de-sac is a sufficient design for ingress and egress, but it does not encourage the most beneficial vehicular connection to the neighborhood to the north. However, the applicant has proposed an internal sidewalk network to Lots 8 and 9 to the sidewalk adjacent to Litchfield Drive. We are supportive of this connection, as it will allow for a more complete sidewalk network for the residents. Additionally, while there is significant open space proposed for the development, none at this time is proposed as formal recreation space. We find there is adequate space to enhance the pedestrian connection through the installation of a bench, small gazebo, or other passive amenities which residents can use as an informal conversation node.

4. Nuisance Potential to Existing Uses

We do not anticipate any harmful effects to existing adjacent properties. The proposed single-family character of the development will match the character of surrounding developments in terms of noise, lighting, and general activity level. The design will not pose a safety hazard to existing or new residents, but could enhance service by first responders if a vehicular connection to Litchfield Drive were considered.

5. Impact on Public Services

Municipal sewer and water are available to the site, and we anticipate that each lot would request connection to both services. Nine additional connections should not create a situation that will overburden the systems, but the Township Engineer should provide comments as to the overall capacity of each system.

The Township will have the option to take over ownership of the proposed road. If the Township declines responsibility and the development's residents are required to plan for and perform continual maintenance, there will be little to no impact on the Township's public services. An ongoing maintenance agreement will be proposed and reviewed once the developer submits further plans after a conceptual review is complete.

SITE LAYOUT AND GENERAL CONDITIONS

1. Setbacks and Building Envelopes

Lot 1, the lot adjacent to the Ann Arbor Road right-of-way, should include a setback of at least 40 feet. The Planning Commission may reduce the requirement to match existing or future developments along the right-of-way, but adjacent properties appear to be set back more than 40 feet.

From the proposed new road and cul-de-sac, the building envelopes are appropriately setback at least 42 feet from the edge of the road.

Each building envelope is proposed with a 10-foot side yard setback, and will result in at least

20-feet in separation between structures. This is the minimum required distance for separation when the yard is to be used for outdoor living space.

2. Architectural Standards

High architectural standards are expected for Cluster Housing Options, and it is expected that diversity in housing design and architectural elements will be utilized. Section 22.10(10) details the desired façade characteristics and design elements, and also outlines the Planning Commission's authority to modify the requirements.

The applicant has submitted examples of the types of homes that can be expected in the development, and stated that the homes will be a mix of ranch and colonial styles.

3. Density

In the R-1-S District, a maximum density of 3.05 dwelling units per acre permitted. The proposed plan is for nine (9) units on a 4.64-acre (after easements and right-of-way) parcel, resulting in a density of approximately 1.94 dwelling units per acre, in compliance with the Ordinance.

RECOMMENDATION

Based on the findings above, we find that the proposed residential development is generally supportive of the stated Cluster Housing Option principles in Article 22 of the Zoning Ordinance. We believe that the project site can accommodate the proposed density and infrastructure without altering the expected residential character in the R-1-S district and immediate neighborhood.

We have identified the following items for clarification and further discussion:

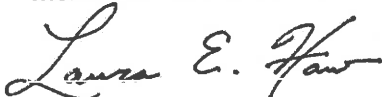
- 1. The Road Commission's comments and approval of the separation distance between the proposed driveway and the school's driveway.*
- 2. The potential road connection to Litchfield Drive in support of increased connectivity, safety, and emergency responders: three key neighborhood planning concepts.*
- 3. Consideration of amenities for the pedestrian path that will connect the proposed and existing neighborhoods.*
- 4. Tree and open space preservation (just under one acre).*

Provided a consensus on the above items is reached, we recommend the Planning Commission recommend approval to the Board of Trustees for the proposal to utilize the Cluster Housing Option for residential development at 45980 Ann Arbor Road.

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

Respectfully submitted,

McKENNA ASSOCIATES



Laura E. Haw, AICP, Principal Planner, McKenna Associates
Community Development Director / Planner, Plymouth Township

August 2, 2017

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

Re: 45980 Ann Arbor Road – Cluster Housing Option
Application No. 2255
SD Review No. PL17-114

Dear Commission Members:

We have reviewed the Cluster Housing Option for the referenced project prepared by Metro Consulting Associates dated July 14, 2017, and received by our office July 21, 2017. We have the following comments:

A. General

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

B. Water Main

There is an existing 12" diameter water main located on the south side of Ann Arbor Road that is available to service the proposed site.

C. Sanitary Sewer

There is an existing 8" sanitary sewer that runs east-west direction through the site just south of the proposed detention basin. The sanitary sewer is located within an existing 30' wide sanitary sewer easement. It will need to be verified that the existing 8" sanitary sewer is able to handle the additional flow from development of the site.

D. Storm Drainage

An existing creek/drain currently runs east-west direction through the site adjacent to and on the south side of the path of the existing sanitary sewer. A proposed detention pond is proposed centrally located in the site that will outlet into the existing creek/drain. The existing creek/drain is proposed to be enclosed. Review and approval will be required from Wayne County Department of Public Services to determine if the proposed enclosed pipe is sized properly.

A wetland is indicated to be existing along the path of the existing creek that traverses on east-west direction of the proposed site per National Wetlands Inventory Map. This wetland appears to be part of a larger system which extends off site from said property and most likely a state-regulated wetland.

The Michigan Department of Environmental Quality (MDEQ) is the final authority for the location of all wetland boundaries and the determination of their regulatory status. As such, MDEQ permit is required prior to final engineering plan approval.

E. Site Paving

The parcel may be accessed via a proposed private road off of Ann Arbor Road. The proposed road is shown to have a 60' ROW. Dimensions for the road ROW and width will need to be included on site plans. Also, the drive radius must be moved to the east so that it does not extend beyond the extended west property line of the proposed site.

RECOMMENDATION

Based on the above observations, it appears the subject project can be designed to meet the engineering requirements of Plymouth Township and therefore we recommend approval.

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

Sincerely,

SPALDING DEDECKER



David E. Richmond, PE
Project Manager

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

**PLYMOUTH TOWNSHIP FIRE DEPARTMENT**9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673(734) 354-3219 Fax: (734) 354-9672
Emergency - Dial 911

Occupant Name:	Jeff O'Brien	Inspection Date:	7/27/2017
Address:	45980 Ann Arbor Road	Inspection Type:	Site Plan
Suite:		Inspected By:	William Conroy bconroy@plymouthtwp.org
Occ. Sq. Ft.:		Lockbox Location:	
Contacts:	-None-		
Insp. Result	Location	Code Set	Code
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1 - Fire Access Roads
Pass	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1.1 - Buildings and facilities.

No deficiencies found. Plans are approved as submitted.

ALL PLAN DEFICIENCIES MUST BE CORRECTED BEFORE PLANS ARE APPROVED.

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

**Company
Representative:**

Conroy

283

7/27/2017 1:38:35 PM

Signature valid only in mobile-eyes documents

Conroy
7/27/2017

William Conroy

283

7/27/2017 1:38:35 PM

Signature valid only in mobile-eyes documents

Inspector:William Conroy
7/27/2017

ABAJ Development LLC.
Plymouth, MI
07/14/2017

Cluster Housing Option Narrative for 45980 Ann Arbor Road

Please refer to the attached drawings for the proposed Single Family Housing Cluster for project information and site location, proposed site plan with parcel areas and lot widths, topographic survey, and parallel plan.

Adjacent Zoning

Zoning to the north, east and west of the proposed development is Single Family Residential (R-1-S), the existing development being Trailwood Subdivision.

The proposed cluster housing option will provide a reasonable transition from the surrounding, existing, Single Family (R-1-S) Residential homes.

House Design

Menard Premiere Builders is proposing to build custom designed homes in the 2,400 to 2,700 square foot range. If requested by a buyer, a larger home could be built. Homes will be a mix of ranch and colonial styles. Refer to Menard Premiere Builders web site, www.menardpb.com, for a summary of the type of homes previously constructed in Plymouth Township and adjacent communities, along with The Reserve housing development that is also a Single Family Housing Cluster in Plymouth Township currently under construction.

Attached photographs illustrate the type of homes that would be built in this development.

Utilities

Municipal sanitary sewer and water service is available to this site.

Site Analysis

Refer to the attached Topographic Survey, for site details. The Topographic survey will be updated to locate any trees on the site that are 8 inches and larger.

Per the United States Department of Agriculture, Natural Resources Conservation Service and Wayne County Conservation District onsite soils are as follows:

ABAJ Development LLC.

Stormwater Management System

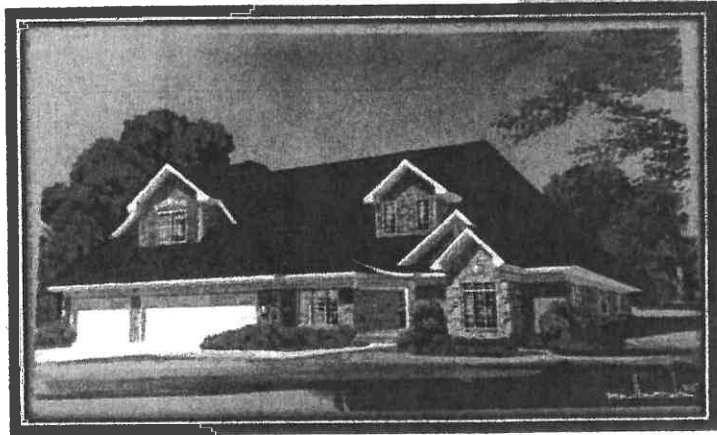
Storm water management for the proposed project will be handled by a conventional detention pond designed to Plymouth Township and Wayne County standards. The detention pond will be centrally located within the site, and will outlet to the existing creek/drain which bisects the site. Bio-swales may be provided at the rear of some of the proposed lots to provide pre-treatment of the storm water before it reaches the pond.

Summary

This proposal should be considered for development under the Single Family Cluster Housing Option since it provides a reasonable transition from the surrounding Single Family Residential development.

The cluster housing option will provide more open space, a better storm water management system, and natural landscape buffers between adjacent developments.

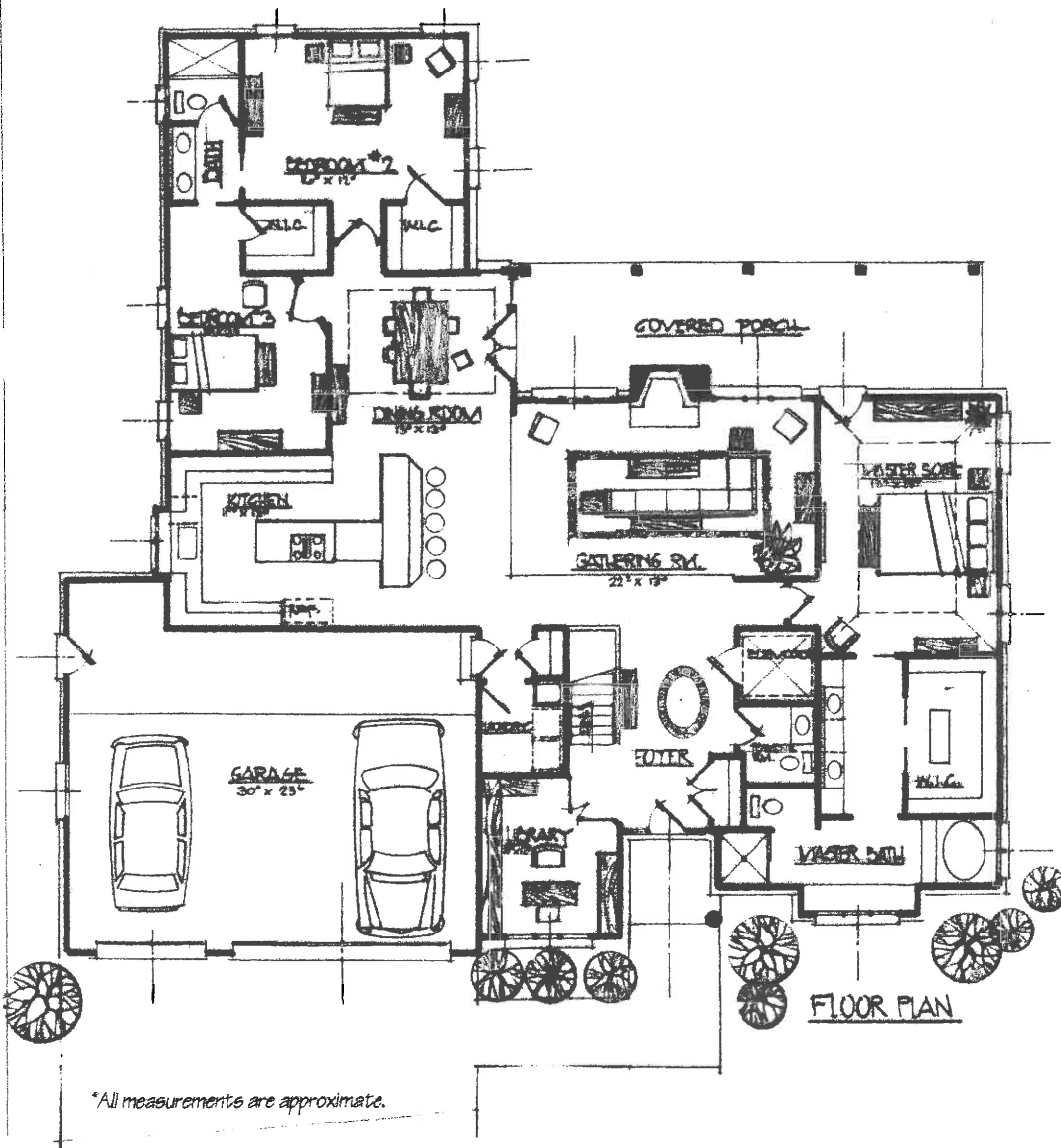
There are a significant amount of trees on the property and the project goal is preserve the natural beauty of the property, by preserving as many as possible during the construction process. This would include tree preservation along Ann Arbor Rd. behind and in between the proposed lots and lastly preserving a quarter acre to the west side of the property (See Site Plan).



The Sterling (Ranch)

2,630 sq. ft.

3 Bedrooms | 2.5 Bathrooms

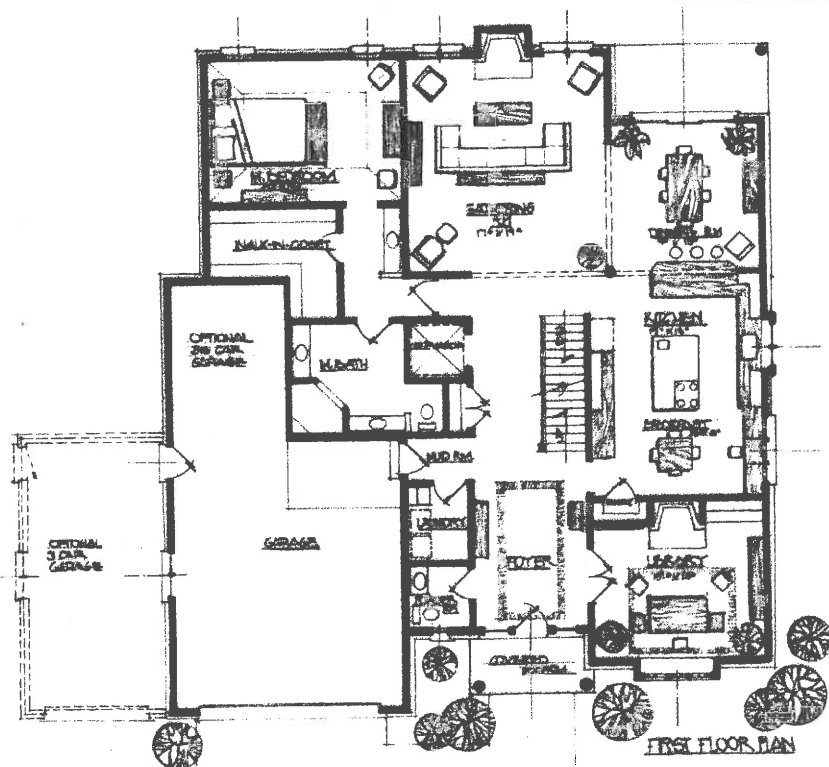


A highly sought after ranch, The Sterling features a welcoming vaulted ceiling in the foyer as well as in the gathering room, which has ample daylight. Adjacent to the great room, you will find an open kitchen with island and dining area. The floor plan also incorporates a library, laundry room, and the master suite with walk-in closet and large bathroom with a jetted tub. Two additional bedrooms connected by a Jack and Jill bathroom complete the home. Enjoy quiet evenings in your backyard on your attached covered porch.

The Kendall (Cape Cod)

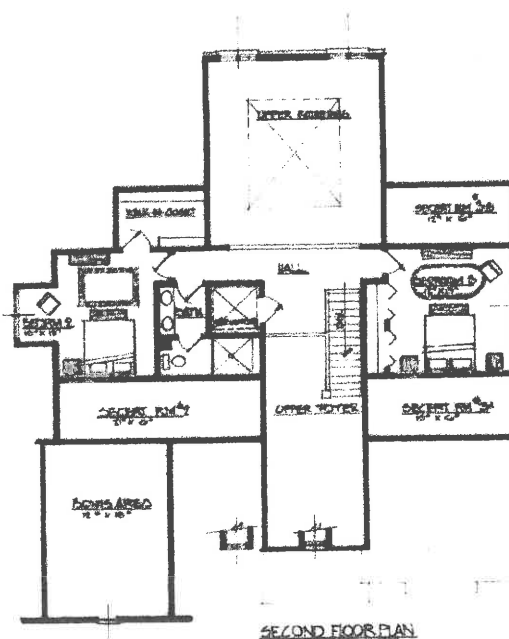
2,985 sq. ft.

3 Bedrooms | 2.5 Bathrooms



*All measurements are approximate.

The Kendall features an inviting two-story foyer and bright gathering room with vaulted ceiling. Adjacent to the gathering room is an open dining area and kitchen with island. On the first floor you will also find a library, laundry room, and the master suite, which boasts a large bathroom with his and her vanities, dressing area, and walk-in closet. The second floor features one hall bathroom and two bedrooms with walk-in closets. And who can resist watching the sun set while sitting out on the attached covered porch in the backyard.



*All measurements are approximate.

45980 Ann Arbor Road

presented
by

ABA J

DEVELOPMENT GROUP

MENARD



PREMIERE BUILDERS

45980 ANN ARBOR ROAD, PLYMOUTH TOWNSHIP, MI 48170



DEVELOPER/APPLICANT
ARAJ DEVELOPMENT, LLC
CONTACT: JEFF O'BRIEN
671 N. EVERGREEN
PLYMOUTH, MICHIGAN 48170
PHONE: 616.291.4568
EMAIL: JEFF@TEAMARAJ.COM

METRO CONSULTING ASSOCIATES, LLC
CONTACT: ANDREW R. WALTERS, PE
45345 FIVE MILE ROAD
PLYMOUTH, MI 48170
PHONE: 734.483.1427
FAX: 734.483.3431
EMAIL: AWA@TFSMETROCA.NET

GILBERT NOC
45800 ANN ARBOR RD.
PLYMOUTH, MI
48170

CHARTER TOWNSHIP OF PLYMOUTH
MUNICIPAL SERVICES DEPARTMENT
1150 PLYMOUTH TOWNSHIP CENTER ROAD SOUTH
PLYMOUTH TOWNSHIP, MI 48188
PHONE: 734.384.5170

WAYNE COUNTY DPS PERMIT OFFICE
33808 MICHIGAN AVENUE
WAYNE, MI 48184
PHONE: 734.585.6304
FAX: 734.585.8356

WAYNE COUNTY DP5 PERMIT OFFICE
33809 MICHIGAN AVENUE
WAYNE, MI 48184
PHONE: 734.593.6304
FAX: 734.593.6356



01	COVER SHEET
02	EXISTING CONDITIONS
03	LAYOUT PLAN
04	GRADING & UTILITY PLAN
05	PARALLEL PLAN



GRAPHIC SCALE
0' 100' 200' 400'
SCALE: 1" = 200'
(24"x36" DRAWINGS ONLY)

MCA JOB # 1001-17-8155
DATE: 07/14/2017
DRAWN BY: RAM/CAH
CHECK BY: ARW
PLOT: CB
BOOK/CREW:
SECTION: 33
TOWNSHIP: 15
RANGE: 6E
COMMUNITY: PLYMOUTH TWP.
COUNTY: WAYNE
SHEET: 01

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



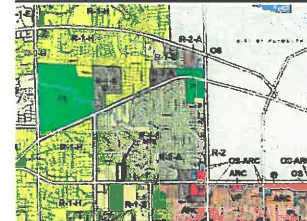


	PSL STOP ELEVATION
	PSL STOPPING
	PSL BRIDGE APPROACH
	PSL ELEVATION LINE
	PSL INTERIOR LINE
	PSL CURB/PAVEMENT
	PSL FENCE
	PSL PAVEMENT RAMP
	PSL ASPHALT PAVEMENT
	PSL CONCRETE
	PSL DRAINAGE
	PSL SIGN
	PSL WATER BASH
	PSL WATER VALVE
	PSL HYDRANT
	PSL TIE IN VALVE IN SHOULDER
	PSL WEIR
	PSL RESIDUAL
	PSL STORM SEWER
	PSL STORM DRAIN/CATCH BASIN
	PSL STORM MANHOLE
	PSL STORM DRAIN SECTION
	PSL SANITARY SEWER
	PSL SANITARY MANHOLE
	PSL DRAINAGE
	PSL DRAINAGE LOCATOR
	PSL UNDERGROUND GAS
	PSL GAS VALVE
	PSL GAS MILE

GROSS SITE AREA	5.00 AC
NET SITE AREA	4.64 AC
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL

SITE DEVELOPMENT DATA		EXISTING	PROPOSED
ZONING CLASSIFICATION		R-1-A	CLUSTER OPTION
SETBACKS	FRONT	30' (MIN)	30'
	SIDE	10' (MIN); 20' (TOTAL MIN)	10' (MIN); 20' (TOTAL)
	REAR	50' (MIN)	50'
	LOT AREA	12,000 SF (MIN)	9,500 SF (MIN)
LOT / BUILDING INFORMATION	FLOOR AREA	900 SF (MAX)	1,200 SF (MAX)
	FLOOR AREA	1,250 SF (MAX)	2,000 SF (MAX)
	BUILDING HEIGHT	35' (MAX)	35' (MAX)
	STORIES	2 1/2 (MAX)	2 1/2 (MAX)
	TOTAL LOTS	N/A	8
	DENSITY INFORMATION	GROSS DENSITY	8.05 DU/AC (MAX)
ROAD INFORMATION	NET COVERAGE	25% (MAX)	25% (MAX)
	RIGHT-OF-WAY WIDTH	40' (MIN)	60'
	STREET WIDTH	32' (MIN)	

1. APPROACH TO ANN ARBOR RD. MUST MEET THE STANDARDS AND PERMIT REQUIREMENTS OF GOVERNING JURISDICTION.
2. STREET SHALL BE DESIGNED AND CONSTRUCTED USING THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE WAYNE COUNTY ROAD COMMISSION.
3. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB/EDGE OF METAL UNLESS OTHERWISE NOTED.
4. WORK TO BE PERFORMED SHALL COMPLY WITH ALL MUNICIPAL CODES AND ORDINANCES.



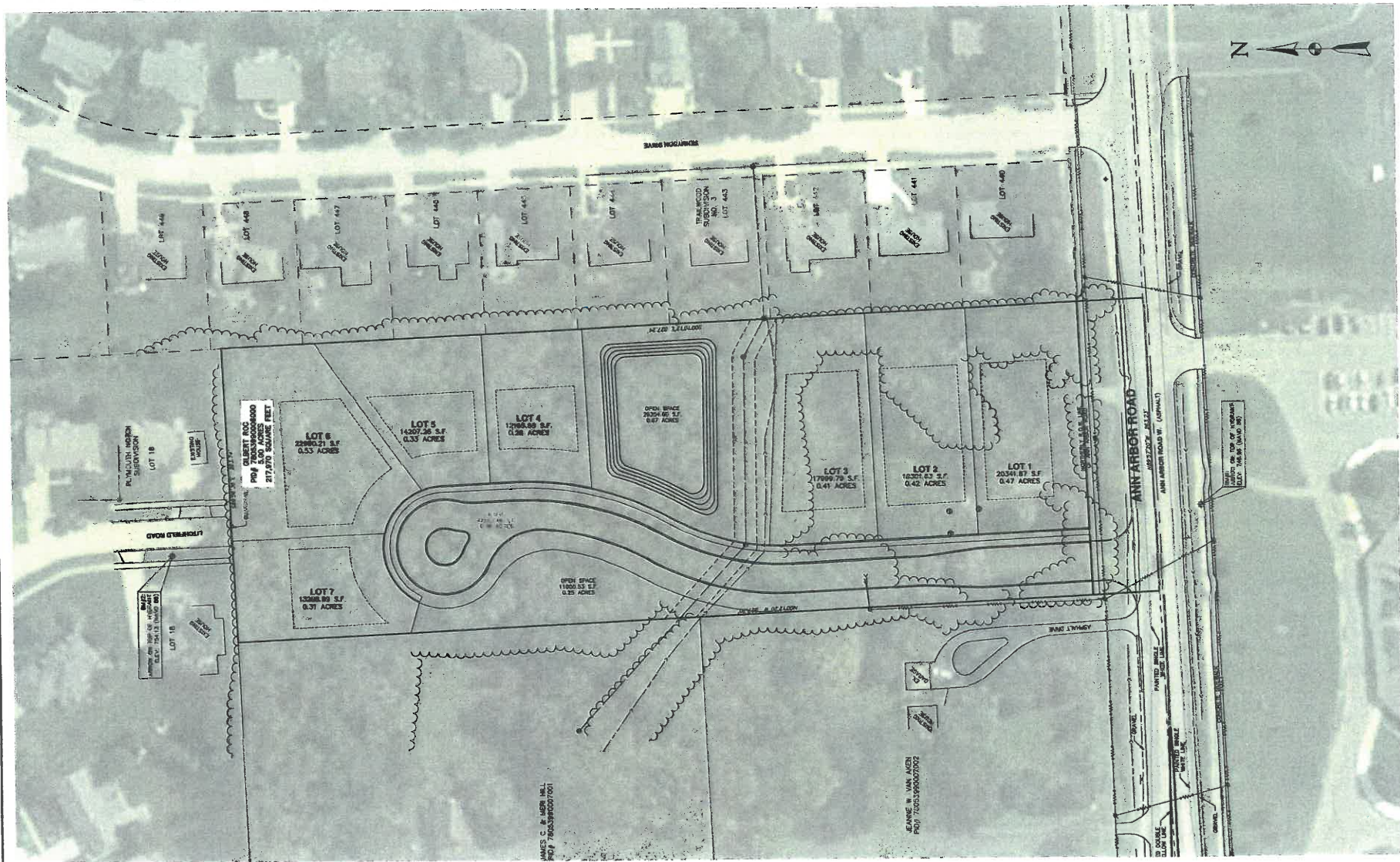
811 Know what's below.
Call before you dig.

ANN ARBOR RD. SUBDIVISION
CONCEPTUAL DEVELOPMENT PLAN
PRELIMINARY LAYOUT PLAN

GRAPHIC SCALE
0' 20' 40'
SCALE: 1" = 40'
(24"x36" DRAWINGS ONLY)

NCA JOB #:	1051-17-8155
DATE:	07/14/2017
DRAWN BY:	RAM/CAR
CHECK BY:	ARW
PM:	CR
BOOK/CREW:	
SECTION:	3.3
TOWNSHIP:	13
RANGE:	06
COMMUNITY:	PLYMOUTH TWP.
COUNTY:	WAYNE
SHIFT:	

1



CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

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METRO CONSULTING ASSOCIATES
Relationships | Reputation | Results
800.525.6016 www.metroca.net

CLIENT NAME: ABAJ DEVELOPMENT, LLC
ANN ARBOR RD. SUBDIVISION
CONCEPTUAL DEVELOPMENT PLAN
PARALLEL PLAN

GRAPHIC SCALE
0' 20' 40' 80'
SCALE: 1" = 40'
(24"x36" DRAWINGS ONLY)

MCA JOB # 1051-17-8155
DATE: 07/14/2017
DRAWN BY: SAM/CAH
CHECK BY: ANH
P/N: CB
BOOK/CREW:
SECTION: 33
TOWNSHIP: 15
RANGE: 06
COMMUNITY: PLYMOUTH TWP.
COUNTY: WAYNE
SHEET: 05



Natural landscape buffer between Ann Arbor Road and existing homes on Tennyson and Litchfield Drives.
.90 acres of community space and sidewalk connection to Litchfield.







**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
SEPTEMBER 19, 2017**

**ITEM C
BUDGET DISCUSSION
Fire Department
Cynthia Kushner
Fire Chief Phillips**

09/15/2017 06:44 AM
 User: dphillips
 DB: Plymouth Townshi

BUDGET REPORT FOR CHARTER TOWNSHIP OF PLYMOUTH

Page 1/1

Calculations as of 09/30/2017

GL NUMBER	DESCRIPTION	2016 ACTIVITY	2017 ACTIVITY THRU 09/30/17	2018 ARTMENT REQUESTED BUDGET	2018 SUPERVISOR EDIT BUDGET	2018 BOARD APPROVED BUDGET	2018 ACTIVITY
Dept 336-FIRE							
101-336-703.000	ELECTED OFFICIALS	105,823.18	75,156.32	108,000.00	108,000.00		
101-336-705.000	SUPERVISORY	584,345.00	439,128.68	810,000.00	810,000.00		
101-336-706.000	NON-SUPERVISORY	795,229.63	597,106.96	900,000.00	900,000.00		
101-336-707.000	CLERICAL	40,836.06	29,045.37	44,000.00	42,000.00		
101-336-708.000	PART TIME	94,563.32	8,811.00				
101-336-709.000	OVERTIME	74,433.11	42,015.52	74,000.00	74,000.00		
101-336-709.010	ACT 604 OVERTIME	63,294.67	45,526.33	90,000.00	90,000.00		
101-336-709.020	FOOD & CLOTHING ALLOWANCE	23,850.00	12,427.40	32,000.00	30,000.00		
101-336-709.030	ALS PAY			75,000.00	75,000.00		
101-336-709.040	HOLIDAY PAY	63,581.46	3,448.62	93,000.00	93,000.00		
101-336-714.000	FRINGE BENEFITS	521,483.81	147,886.19	365,000.00	365,000.00		
101-336-714.010	PENSION NON-REP	6,366.49	4,356.83	7,000.00	7,000.00		
101-336-714.020	PENSION FIREFIGHTERS	301,283.92	265,973.73	544,000.00	544,000.00		
101-336-714.500	FRINGE BENEFITS - RETIREES		209,372.05	286,035.00	286,035.00		
101-336-715.000	SOCIAL SECURITY	137,748.33	92,843.98	175,000.00	175,000.00		
101-336-720.000	WORKERS COMP/INSURANCE	59,169.60	25,193.02	48,428.00	48,428.00		
101-336-727.000	OFFICE SUPPLIES	32,932.67	33,818.90	15,000.00	15,000.00		
101-336-729.000	SUBSCRIPTIONS AND DUES			20,000.00	10,000.00		
101-336-747.000	EXTINGUISHER RECHARGE/SCBE			2,000.00	2,000.00		
101-336-758.000	UNIFORMS	10,115.13	3,130.74	3,000.00	15,000.00		
101-336-758.100	TURN OUT GEAR			12,000.00			
101-336-776.000	MAINTENANCE-GROUNDS	76,787.66	29,234.81	33,000.00	30,000.00		
101-336-826.000	LEGAL	19,901.90	7,737.52				
101-336-835.000	PHYSICAL EXAMS	17,234.00	1,632.00	20,000.00	20,000.00		
101-336-836.000	RESCUE SERVICE SUPPLIES	20,693.62	11,027.15	22,500.00	22,500.00		
101-336-851.000	EQUIPMENT MNT/REPAIRS	14,382.40	8,126.55	20,000.00	20,000.00		
101-336-853.000	TELEPHONE	11,882.28	7,473.23	14,500.00	13,000.00		
101-336-863.000	AUTO EXPENSE/LEASE	43,641.87	34,042.21	50,000.00	50,000.00		
101-336-873.000	TRAVEL EXPENSE	122.98		500.00	200.00		
101-336-885.000	COMMUNITY SERVICE	2,634.50	840.75	2,000.00	2,000.00		
101-336-921.000	UTILITIES	69,386.73	41,725.23	60,000.00	60,000.00		
101-336-960.000	EDUCATION/TRAINING	22,991.33	11,112.38	17,000.00	17,000.00		
101-336-970.000	CAPITAL OUTLAY	57,403.25					
101-336-978.000	EQUIPMENT PURCHASE	53,186.51	19,883.85	130,000.00	50,000.00		
101-336-979.000	SMALL TOOLS	2,845.68	680.10	3,000.00	3,000.00		
Totals for dept 336-FIRE		3,328,151.09	2,208,757.42	4,075,963.00	3,977,163.00		

STATION AND PLATOON ASSIGNMENTS FOR 2018

To: All Department Members
 Subject: Station and Platoon Assignments
 Revised: 9/15/2017

From: Chief Phillips

* New Position in 2017

<u>PLATOON #1</u>		
Station #1	Station #2	Station #3
Captain Gross	Lieutenant Randall	Lieutenant Harrell
FF Villet	FF Loudon	FF Smith, IAFF Sec
FF Schoenherr *		
NEW FF		
<u>PLATOON #2</u>		
Station #1	Station #2	Station #3
Captain Fox	Lieutenant Bukis	Lieutenant Mallari
FF Caswell *	FF Haller	FF Pickert
New FF		
<u>PLATOON #3</u>		
Station #1	Station #2	Station #3
Captain Atkins	Lieutenant Conely	Lieutenant Mack
FF Mangan	FF Bonadeo	FF Culver
FF Guinn *		
New FF		



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

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

3 Year projection on purchasing

\$51,000.00

2018 Purchases	Price	Priority
Replace Engine #2 (1989)	608,252.16	Top
Emergency medical Dispatch	38,185.00 ¹	High
8 800Mhz Radios	48,000	Grant
SCBA Replacement	265,000.00	GRANT
(8) Computers	9,600.00	Medium
2019 Purchases		
Ambulance Replacement	210,000.00	High
Concrete Drains at Station #2	45,000.00	High
Life pack 15 Monitor (Replacement)	26,000.00	High
Fire Inspector Car with lights	40,000.00	High
Rescue Jacks	6,000.00	Low
Training Fogger	2,000.00	Low
Confidence Course Phase 2	4,000.00	Low
2020 Purchases		
Replace Engine #3 (1992)	630,000.00	High
Striker Cots (Replacement)	60,000	Low

¹ MMRMA will pay up to \$10,000 with a RAP Grant

110 Regent Street, Suite 500

Salt Lake City, UT 84111
USA

www.prioritydispatch.net

Prepared By: Jon Stones

Phone: (800) 363-9127 Ext.

Email: jon.stones@prioritydispatch.net

Agency:

Plymouth Township Police
Department

Agency ID#:

9750

Quote #:

Q-12604

Date:

7/18/2017

Offer Valid Through:

11/15/2017

Payment Terms

Net 30

Currency:

USD

Bill To:

Plymouth Township Police Department
Dan Phillips
9955 N. Haggerty Road
Plymouth, Michigan 48170
United States

Ship To:

Plymouth Township Police Department
Dan Phillips
9955 N. Haggerty Rd.
Plymouth, Michigan 48170
United States

Line	Product Name	Qty	Unit Price	Amount
1	ProQA Medical Software Licenses Automated calltaking software	2	3,750.00	3,750.00
2	AQUA Case Review Software for EMD Quality Assurance (case review) software base engine and discipline module	1	1,500.00	1,500.00
3	XLerator Client Server Suite Client server software application suite	1	2,500.00	1,250.00
4	MPDS Backup Cardset License Licensed manual protocol set for backup	2	495.00	990.00
5	MPDS Quality Assurance Guide Quality Assurance Guide for training and case review only	1	45.00	45.00
6	CDE Advancement Series for EMD CDE lessons available in the online College of Emergency Dispatch.	1	300.00	300.00
7	Understanding ECHO Determinant Practice CD ECHO training CD	1	65.00	65.00
8	Protocol Training and Certification for EMD (Host) Materials, tuition and certification	10	340.00	3,400.00
9	ED-Q Training and Certification for EMD (Host) Materials, tuition and certification (2 days, 16 hours)	2	595.00	1,190.00
10	AQUA Software Training 8-hour course	1	1,500.00	1,200.00
11	ProQA Software Training for EMD (two 4 hour courses) 8 hours of training (a maximum of 2 sessions a day for a total of 8 hours)	1	1,500.00	1,500.00
12	Software Installation and Configuration On-site technical assistance for software installation and configuration for IT personnel	1	1,500.00	1,200.00
13	Mobile Software Training Lab (Daily Rate) Individual laptop computers and one configured server with the latest versions of ProQA, AQUA and XLerator software programs (short-term use)	1	1,500.00	1,200.00
14	Implementation Support Package for EMD Implementation support and quality management program development	1	30,000.00	11,000.00
15	National Q Case Review Service for EMD - 25% (3 Months) Expert case review and reporting for 25 cases per week for 3 months Renewable option available.	1	4,550.00	4,550.00

"To lead the creation of meaningful change in public safety and health."

Line	Product Name	Qty	Unit Price	Amount
16	IAED Accreditation Application Fee EMD IAED fee for accreditation	1	2,250.00	1,125.00
17	Trip Charge/Travel Expenses Travel expense	1	1,500.00	1,500.00
18	Annual Maintenance/Extended Service Plan for One Discipline - P License renewal, service and support	1	2,400.00	2,400.00
19	Shipping & Handling	1	20.00	20.00

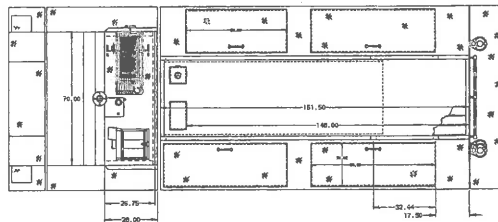
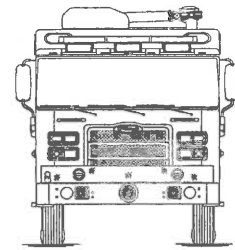
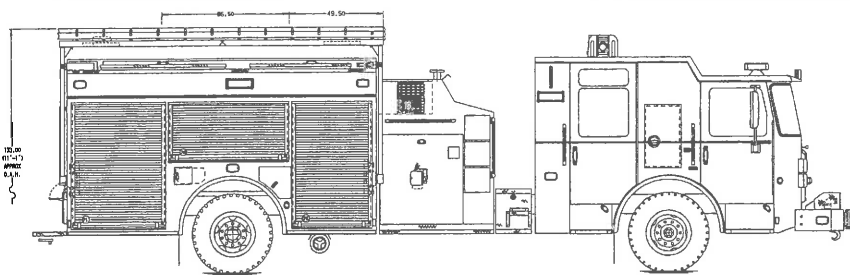
Discount	USD 26,025.00
Subtotal	USD 38,185.00
Estimated Tax	
Total	USD 38,185.00

Customer Signature:
Customer Name:
Credit Card #:

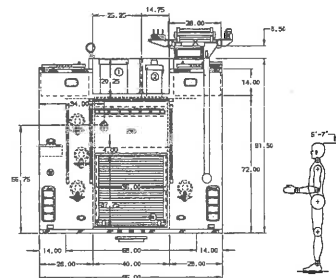
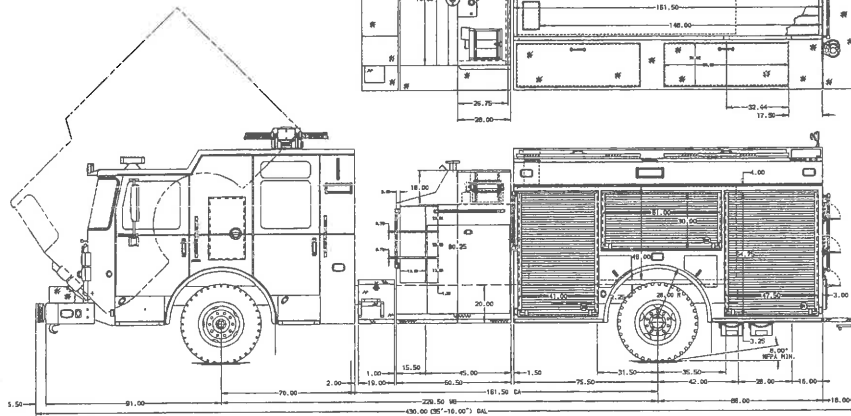
Date:
Purchase Order ID:
Expiration Date:

TERMS AND CONDITIONS

This quote is valid for 120 days from date of issue. All prices quoted are exclusive of any applicable taxes, duties, or government assessments relating to this transaction, which are the sole obligation of Buyer.



HYDRA-CAPACITIES
 1500 G.P.M. @ 150 PSI
 1000 G.P.M. @ 200 PSI



ALUMINUM BODY

NOTE
 DIMENSIONS SHOWN ARE APPROXIMATE
 AND ARE SUBJECT TO MINOR DEVIATIONS
 AS MAY OCCUR OR BE NECESSARY IN
 CONSTRUCTION.
 MINOR DETAILS NOT SHOWN.

CUSTOMER APPROVAL				Pierce MANUFACTURING INC.		JOB NO.	PRELIM
APPROVED BY:						DATE	
DATE:						1-24	
CHASSIS DATA						JMD	
FOR						12APR15	
PIERCE						KSD	
HALT FIRE, INC.						15APR16	
NO.						1 of 1	
04-2429							



FINANCIAL SOLUTIONS



Tax Exempt Lease Purchase

SALES ORGANIZATION: **Halt Fire – Todd Lincoln**
 LESSEE: **Plymouth FD**
 TYPE OF EQUIPMENT: **(1) Pierce Enforcer Pumper**
 EQUIPMENT COST: **\$633,618.00**
 CUSTOMER DOWNPAYMENT: **\$0.00**
 TRADE-IN: **\$0.00**
 DELIVERY TIME: **Standard delivery**
 PAYMENT MODE: **Annual In Arrears**
 FIRST PAYMENT DUE DATE: **1 Year After Lease Commencement**
 LEASE COMMENCEMENT DATE: **Upon contract signing with Pierce**

9/13/2017

Contact information:
 Michele Zitko
 Locator: B4-B230-05-07
 155 East Broad St
 Columbus, OH 43215
 Ph: (800) 820-9041 ext. 2
 Fax: (866) 221-7894
 michele.zitko@pnc.com

Term	3 years	5 years	7 years	9 years
Number of Payments	3 Annual	5 Annual	7 Annual	9 Annual
Payment Amount	\$214,126.33	\$132,246.12	\$97,738.59	\$79,070.10

NOTE: All lease documents must be fully executed within 14 days of the date of this proposal. Failure to receive completed documents may alter the final payment schedule due to changes in rates and/or discounts.

PERFORMANCE BOND: To utilize the prepay program, a performance bond is required. Said performance bond shall be paid for directly to Pierce Manufacturing or financed by PNC Equipment Finance as part of the transaction.

ESCROW FUNDING OPTION: At lease closing, if all of the equipment has not yet been delivered, Lessor will fund an escrow account from which disbursements will be made to the equipment provider(s) upon receipt of a Requisition Request and Certificate of Acceptance from Lessee. Escrow agent will either be Lessor or third-party provider selected by Lessor and approved by Lessee. All escrow earnings will be for the benefit of Lessee. The escrow agent will assess a \$250.00 account set up fee payable at closing.

TYPE OF FINANCING: Tax-exempt Lease Purchase Agreement with a \$1.00 buy out option at end of lease term. Said agreement shall be a net lease arrangement whereby lessee is responsible for all costs of operation, maintenance, insurance, and taxes.

BANK QUALIFICATION: This proposal assumes that the lessee will not be issuing more than \$10 million in tax-exempt debt this calendar year. Furthermore, it is assumed that the lessee will designate this issue as a qualified tax-exempt obligation per the tax act of 1986.

LEGAL TITLE: Legal title to the equipment during the lease term shall vest in the lessee, with PNC Equipment Finance perfecting a first security interest.

AUTHORIZED SIGNORS: The lessee's governing board shall provide PNC Equipment Finance with its resolution or ordinance authorizing this agreement and shall designate the individual(s) to execute all necessary documents used therein.

LEGAL OPINION: The lessee's counsel shall furnish PNC Equipment Finance with an opinion covering this transaction and the documents used herein. This opinion shall be in a form and substance satisfactory to PNC Equipment Finance.

VOLUNTEER FIRE DEPARTMENTS: If Lessee is a Volunteer Fire Department, a public hearing under the requirements of Section 147(f) of the Internal Revenue Code of 1986 shall be conducted to authorize this transaction. It is recommended that a notice of the public hearing be published 10 to 14 days in advance of the public hearing.

This proposal will be valid for **fourteen (14) days** from the above date and is subject to final credit approval by PNC Equipment Finance and approval of the lease documents in PNC Equipment Finance's sole discretion. To render a credit decision, lessee shall provide PNC Equipment Finance with their most recent two years' audited financial statements, copy of their most recent interim financial statement, and current budget.

Accepted by: _____ Proposal submitted by Michele Zitko

Pierce Manufacturing Inc.

AN OSHKOSH CORPORATION COMPANY • ISO 9001 CERTIFIED



2600 AMERICAN DRIVE
POST OFFICE BOX 2017
APPLETON, WISCONSIN 54912-2017
920-832-3000
www.piercemfg.com

January 2, 2017

To whom it may concern,

Although Pierce Manufacturing and Oshkosh Corporation are headquartered in Wisconsin, we do substantially contribute to Michigan's local economies. In fact, Oshkosh Corporation (parent company of Pierce Manufacturing) and its companies collectively spent over \$227 million with Michigan suppliers last year. Doing business with Pierce/Oshkosh will help us to continue to contribute to Michigan's local economies.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt McLeish".

Matt McLeish
Sr. Vice President, Sales & Marketing
Oshkosh Corporation Fire & Emergency Segment

Why Buy Pierce Manufacturing Apparatus

- Over 102 years of manufacturing experience
- The Pierce brand is known for performance, quality and safety
- Pierce management philosophy is two pronged to focus internally on continuous improvement and a customer focused philosophy of "Customer is King."
- Subsidiary of Oshkosh Corporation, an leading manufacturer of a broad range of specialty products (Access equipment, Commercial, Fire and emergency, and Military) annual sales 6.4 billion
- 3,000+ employees, average work force experience 17 years
 - 2/3rds of work force 30 to 40 years of experience
 - 180+ engineers on staff
- State-of-the-art manufacturing facilities
 - Over a million sq. ft. of manufacturing space
 - ISO 9001:2008 certification- demonstrates a company's commitment to quality
 - Parts are requested through an MRP system
 - Automated paint line for piece parts
- State-of-the-art manufacturing equipment
 - Laser cutting machines
 - Water-jet cutting machines
 - Plasma cutting machinery
 - Turret punching machines
 - CNC press brakes
 - Robotic welding
- Superior engineering utilizing 3-D software CATIA-V5
- UL & ULC third party certification test for pump, electrical, and aerial
 - Third party **Total Vehicle Assessment Certification** by Underwriters Laboratories (design, production, operational and performance testing of the complete apparatus)
- Single Source Manufacturer
 - Manufacture complete apparatus bumper to bumper
 - One integrated design
 - Why is single source important
 - Insures consistency and compatibility between all components
 - One dedicated engineering department
 - Warranty backed by one company
 - Parts and service after delivery

- Research & Development Center
 - Dedicated staff of (11) fully devoted to just R&D
 - (2) Professional engineers
 - (7) Degree engineers
 - (2) Master technicians
 - All new designs are tested thousands of times to ensure their reliability and durability
- Pierce dedicated parts and service
 - 56-Customer Service Team members on staff @ Appleton
 - Customers are assured of 24/7 responsive service (1-888-y-pierce)
 - Technical Support Team with over 140 years of Pierce experience
 - Parts Specialist Team with over 85 years of Pierce experience
- Strongest dealer network in the fire industry for sales and service
 - 34 dealerships
 - 600+ dedicated service professionals
 - 63 regional service facilities
 - 140 mobile service vehicles in North America
- Dedicated Parts Warehouse
 - 100,000 sq. ft. facility
 - \$10,000,000 of on-hand inventory including common fabricated parts
 - Additional inventory accessible through our dealer network
 - Next day parts shipment if required
 - Online access to a 24/7 live database parts ordering system
 - Parts database has digital photographs, parts drawing, and assembly drawing for quick parts identification
- Industry Leading Warranties
 - Lifetime - Frame Rails, Cross Members and Water Tank
 - 3-year – Limited chassis warranty
 - 3-year TAK-4
 - 5-year Command Zone Electronics
 - 10-year Cab Structural
 - 10-year Body Structural
 - 10-year Paint & Corrosion
 - 6-year Pierce Mid-ship pump
 - 10-year Plumbing
 - 5-year Aerial Hydraulic
 - 10-year Aerial Waterway
 - 20-year Aerial Structural

- Seven (7) custom chassis available to meet any of our customer's needs
 - 30+ years of experience building custom chassis
 - Over 27,000 chassis in service
 - Severe Duty Chassis Construction
- Heavy Duty Frame Rails and Cross Members
 - 13- 3/8" frame rails (Highest RBM in the industry)
 - 120k psi heat treated (produces high strength of the material)
 - 30% greater mass than the competition
 - Frame rails are E-Coated as standard
 - Dual Flange Cross Members standard
- Fuel Tank and Air Tank Mounting
 - Stainless steel mounting straps are standard
 - Tested to withstand 1000 hrs. salt spray
 - 12-gauge hot rolled steel standard (Optional Stainless Steel or Aluminum)
- Greater engine cooling system capacity 20% more than the industry standard
- TAK-4® Independent Front Suspension
 - 23% shorter stopping distance 60ft
 - No brake-steer
 - Improved ride quality 340%
 - 45° cramp angle
 - Increased wheel travel 10"
 - Over 5,000 system in the fire service alone
 - Proven technology in US military
 - Front Straight Axle with Spring Suspension Optional
- Heavy Duty Cab Construction
 - Extruded Aluminum Roll Cage
 - ½" thick aluminum engine tunnel
 - A-pillar constructed from solid casting
 - Roof is supported with 12 main structural members
 - Frontal and side roll air bag protection standard
- Command Zone Electronics
 - Improved vehicle reliability; fewer wires and electrical connections
 - Solid-state electronic eliminates the need to replace relay fuses or breakers
 - Overall serving is easier, and troubleshooting time can be reduced by 90%
 - Mission critical programming will maintain operation or default to the predetermined safe mode in the event of system failure.
 - Interior cab wire raceways for easy serviceability
 - 5-year standard warranty

- Heavy duty body construction
 - Since 1913 Pierce has been building bodies
 - 45,000+ bodies in the fire service
 - 10 year body structural warranty standard
 - 500lbs equipment load capacity in each compartment
 - Body material offering stainless steel, aluminum, and galvalume steel
 - Welded formed sheet metal design for superior strength
 - Flexible design with no space robbing extrusions
- Under-Slung Body Support System
 - 80,000 psi steel under-slung body support substructure
 - Floating substructure with rubber shock absorbers
 - Reduces torsional stress and road shock from being transferred to the body
 - Extends body life & lower maintenance cost
 - Compartments don't just hang off the frame rails
- Corrosion Prevention
 - Stainless steel hardware used throughout cab and body construction
 - All holes in cab & body are predrilled before painting
 - Isolation barriers are installed between all dissimilar metals to prevent electrolysis
 - NYK anti-corrosion gel installed on all self-tapping screws
 - Frame rails and body substructures are E-Coated
 - Optional rustproofing options available
- Best-In-Class Paint Process
 - Seven step paint process to provide unmatched paint quality
 - Manual Surface Preparation
 - Chemical Cleaning and Treatment
 - Primer/Surface Coats
 - Hand Sanding
 - Sealer Primer Coat
 - Topcoat Paint
 - Clearcoat two (2) coats
 - Certified Sikkens paint process
 - 10-year paint warranty standard
 - All removable items such as brackets, compartment doors, door hinges, trim, etc. shall be removed and painted separately to insure paint behind all mounted items

- Integrated Fire Suppression
 - Pierce is the only manufacturer that designs and builds fire apparatus with their own proprietary pumps and foam systems. That's integration
 - Optional Mid-ship pumps (Waterous, Hale, Darley)
 - Ergonomic pump panels (Control Zone) with stainless steel plumbing standard
 - Self-venting caps (VLH) standard
 - Easy serviceability to all pump components
- Comprehensive Product Line
 - Custom Pumpers
 - Commercial Pumpers
 - Aerials
 - Rescues
 - Tankers / Pumper Tankers
 - Mini-Pumpers
 - Homeland Security
 - Wild-land Apparatus
 - Industrial Pumpers & Aerials
- Flex Financing tailored to meet your department needs
 - Pre-Payment options
 - Municipal Lease Purchase Agreement
 - Turn-in Lease
 - Walk-Away Lease
 - Flexible Payment Options
 - Cooperative discounted purchasing agreements
- Pierce is proud to be featured on National Geographic's Ultimate Factories and join the likes of national brands like Harley-Davidson, Ford, Corvette, and John Deere.
- Pierce Sponsorships
 - National Fallen Firefighters Foundation (NFFF)
 - Fire Chief of the Year Awards
 - Volunteer & Combination Officers Section of the IACF (VCOS)







FINANCIAL SOLUTIONS



Tax Exempt Lease Purchase

SALES ORGANIZATION: **Halt Fire – Todd Lincoln**
 LESSEE: **Plymouth FD**
 TYPE OF EQUIPMENT: **(1) Pierce Enforcer PUC Pumper #30655**
 EQUIPMENT COST: **\$567,335.00**
 CUSTOMER DOWNPAYMENT: **\$0.00**
 TRADE-IN: **\$0.00**
 DELIVERY TIME: **Standard delivery**
 PAYMENT MODE: **Annual In Arrears**
 FIRST PAYMENT DUE DATE: **1 Year After Lease Commencement**
 LEASE COMMENCEMENT DATE: **Upon contract signing with Pierce**

9/14/2017

Contact information:
 Michele Zitko
 Locator: B4-B230-05-07
 155 East Broad St
 Columbus, OH 43215
 Ph: (800) 820-9041 ext. 2
 Fax: (866) 221-7894
 michele.zitko@pnc.com

Term	3 years	5 years	7 years	9 years
Number of Payments	3 Annual	5 Annual	7 Annual	9 Annual
Payment Amount	\$199,722.37	\$123,350.12	\$91,163.86	\$73,751.17

NOTE: All lease documents must be fully executed within 14 days of the date of this proposal. Failure to receive completed documents may alter the final payment schedule due to changes in rates and/or discounts.

PERFORMANCE BOND: To utilize the prepay program, a performance bond is required. Said performance bond shall be paid for directly to Pierce Manufacturing or financed by PNC Equipment Finance as part of the transaction.

ESCROW FUNDING OPTION: At lease closing, if all of the equipment has not yet been delivered, Lessor will fund an escrow account from which disbursements will be made to the equipment provider(s) upon receipt of a Requisition Request and Certificate of Acceptance from Lessee. Escrow agent will either be Lessor or third-party provider selected by Lessor and approved by Lessee. All escrow earnings will be for the benefit of Lessee. The escrow agent will assess a \$250.00 account set up fee payable at closing.

TYPE OF FINANCING: Tax-exempt Lease Purchase Agreement with a \$1.00 buy out option at end of lease term. Said agreement shall be a net lease arrangement whereby lessee is responsible for all costs of operation, maintenance, insurance, and taxes.

BANK QUALIFICATION: This proposal assumes that the lessee will not be issuing more than \$10 million in tax-exempt debt this calendar year. Furthermore, it is assumed that the lessee will designate this issue as a qualified tax-exempt obligation per the tax act of 1986.

LEGAL TITLE: Legal title to the equipment during the lease term shall vest in the lessee, with PNC Equipment Finance perfecting a first security interest.

AUTHORIZED SIGNORS: The lessee's governing board shall provide PNC Equipment Finance with its resolution or ordinance authorizing this agreement and shall designate the individual(s) to execute all necessary documents used therein.

LEGAL OPINION: The lessee's counsel shall furnish PNC Equipment Finance with an opinion covering this transaction and the documents used herein. This opinion shall be in a form and substance satisfactory to PNC Equipment Finance.

VOLUNTEER FIRE DEPARTMENTS: If Lessee is a Volunteer Fire Department, a public hearing under the requirements of Section 147(f) of the Internal Revenue Code of 1986 shall be conducted to authorize this transaction. It is recommended that a notice of the public hearing be published 10 to 14 days in advance of the public hearing.

This proposal will be valid for **fourteen (14) days** from the above date and is subject to final credit approval by PNC Equipment Finance and approval of the lease documents in PNC Equipment Finance's sole discretion. To render a credit decision, lessee shall provide PNC Equipment Finance with their most recent two years' audited financial statements, copy of their most recent interim financial statement, and current budget.

Accepted by: _____ Proposal submitted by Michele Zitko



ORDER QUOTATION X

Attn: Chief Dan Phillips
Plymouth Twp.FD

DATE June 15, 2017
TERMS Net 30
F.O.B.

QUOTE VALID FOR 30 DAYS
PROJECTED DATE

QUANTITY	UNIT	PART NO.	DESCRIPTION	UNIT PRICE	LINE TOTAL
25			MSA G1 SCBA units w/ 45 min/4500 psi, quick connection cyl, standard chest strap, metal cyl. Band, adjustable swivel lumbar pad, purge cover on left shoulder, continuous hose, remote quick fill w/ extendaire II and hose pouch, left chest speaker, right shoulder Pass devise and TIC, rechargeable lithium batteries. 2 cylinders included	\$8,000.00 ea.	\$200,000.00
24			MSA G1 Facepiece's, Medium hycar, 4 pt. head strap adjustable, cloth neck strap, fixed push to connect regulator.	\$412.00 ea.	\$9,888.00
4			MSA RIT System: Bag, 6' hose's, outside hose gauge, G1 facepiece	\$5,158.00 ea	\$20,632.00
4			MSA G1, 60min/4500 psi cylinder for RIT System	\$1,739.00 ea.	\$6,956.00
25			MSA G1 Lithium Ion batteries (spare)	\$624.00 ea.	\$15,600.00
3			MSA G1, 6 bank lithium battery chargers	\$343.00 ea.	\$1,029.00
5			MSA G1, Quick connect hose's for cylinder refill station.	\$532.00 ea.	\$2,660.00
			Budget numbers		
				SUBTOTAL	\$256,765.00
				SHIPPING	\$0.00
				TOTAL	

1-800-626-7783

FAX: (586) 752-6907

12584 LAKESHORE DRIVE, ROMEO, MI 48065

Craig Poike

Wayne County Sales Rep.

C: 734-536-1337

E: poiksters@wideopenwest.com

THANK YOU FOR YOUR BUSINESS

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
SEPTEMBER 19, 2017**


**ITEM D
ADVERTISE FOR POTENTIAL SALE
OF DPW BUILDING
Supervisor Heise**



CHARTER TOWNSHIP OF PLYMOUTH

9955 N HAGGERTY RD • PLYMOUTH, MICHIGAN 48170-4673
www.plymouthtwp.org

MEMORANDUM

To: Board of Trustees
From: Supervisor Kurt L. Heise 
Re: Draft Advertisement for Possible Sale of DPW Facility
Date: September 12, 2017

As you may recall, our large and underutilized DPW building was professionally appraised in June at \$1,620,000, not including the onsite cell tower. We have also received an offer from the cell tower's property management firm to buy the cell tower for \$375,000.

It would be my recommendation to sell the entire property and tower, approximately \$2 million, and use the proceeds to purchase a new fire engine and ambulance.

The current price for a fire engine quoted by Pierce is \$607,400. An ambulance would be about \$190,000. The remaining funds could be used to purchase other capital equipment/vehicles in the Police and Fire Departments, possibly set up an ongoing building maintenance fund, and to upgrade a new DPW facility.

In consultation with Kevin Bennett, I have been advised that any possible sale of the current DPW building requires Board approval and a formal advertisement. I have attached a draft advertisement for your review. This advertisement does not authorize a sale, only to solicit interested purchasers. We are not committing ourselves to a sale by way of this document.

I would like to discuss this recommendation in more detail at our September 19 Study Session, and your concurrence to formally publish the advertisement at our September 26 Regular Meeting.

SUPERVISOR
Kurt L. Heise
(734) 354-3200

CLERK
Jerry Vorva
(734) 354-3224

TREASURER
Mark J. Clinton
(734) 354-3214

TRUSTEES
Charles Curmi, Jack Dempsey
Robert Doroshewitz, Gary Heitman

PROPERTY FOR SALE – CHARTER TOWNSHIP OF PLYMOUTH

The Charter Township of Plymouth is seeking bidders interested in purchasing the Township's Department of Public Works Building and grounds, at 46555 Port Street, Plymouth MI, 48170. The property was appraised in June 2017 at \$1,620,000. The site is currently zoned Industrial. The Township has no intention of re-zoning this parcel.

Interested bidders must send three sealed (3) hard-copy letters of interest to Mr. Jerry Vorva, Township Clerk, by Friday, October 20 at 4 p.m., including a tentative, proposed offer of purchase and a description for the proposed re-development of the site. Electronic copies must also be sent to Clerk Vorva at jvorva@plymouthtp.org,

The top three (3) bids based on price and proposals will be reviewed by the Plymouth Township Board of Trustees. The successful bidder will be contacted by the Supervisor for further negotiations on price and terms. The Township's receipt of a bid does not constitute the acceptance of any offer to purchase or otherwise create any obligation for the Township to sell the property.

Persons interested in receiving the full appraisal document, or with additional questions, may call or email Supervisor Kurt Heise at (734) 354-3201 or by email at supervisor@plymouthtp.org.

**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES
STUDY SESSION
SEPTEMBER 19, 2017**

**ITEM E
PUBLIC COMMENTS AND QUESTIONS**