

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

**CALL TO ORDER
JULY 17, 2018**

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

**ITEM A
ROLL CALL
JULY 17, 2018**

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

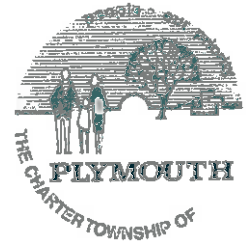
**ITEM B
PLEDGE OF ALLEGIANCE
JULY 17, 2018**

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

**ITEM C
APPROVAL OF AGENDA
JULY 17, 2018**

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

Tuesday, July 17, 2018
7:00 PM



CALL TO ORDER at _____ P.M.

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

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES, JULY 10, 2018 MEETING

E. PUBLIC COMMENTS AND QUESTIONS (Limit 3 minutes per person)

F. NEW BUSINESS

1. PUD Option for Hillside Residences, **Resolution #2018-07-17-52**, -
Planning Consultant Laura Haw
2. 2018-19 Water and Sewer Rates – Treasurer Clinton
3. 2018-19 Solid Waste Fees, **Resolution #2018-07-17-53**, -
Finance Director Kushner, Treasurer Clinton
4. Water, Sewer Fee Schedule Revisions, **Resolution #2018-07-17-54**, -
,DPW Director Fellrath, Finance Director Kushner

G. SUPERVISOR AND TRUSTEE COMMENTS

H. PUBLIC COMMENTS AND QUESTIONS

I. ADJOURNMENT

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

**Tuesday, July 17, 2018
7:00 PM**



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

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

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

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

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

PROPOSED MINUTES

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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Jon Brothers, Police Lieutenant
Kevin Bennett, Township Attorney
David Richmond, Spalding DeDecker
Amy Hammye, Deputy Treasurer
Sue Brams, Executive Assistant to the Supervisor
Alice Geletzke, Recording Secretary
18 Members of the Public

B. PLEDGE OF ALLEGIANCE - Ed Haggerty

C. APPROVAL OF AGENDA
Tuesday, July 10, 2018

Moved by Clerk Vorva and seconded by Trustee Dempsey to approve the agenda for the Board of Trustees regular meeting of July 10, 2018. Ayes all.

D. APPROVAL OF CONSENT AGENDA

D.1 **Approval of Minutes:**
Regular Meeting – Tuesday, June 26, 2018

D.2 **Acceptance of Communications, Resolutions, Reports:** n/a

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

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

PROPOSED MINUTES

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	\$931,365.23	\$103,136.13	\$1,034,501.36
Solid Waste Fund	226	3,357.45	212.83	3,570.28
Improvement Revolving (Capital)	246	.00	.00	.00
Drug Forfeiture Fund	265	.00	.00	.00
Drug Forfeiture State	266	.00	.00	.00
Drug Forfeiture IRS	267	.00	.00	.00
Golf Course Fund	510	2,451.19	1,183.15	3,634.34
Senior Transportation	588	4,825.79	26.60	4,852.39
Water/Sewer Fund	592	236,465.31	358,506.36	594,971.67
Trust and Agency	701	.00	.00	.00
Police Bond Fund	702	2,235.00	.00	2,235.00
Tax Pool	703	.00	.00	.00
Special Assessment Capital	805	.00	2,287.50	2,287.50
TOTALS:		\$1,180,699.97	\$1,646,052.54	\$465,352.57

Moved by Trustee Heitman and seconded by Clerk Vorva to approve the consent agenda for the Board of Trustees regular meeting of July 10, 2018, minus the bill for Wade Trim, 592-291-973.090. Ayes all.

E. PUBLIC COMMENTS AND QUESTIONS

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

PROPOSED MINUTES

Mr. Don Schnettler had questions about the proposed fire safety millage and money coming out of the budget.

F. NEW BUSINESS

1. Senior Alliance Presentation

Jason Maciejewski, Chief Information and Planning Officer of the Senior Alliance gave a presentation on the services available to older adults in the community, as well as those in other communities in Western Wayne County. He highlighted programs such as Medicare enrollment help, Meals on Wheels, and other in-home programs. He thanked the Board and members of the community for their support.

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

2. Plymouth Area Recreation Authority (PARA) Appointments, **Resolution #2018-07-10-47**, Supervisor Kurt Heise

Supervisor Heise introduced the proposed appointees, who answered questions from Board members.

Moved by Clerk Vorva and seconded by Trustee Heitman to appoint James Jabara, Nick Schultz, Robert Schwartz and William Ward to the Plymouth Area Recreation Authority for a term expiring December 31, 2020, pursuant to the terms and conditions of the PARA Articles of Incorporation. Ayes all on a roll call vote.

3. Public Safety Millage Language Proposal, **Resolution #2018-07-10-48**, Treasurer Mark Clinton and Supervisor Kurt Heise

A lengthy discussion was held on various aspects of what the public safety millage will cover, such as OPEB and pension liabilities, facility maintenance and equipment replacement, and providing police, fire and dispatch public safety services.

It was moved by Treasurer Clinton and supported by Supervisor Heise to approve **Resolution #2018-07-10-48**, which authorizes the placement of a new public safety millage request on the November 6, 2018 ballot at a rate of 1.2 mills for 18 years with the language specified in the resolution.

ROLL CALL: AYES: Clinton, Heise, Doroshewitz, Heitman, Vorva
NAYS: Curmi, Dempsey

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

PROPOSED MINUTES

Motion carried.

Mary Anne Sauvagnon had questions regarding how the Township's public safety salaries compare with other communities and Susan Bondie commented on the past public safety millages and the current need for increases.

- 4 Friendship Station Improvements Bid Award, **Resolution #2018-07-10-49**, David Richmond, Township Engineer

Board members discussed with Mr. Richmond the proposed replacement of the existing brick paver patio, the addition of a concrete privacy wall to reduce traffic noise, and other minor interior improvements. Funds will come from the brick and mortar portion of funds received from the Wayne County Community Wellness and Community Development Block Grant.

Moved by Trustee Heitman and seconded by Clerk Vorva to approve **Resolution #2018-07-10-49**, authorizing the award of the Friendship Station improvements to Dave's Contracting, Inc., in the amount of \$55,588.00. Ayes all on a roll call vote.

5. Labor Attorney Selection Approval, **Resolution #2018-07-10-50**, Supervisor Kurt Heise

Moved by Clerk Vorva and seconded by Trustee Curmi to move that the Board of Trustees approve **Resolution #2018-07-10-50**, concurring with the recommendation of the Township Supervisor to select the law firm of Giarmarco, Mullins and Horton, P.C., as the Township's Labor Attorney, pursuant to the terms and conditions outlined in their response to the Township's Request for Proposals received on April 13, 2018. Ayes all on a roll call vote.

6. Settlement Agreement with City of Plymouth, Formal Approval, **Resolution #2018-07-10-51**, Supervisor Heise

Attorney Bennett explained various possible scenarios if payment is not made by September 4, with no issues if payment is made prior to that date.

Moved by Trustee Heitman and seconded by Clerk Vorva to move that the Board of Trustees approve **Resolution #2018-07-10-51**, formally approving the Settlement Agreement relating to the Fire Pension Dispute with the City of Plymouth and authorize the Supervisor and Clerk to sign same. Ayes all on a roll call vote.

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

PROPOSED MINUTES

G. SUPERVISOR AND TRUSTEE COMMENTS

Supervisor Heise thanked the Board for their work on many complicated issues during June and July. He noted the savings related to the settlement and the establishment of a positive relationship with the City moving forward. He noted an upcoming special Board meeting next Tuesday, July 17, and the upcoming regular Board meeting on July 24.

Trustee Doroshewitz indicated the MTA's advice for Board roll call votes to be taken randomly. He also asked about checking into having Northville Township pay their fair share of the cable bill while occupying Fire Station 2.

Trustee Heitman spoke about C and U Bearing moving into the community and hiring additional engineers. Also, a new restaurant, Broasted Brothers, has opened.

Clerk Vorva thanked Treasurer Clinton, Deputy Treasurer Amy Hammye, and their staff for their work on the millage issue. He also thanked Treasurer Clinton and Finance Director Kushner, and Deputy Clerk Groth for their work on the agreement with the City.

Treasurer Clinton expressed appreciation for the Board working on the difficult issues.

Trustee Curmi had questions about when the budget would be sent. Some subjects he'd like covered are the sidewalk repair program and privatizing lawn cutting for Township properties except the park, and pavilion repairs.

H. PUBLIC COMMENTS AND QUESTIONS – There were none.

I. ADJOURNMENT

Moved by Trustee Heitman and supported by Clerk Vorva to adjourn the meeting at 8:52 p.m. Ayes all.

Jerry Vorva, Township Clerk

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

**ITEM E
PUBLIC COMMENTS AND QUESTIONS
JULY 17, 2018**

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

**ITEM F.1
PUD OPTIONS FOR HILLSIDE
RESIDENCES
RESOLUTION #2018-07-17-52**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 17, 2018

ITEM: #2290-0518, Hillside Residences Planned Unit Development (PUD) Option Request

PRESENTER: Ms. Laura Haw, AICP, Planning Director

OTHER INDIVIDUALS IN ATTENDANCE: Jonna Properties (Applicant)

BACKGROUND:

Application 2290-0518 pertains to Parcel R-78-029-99-0002-000, a 3.6-acre site which contains the longstanding Courthouse Grille restaurant (commonly known as 41661 Plymouth Road). The property is zoned the C-2, General Commercial District where PUD's are a permitted method of development, provided certain conditions in the Township's Ordinance, Article 23, are met.

The applicant requests a PUD to redevelop the property into two multiple family buildings with a total of 88 apartments, incorporating a mix of both 1-bedroom units (32) and 2-bedroom units (56). Each building is planned to be 4-stories in height with covered parking located on both the ground floor and in surface lots (a total of 141 parking spaces are currently proposed). Under a PUD Option, the maximum density permitted is 25 dwelling units / acre; the Hillside Residences proposal has a proposed density of 24.4 dwelling units / acre. As part of the redevelopment, the original farmhouse on the site, built in 1889, is to be removed. One of the conditions of the Planning Commission's recommendation is that this resource is preserved in part during the project, either on- or off-site. Enclosed, please find the Planner's Report which details the eight (8) different PUD criteria presented to the Planning Commission at their meeting on June 20, 2018.

A public hearing was also held at the June 20, 2018 Planning Commission meeting and, after careful review, the Planning Commission recommended approval of the above PUD to the Board of Trustees, subject to the items listed in the Planner's and Engineer's report, and with the exception that the applicant meet with the Fire Department regarding the outstanding issues and submit a revised plan, prior to seeking Board of Trustees consideration.

The applicant then met with the Fire Department on June 27, 2018 to address the outstanding items. Revised plans (enclosed) were provided on July 6, 2018 and have been reviewed by the Fire Department; they have found the revised plans to be in compliance.

RECOMMENDATION:

To approve Application 2290-0518 with conditions, as recommended by the Planning Commission. Please note, such an approval by the Board of Trustees does not constitute site plan approval, only Planned Unit Development (PUD) approval.

MODEL RESOLUTION:

Move to approve Application 2290-0518, contingent on the Planning Commission's condition that the site plan will address all outstanding items, as listed in the Planner's and Engineer's reports.

Enclosed: Planner's Report, Engineer's Report and the Fire Department Report
Applicant's Narrative (dated June 4, 2018) and Site Documents

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

RESOLUTION # 2018-07-17-52

**Resolution to Approve Application 2290-0518 for Hillside Residences
Planned Unit Development (PUD) Option Request**

At a special meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on July 17, 2018, the following resolution was offered:

WHEREAS, it is the responsibility of the Charter Township of Plymouth Board of Trustees to approve the recommendations of the Township Planning Commission and,

WHEREAS, the Charter Township of Plymouth Planning Commission has reviewed the appropriate application for a Planned Unit Development (PUD) and site plans as provided to the Township Planner and Township Engineer and,

WHEREAS, approval of Application 2290-0518, with conditions, by the Board of Trustees does not constitute site plan approval, only Planned Unit Development (PUD) approval.

NOW THEREFORE, BE IT RESOLVED, that the Charter Township of Plymouth, by way of this resolution #2018-07-17-52, does hereby approve this resolution authorizing the approval of Application 2290-0518, contingent on the Planning Commission's condition that the site plan will address all outstanding items, as listed in the Planner's and Engineer's Reports.

Moved by: _____ Supported by: _____

ROLL CALL VOTE:

____ CC, ____ JD, ____ JV, ____ MC, ____ RD, ____ GH, ____ KH

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Certification

STATE OF MICHIGAN)

)

COUNTY OF WAYNE)

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the Special Board Meeting dated July 17, 2018.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

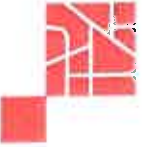
Resolution # 2018-07-17-52



PLANNING COMMISSION
CHARTER TOWNSHIP OF PLYMOUTH



Application: 2290-0518
ApplicationType: PUD Option Review
Applicant: Hillside Residences
Tax I.D: R-78-029-99-0002-000



June 13, 2018

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

RE: Project: 2290-0518 | *Hillside Residences*
Address: 41661 Plymouth Road
Tax ID No.(s): R-78-029-99-0002-000
Applicant: Jonna Properties
Review: Planned Unit Development (PUD) Option
Review No.: Written Review #1

Dear Commission Members,

We have reviewed the above concept application, prepared by Jonna Properties, for the use of Planned Unit Development (PUD) overlay at 41661 Plymouth Road. The subject property, a ±3.6 acre site, is zoned the C-2, General Commercial District where PUD's are a permitted method of development, provided certain conditions in the Township's adopted Zoning Ordinance are met.

We have reviewed the above request with the Township's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles in an effort to provide constructive and helpful feedback for the development of this site. Please note, any PUD development is a minimum of a four step process. The first step is consideration of the overall development concept by the Planning Commission with a public hearing.

We offer the following comments for your consideration:

PUD OPTION REVIEW

The Township recently (April 2018) adopted a Planned Unit Development (PUD) Option text amendment, which replaced the previous Article 23. As outlined in the current Article 23, the following eight (8) criteria must be met to qualify a development concept as an eligible PUD Option. Each of the eight (8) criteria are discussed in greater detail below:

- 1. The proposal is in conformity with the spirit and intent of the PUD Option as established in the Purpose Section of Article 23.**

The proposed residential development does have potential to be compatibility with the general intent of the PUD Ordinance, especially in terms of the redevelopment of a potentially vacant site into an

improvement property. The subject site, located between a municipal facility, cemetery, Wayne County Park (Hines) and across from other multiple family residential, has limited capacity to exert negative externalities.

The project scope entails 88 residential units (32, 1-bedroom units and 56, 2-bedroom units). Two separate buildings of similar mass and scale (at four stories in height) are proposed on the west and east ends of the parcel. Parking (a total of 141 spaces) is provided both underneath the two buildings and within the surface parking lot.

2. **A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD Option regulations.**

The PUD Option must be a benefit to both the residents who live there and the larger community. As presented, the Option does not completely achieve this for either the residents or the larger community, but it is possible that with adjustments to the site plan, the site can comply. For the residents, the density, flow of parking, aesthetics of the building, and pedestrian access must be appropriate in order to provide a high quality of life. For the larger community, the value is not as evident, but it can be achieved through the preservation and celebration of the site's history and structures and through the payment in lieu of an on-site amenity to be applied elsewhere in the Township for public benefit.

3. **The site contains natural assets such as large stands of trees, rolling topography, significant views, swale areas, floodplains or wetlands which would be in the best interest of the community to preserve and which would otherwise be substantially destroyed without application of the PUD Option regulations. In the case of a proposed PUD Option to an existing, developed site which is absent of said natural features, this requirement can be satisfied by the creation of natural features and areas, gateways, and community amenities.**

The subject site is currently developed and largely consists of a single structure and associated surface parking lot. There are several vegetated areas close to the southern and western property lines along Hines Park. The concept plan should delineate which natural areas are to be preserved and enhanced and the applicant should work in conjunction with Wayne County on appropriate plantings for this area during the site plan process. Perhaps an opportunity exists for visual gateways into Hines Park by the creation of new sight lines.

The streetscape along Plymouth Road is a major opportunity to soften this area of the corridor. Additionally, all parking areas must be screened. In lieu of a site amenity and gathering space (we find it is not necessary due to the site's ideal proximity to other destinations, i.e. Hines Park, downtown Plymouth, etc.), a payment in lieu to the Township is appropriate, as detailed above.

4. **The site contains certain existing natural or manmade features which could, with sound site planning, be incorporated into the project to minimize any negative impact the proposed project might have on adjacent properties and the community as a whole. This includes the long-term protection of historic and cultural resources and significant architecture worthy of**



historical/ cultural preservation and/or enhancement, if applicable.

We are working to better understand the historical resource and history on-site with local experts and hope to have an update for the Commission at the June 20, 2018 meeting. The understanding thus far is that a piece of the original structure, enclosed within the current building, may have the opportunity to be removed / preserved. The applicant has indicated some materials may be salvaged and incorporated into the future design and we are continuing to investigate potential opportunities for this to be further enhanced.

- 5. The (a) proposed uses; (b) location of said uses; and (c) height, bulk, location and character of structures shall be in harmony with the existing and proposed land patterns of adjacent properties, and the general planning area, and shall insure the stability of the orderly development of adjacent lands and the general planning area as indicated by the Future Land Use Plan and adopted Master Plan.**

The Future Land Use Map of the Township's adopted Master Plan designates this site as "Commercial" and the site is currently zoned as the C-2, General Commercial District. However, recent developments along this corridor allude to the fact that this site is a desirable location for multi-family residential. The property directly north of the subject site (The Ravines) also carries a C-2 zoning, Future Land Use designation of "Commercial" and utilized a PUD Option that developed the site into a series of multi-family buildings. In concept, it does not appear that the subject property is materially different than The Ravines site.

- 6. The proposed uses and the location of said uses on the subject property shall be such that traffic to and from the site will not be hazardous or adversely impact abutting properties or conflict with the normal traffic flow of the general area. In reviewing this particular aspect, the Township shall consider the following:**
- (a) Conflicts with convenient routes for pedestrian traffic, particularly of children.**
 - (b) The relationship of the site to major thoroughfares and street intersections.**

The proposed concept plan illustrates a single vehicular access point for the site, thus improving the current situation of multiple entry points, which is in the interest of traffic safety. Further, while not shown, a pedestrian streetscape treatment will be required as part of this project during the site plan phase, thus increasing pedestrian accessibility and safety.

- 7. The intensity of uses associated with the proposal and such noises, vibrations, odors, glare, reflection of light, heat, hours of operation and other external effects which would normally be a product of the proposed uses, shall be compatible with the existing land uses of the abutting properties and shall insure the stability of the orderly development of same as indicated in the Future Land Use Plan and adopted Master Plan.**

The intensity of the proposed residential use will result in a day and night time population in this area, as opposed to the limited hours of operation of a restaurant / event space. As mentioned above, the site is slightly isolated due to the adjacency of Hines Park and longstanding municipal, civil facilities. It is not anticipated the a change in the intensity of use at this location will generate negative



externalities, such as noise, orders, light, etc. that would be detrimental to adjacent properties.

8. **In consideration of an existing, developed site only, the PUD would facilitate redevelopment of a site which may be aging, functionally obsolete or be such that the Commission finds that redevelopment would create substantial benefit to the Township, consistent with the adopted Master Plan.**

There are multiple improvements that, if attached as conditions to the conceptual PUD Option approval and achieved during the site plan design and review process, could provide a benefit to the Township and would facilitate the redevelopment of a potentially obsolete site. Please find the recommendation below for further condition details.

RECOMMENDATION

Subject to any additional information presented and discussed by the applicant, Commission, and/or public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Planning Commission discuss the merits of the PUD Option request.

We further recommend that the Commission provide a recommendation of approval to the Township Board of Trustees for their ultimate consideration, provided the following conditions are attached: (a) historical resources are given greater consideration from the onset of site demolition and through new construction, (b) the overall streetscape treatment, building treatment and parking lot / traffic flow is enhanced for the resident experience and quality of life measures and that (c) payment in lieu of any community amenity is secured with the Township for an overall community benefit.

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

Respectfully submitted,

McKENNA



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



June 6, 2018

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

Re: Hillside Residences – PUD Option
Application No. 2290-0518
SDA Review No. PL18-111

Dear Commission Members:

We have reviewed the PUD Option for the referenced project prepared by Alexander V. Bogarts & Associates Architects. We have the following comments:

A. General

The site is located on the south side of Plymouth Road between Edward N. Hines Drive and Haggerty Road. The site currently contains the Courthouse Grill restaurant with entrance from Plymouth Road. The proposed PUD option includes a proposed 88-unit 4-story residential apartment.

B. Water Main

There is an existing 8" diameter water main located on the north side of Plymouth Road.

C. Sanitary Sewer

There is an existing WTUA trunk sanitary sewer along Rouge River to the west of proposed site and a sanitary sewer of undetermined size located on the north side of Plymouth Road.

D. Storm Drainage

The storm water management for the project parcel must meet the requirements of the Wayne County. A Wayne County permit for storm water will be required.

E. Site Paving

The project parcel is indicated to be accessed through a new entrance from Plymouth Road.

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 the approval of the proposed PUD option.

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



Sincerely,

SPALDING DEDECKER

David E. Richmond, PE
Project Manager

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



PLYMOUTH TOWNSHIP FIRE DEPARTMENT

9955 N. Haggerty Rd
Plymouth, Michigan 48170-4673

(734) 354-3219 Fax: (734) 354-9111
Emergency - Dial 911

Occupant Name: Hillside Residences
Address: R-78-029-99-0002-000 PLYMOUTH
Suite:
Occ. Sq. Ft.:
Contacts: -None-
Inspection Date: 6/13/2018
InspectionType: Site Plan
Inspected By: William Conroy
bconroy@plymouthtwtp.org
Lockbox Location:

Insp. Result	Location	Code Set	Code
Fail	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1 - Fire Access Roads
Comment: International Fire Code 2012 Section D103.6.1, D103.6.2, D105, D106			
Fail	Floor 1	IFC 2012 Section 503 Fire Apparatus Access Roads	503.1.1 - Buildings and facilities.

Comment: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

We thank you for providing us the time to inspect your business. We anticipate your cooperation in correcting the Fire Code hazards and violations cited.

Fire Department inspectors will return on or shortly after

7/13/2018 to ensure compliance.

Please note that a court appearance ticket may be issued for non-compliance. If you are the tenant and some of the violations listed above are the responsibilities of the owner, it is your responsibility to contact them for the code corrections.

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
1189
6/13/2018 3:04:55 PM
Signature valid only in mobile-eyes documents

Conroy
6/13/2018

Inspector:

William Conroy
1189
6/13/2018 3:04:55 PM
Signature valid only in mobile-eyes documents

William Conroy
6/13/2018

June 4, 2018

Planning Commission
9955 N Haggerty
Plymouth Twp. MI, 48170

RE: Hillside, Plymouth MI

1. The proposal is in conformity with the spirit and intent of the PUD Option as established in the Purpose Section of Article 23. The intent is to:
Permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout and type of structures constructed, achieve economy and efficiency in the use of land, natural resources and the provisions of public services and utilities, encourage useful open space and pedestrian and non-vehicular interconnectivity, and provide a more desirable living environment with housing, employment, recreation and/or commercial opportunities particularly suited to the needs of the residents of the Township of Plymouth.

This development will serve the community well creating pedestrian walkable to the Old Village and Downtown Plymouth Business Districts.

2. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD Option regulations.

The project provides for housing needed in a community. The parcel currently has commercial restaurant the PUD ordinance will provide for the redevelopment to a residential apartment deal.

The apartments will be developed to meet the needs of the young generation of Tenants and empty nesters with the desire to downsize and remain in the community.

3. The site contains natural assets such as large stands of trees, rolling topography, significant views, swale areas, floodplains or wetlands which would be in the best interest of the community to preserve and which would otherwise be substantially destroyed without application of the PUD Option regulations. In the case of a proposed PUD Option to an existing, developed site which is absent of said natural features, this requirement can be satisfied by the creation of natural features and areas, gateways, and community amenities.

The topography of the property is unique and will require planning into the overall parking apartment layout. No natural features being removed such a large stand of trees or wetlands.

4. The site contains certain existing natural or manmade features which could, with sound site planning, be incorporated into the project to minimize any negative impact the proposed project might have on adjacent properties and the community as a whole. This includes the long-term protection of historic and cultural resources and significant architecture worthy of historical / cultural preservation and/or enhancement, if applicable.
None known.

5. The (a) proposed uses; (b) location of said uses; and (c) height, bulk, location and character of structures shall be in harmony with the existing and proposed land patterns of adjacent properties, and the general planning area, and shall insure the stability of the orderly development of adjacent

lands and the general planning area as indicated by the Future Land Use Plan and adopted Master Plan.

The development will be designed to be in scale with the adjacent Court house to the east.

6. The proposed uses and the location of said uses on the subject property shall be such that traffic to and from the site will not be hazardous or adversely impact abutting properties or conflict with the normal traffic flow of the general area. In reviewing this particular aspect, the Township shall consider the following:

(a) Conflicts with convenient routes for pedestrian traffic, particularly of children.

The project will meet all the Plymouth Twp. and County standards for pedestrian traffic.

(b) The relationship of the site to major thoroughfares and street intersections.

The project will meet all the Plymouth Twp. and County standards.

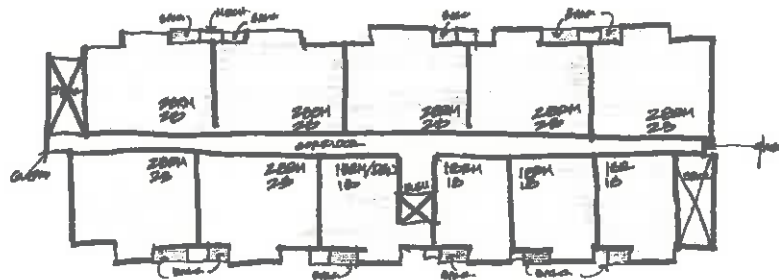
7. The intensity of uses associated with the proposal and such noises, vibrations, odors, glare, reflection of light, heat, hours of operation and other external effects which would normally be a product of the proposed uses, shall be compatible with the existing land uses of the abutting properties and shall insure the stability of the orderly development of same as indicated in the Future Land Use Plan and adopted Master Plan.

The project will meet all the Plymouth Twp. and County standards. The project will meet or exceed all the Plymouth Twp. and County standards. The project will be a good transitional use to the adjacent courthouse and Hines parkway system and similar to adjacent residential apartments/condos that have been built in the past 5 years.

8. In consideration of an existing, developed site only, the PUD would facilitate redevelopment of a site which may be aging, functionally obsolete or be such that the Commission finds that redevelopment would create substantial benefit to the Township, consistent with the adopted Master Plan.

The current building for virtue of its size of 16,000 sf and age of the structure is functionally obsolete in today's market of restaurant operations. The project will provide new housing for the young workforce generation that so desire to be part of a community. Moreover the business and future business to the area this project will serve to be important of retention of jobs and recruiting of new employees to the area. Finally Plymouth Twp which is made up of a many single family homes this project will provided the younger generation an option of rental. If we can persuade our young generation to secure their first housing Plymouth Twp through modern day rental then they will stay in the community with the goal when they are ready to purchase single family home in Plymouth Twp.

The Developer shall utilize some of distinctive elements of the existing building such as brick and/or wood elements for the monument sign or other signage within the development. Moreover the restaurant was named Hillside dating back many years. The project has been named Hillside to keep in the spirit of preserving some of the history to be associated with the project planned.



CONCEPTUAL BUILDING PLAN FLOORS 1-4 TYPICAL.
PARKING AT BASEMENT LEVEL



CONCEPTUAL BUILDING ELEVATION
EAST ELEV. BUILDING 200

JONNA PROPERTIES
PLYMOUTH TWP. PROPOSED DEVELOPMENT
dependable project + reasonable architecture

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

**ITEM F.2
2018-2019 WATER AND SEWER
RATES**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD CONSIDERATION

MEETING DATE: July 17, 2018

ITEM: 2018-19 Water & Sewer Usage Rates

PRESENTER: Mark Clinton, Treasurer

BACKGROUND:

The Charter Township of Plymouth Water and Sewer Ordinance provides that pertinent fees and rates for connection to, use, access, construction and service by the Township Water & Sewer System shall be set by the Township Board.

Current Water & Sewer usage rates are as follows:

Water - \$4.08 per 1000 gallons

Sewer - \$6.12 per 1000 gallons

The Great Lakes Water Authority (GLWA) raised the wholesale water rate it charges Plymouth Township by 3.1% effective July 1, 2018. However, the savings on the sewer side achieved by transferring 100% of the flow to YCUA in 2017 will allow us to maintain rates at their current level for the next 12 months while still setting money aside for future capital improvements. Please refer to the attached spreadsheet for financial details.

ENCLOSURES:

Spreadsheet – 2018-19 Water & Sewer Rate Calculation

RECOMMENDATION:

Maintain Water & Sewer usage rates at their current levels

MOTION:

I move to maintain Water & Sewer usage rates at their current levels of \$4.08 per 1000 gallons for water consumption and \$6.12 per 1000 gallons for sewage disposal.

Plymouth Township
Water and Sewer Rate Calculation
July 1, 2018 - June 30, 2019
Costs to be Recovered from Rates

Volume Assumed to be Sold (in '000 gals)					1,270,755		1,291,810
Wholesale Rate to be Charged (per '000 gals)					\$ 3.370		\$ 3.476
Sources of Revenue	2015-16	2016-17	Estimated 2017-18	Actual 2017-18	Estimated 2018-19		
Water Charges	\$4,462,334	\$4,761,100	\$5,184,680	\$5,131,672	\$5,270,585		
Sewage Charges	\$6,930,795	\$7,409,647	\$7,777,021	\$7,364,818	\$7,589,642		
WTUA Capital Charges	\$1,393,174	\$1,422,099	\$1,400,000	\$1,433,714	\$1,435,000		
Benefit Fees	\$1,363,268	\$1,661,699	\$1,000,000	\$745,141	\$750,000		
Miscellaneous	\$310,331	\$242,462	\$250,000	\$433,377	\$400,000		
Total Revenue	\$14,459,902	\$15,497,007	\$15,611,701	\$15,108,722	\$15,445,227		
Operating Expenses							
Cost of Water	\$3,619,823	\$4,211,421	\$4,282,444	\$4,255,868	\$4,490,332		
Cost of Sewage Treatment	\$3,579,523	\$3,742,300	\$3,111,000	\$3,160,803	\$2,500,000		
Salaries and Fringe Benefits	\$1,051,103	\$1,322,085	\$1,400,000	\$1,384,215	\$1,400,000		
General Fund Administrative Charge	\$725,000	\$718,206	\$725,000	\$723,053	\$725,000		
Miscellaneous	\$759,385	\$589,107	\$650,000	\$374,814	\$500,000		
Debt and Capital							
Principal & Interest on WTUA debt	\$3,069,400	\$3,190,000	\$3,112,250	\$3,208,219	\$1,733,000		
WTUA CIP					\$220,000		
Principal & Interest on PT debt	\$266,263	\$224,228	\$220,000	\$266,964	\$270,000		
Investment							
Depreciation	\$1,375,881	\$1,284,555	\$1,250,000	\$1,359,408	\$1,350,000		
Purchase of Capital Assets	\$676,166	\$394,834	\$500,000	\$127,745	\$500,000		
Total Revenue Requirements	\$15,122,544	\$15,676,736	\$15,250,694	\$14,861,089	\$13,688,332		
Surplus	-\$662,642	-\$179,729	\$361,007	\$247,633	\$1,756,895		
Water Rate	3.97	3.78	4.08		4.08		
Sewer Rate	5.96	5.67	6.12		6.12		
Total Rate	9.93	9.45	10.20		10.20		
Increase %		-4.8%	7.9%		0.0%		

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

**ITEM F.3
2018-2019 SOLID WASTE FEES
RESOLUTION #2018-07-17-53**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 17, 2018

ITEM: 2018-2019 Solid Waste Fees

PRESENTER: Cynthia Kushner, Finance Director

OTHER INDIVIDUALS IN ATTENDANCE: Mark Clinton, Treasurer

BACKGROUND:

The attached revisions to the solid waste fees are required to cover associated costs of services.

ACTION REQUESTED: Approve fee increase from \$13.25 per month to \$14.46 per month, per the attached Schedule and Analysis

PROPOSED MOTION: I move to revise the Solid Waste Fee for 2018-2019 per the attached schedule, effective immediately.

ATTACHMENTS: Schedule and Analysis for Solid Waste Fees for Plymouth Township

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

**RESOLUTION # 2018-07-17-53
Revision of the Solid Waste Fee for 2018-2019**

At a special meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on July 17, 2018, the following resolution was offered:

WHEREAS, it is the responsibility of the Charter Township of Plymouth Board of Trustees to approve and oversee the establishment of fees required to cover associated costs of services and,

WHEREAS, a review and analysis of the solid waste costs incurred by the Township by the Finance Director has resulted in the need for an increase in the fees collected by the Township to cover said costs.

NOW THEREFORE, BE IT RESOLVED, that the Charter Township of Plymouth, by way of this resolution #2018-07-17-53, hereby concurs with the recommendation of the Township Finance Director that the schedule for Solid Waste Fees for 2018-2019 be adjusted from \$13.25 per month to \$14.46 per month, effective immediately.

Moved by: _____ Supported by: _____

ROLL CALL VOTE:

____ CC, ____ JD, ____ JV, ____ MC, ____ RD, ____ GH, ____ KH

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the Special Board Meeting dated July 17, 2018.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution # 2018-07-17-53

SECTION 1- COST OF SOLID WASTE SERVICES

Expense Budget Account Description	Budgeted Amount	Average # Households	Cost per Household	Cost per Month	Cost per Month	Billing Rate/ Mo	Diff Btwn Billing & Cost	%	Dollar Loss/Mo	Dollar Loss/Yr
Solid Waste Disposal-GFL	1,350,000	8,636	156.32	13.03						
Emergency	7,000	8,636	0.81	0.07						
Dept Operations	68,814	8,636	7.97	0.66						
Ancillary Services Described Below	48,015	8,636	5.56	13.76		13.25	(0.51)	-4%	(4,391)	(52,690)
				0.46			(0.46)	0%	(4,001)	(48,015)
TOTAL	1,473,829		170.66	14.22		13.25	(0.97)	-7.3%	(8,392)	(100,705)

Ancillary Services Account Description	Budgeted Amount	Average # Households	Cost per Household	Cost per Month
Household Hazardous Waste	35,815	8,636	4.15	0.35
Recycle @ Port street	5,900	8,636	0.68	0.06
Shred Event	3,000	8,636	0.35	0.03
Neighborhood Requests	2,400	8,636	0.28	0.02
Free compost	900	8,636	0.10	0.01
	48,015		5.56	0.46

SECTION 2 - RATES : COVER COSTS & INCREASE FUND BALANCE RESERVE

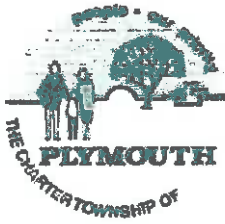
Rate Analysis	Current Rate	Breakeven w/ Ancillary	Fund Balance Increase	New Rate	Monthly Dollar Increase	% Increase	Qtrly Increase	Yrly Increase
Breakeven: Actual Cost + Ancillary	13.25	14.22		14.22	0.97	7.3%	2.92	11.66
Add Fund Balance Reserve of \$25,000	13.25	14.22	0.24	14.46	1.21	9.2%	3.64	14.56

SECTION 3 - FUND BALANCE

2017 Audited Fund Balance	101,946
Budgeted Revenue	1,372,000
Budgeted Expenditures (Amended)	(1,473,829)
2018 Projected Fund Balance	117
	(101,829) Net Exp Over Rev

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

**ITEM F.4
WATER AND SEWER SYSTEM FEE
SCHEDULE REVISIONS
RESOLUTION #2018-07-17-54**



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 17, 2018

ITEM: Water and Sewer System Fee Schedule Revisions

PRESENTER: Patrick J. Fellrath, PE, Director of Public Services

OTHER INDIVIDUALS IN ATTENDANCE: Cynthia Kushner, Finance Director
Mark Clinton, Treasurer

BACKGROUND:

The attached revisions to the water and sewer system fees are required to cover associated costs of services.

ACTION REQUESTED: Approve

BUDGET/ACCOUNT NUMBER: N/A

PROPOSED MOTION: I move to revise the Comprehensive Fee Schedule to include the attached revisions to the Water and Sewer System fees, effective immediately.

ATTACHMENTS: Marked-up Water and Sewer System section of Comprehensive Fee Schedule.

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

**RESOLUTION # 2018-07-17-54
Water and Sewer System Fee Schedule Revisions**

At a special meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on July 17, 2018, the following resolution was offered:

WHEREAS, it is the responsibility of the Charter Township of Plymouth Board of Trustees to approve and oversee the establishment of fees required to cover associated costs of services and,

WHEREAS, a review and analysis of the Comprehensive Fee Schedule for the Township Water and Sewer System by the Director of Public Services has resulted in the need for a revision of the said fee schedule as presented to the Board at its July 17, 2018 in order to cover costs incurred by the Township.

NOW THEREFORE, BE IT RESOLVED, that the Charter Township of Plymouth, by way of this resolution #2018-07-17-54, hereby concurs with the recommendation of the Township Director of Public Services that the Comprehensive Fee Schedule be adjusted as presented to the Township Board at its July 17, 2018 meeting, effective immediately.

Moved by: _____ Supported by: _____

ROLL CALL VOTE:

____ CC, ____ JD, ____ JV, ____ MC, ____ RD, ____ GH, ____ KH

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Board of Trustees at the Special Board Meeting dated July 17, 2018.

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution # 2018-07-17-54

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 170, 2018



WATER AND SEWER SYSTEM

WATER RATES

Consumption Rate

Consumption rate shall be \$4.08 per 1,000 gallons.

Service Charge

Quarterly and monthly service charge shall be assessed based on meter size.

Meter Size	Quarterly Service Charge	Monthly Service Charge
3/4" x 5/8"	\$5.40	\$1.80
3/4"	\$5.40	\$1.80
1"	\$5.40	\$1.80
1 1/4"	\$10.50	\$3.50
1 1/2"	\$11.25	\$3.75
2"	\$12.00	\$4.00
3"	\$24.00	\$8.00
4"	\$30.00	\$10.00
6"	\$36.00	\$12.00
8"	\$54.00	\$18.00
10"	\$72.00	\$24.00

Minimum Water Rate

Minimum Rates shall be charged in addition to the appropriate Service Charge and Capital Charge.

Meter Size	Meter Quarterly Rate	Minimum Gallonage Charged	Minimum Monthly Rate	Minimum Gallonage Charged
3/4" x 5/8"	\$20.40	5,000	\$8.16	2,000
3/4"	\$24.48	6,000	\$12.24	3,000
1"	\$40.80	10,000	\$16.32	4,000
1 1/4"	\$61.20	15,000	\$24.48	6,000
1 1/2"	\$61.20	15,000	\$24.48	6,000
2"	\$61.20	15,000	\$24.48	6,000
3"	\$61.20	15,000	\$24.48	6,000

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 170, 2018



4"	\$81.60	20,000	\$32.64	8,000
6"	\$81.60	20,000	\$32.64	8,000
8"	\$81.60	20,000	\$32.64	8,000
10"	\$81.60	20,000	\$32.64	8,000

Tap Inspection Fee ~~Water Tap Charge~~

Sewer and water taps shall be performed by a qualified contractor as approved by the Township. Applicant is responsible for obtaining all permits required for completing the work, including but not limited to Wayne County Department of Public Services. All sewer and/or water taps shall be inspected by the Township. An inspection fee shall be paid to the Township in advance of the issuance of any sewer or water tap (building) permit. Fees are in accordance with the following schedule:

For Live/Hot Taps: A tap inspection fee of \$150.27 (regular hours), \$225.41 (overtime hours) per inspection shall be charged.

For Dry Taps or Taps Requiring Main Shut-Down: A tap inspection fee of \$450.82 (regular hours), \$901.63 (overtime hours) per inspection shall be charged.

Two (2) working day notice shall be provided to the Township Department of Public Works in advance of Work. Township inspectors need to be on site at start of Work.

~~Water Tap charges includes the total cost of installation of water service, including labor, materials, inspection fee and meter. It is determined by the road width of the property address requesting the service. The work is performed by the Township, and relates to the following size of service.~~

Size of Service	Size of Meter	0—60'	61'—86'	87'—120'	121'—204'
3/4"	5/8"	\$564.00	\$756.00	\$1,020.00	\$1,620.00
1"	1"	\$750.00	\$960.00	\$1,260.00	\$1,830.00

Water Meter Charges

SIZE	CHARGE
3/4" X 5/8" (Installed)	\$441.10 (Reg. Hrs) \$577.38 (Overtime*)
3/4" (Installed)	\$493.10 (Reg. Hrs) \$629.38 (Overtime*)
1" (Installed)	\$578.26 (Reg. Hrs) \$714.54 (Overtime*)
1 1/2" (Installed)	\$930.06 (Reg. Hrs) \$1,066.34 (Overtime*)
2" (Installed)	\$1,952.82 (Reg. Hrs) \$2,089.10 (Overtime*)

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 17, 2018



3" (Meter Only)	\$3,334.96
4" (Meter Only)	\$4,706.00
6" (Meter Only)	\$7,660.84

*Overtime excludes Sunday.

All meters 2" and above in size shall be compound meters, supplied by the Township and installed by the Applicant at the Applicant's expense. Installation shall include installing and running Township provided wire from meter to outside wall of building. Meter installation shall be under Township inspection. Inspection fee shall be in accordance with the following schedule:

An inspection fee of \$300.54 (regular hours), \$450.82 (overtime hours) shall be charged for each meter installation.

Water Benefit Charge

Water Benefit Charges shall consist of two parts:

- (1) Use Factor Fee
\$2,400.00 per unit, determined by the Use Factor Schedule.
- (2) Water Trunk and Transmission Fee

Service Size	Amount
3/4"	\$250.00
1"	\$420.00
1 1/2"	\$840.00
2"	\$1,680.00
3"	\$3,360.00
4"	\$6,720.00
6"	\$13,440.00

Fire Line Detector Check Charge

The detector check meter is set by the Township ~~Water Department~~ and subject to Water Meter Charges. The following meter sizes are required for the stated fire line size:

Fire Line	Detector Check	Meter Cost
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Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 170, 2018



Size	Meter Size	
4"	3/4" x 5/8"	Actual cost + 20%
6"	3/4" x 5/8"	Actual cost + 20%
8"	1"	Actual cost + 20%
10"	1 1/2"	Actual cost + 20%

Capital Charge and Special Rate

Capital Charges shall be assessed based on the water service size.

Meter Size	Annual Charge
5/8"	\$62.74
3/4"	\$94.11
1"	\$156.85
1 1/4"	\$235.28
1 1/2"	\$313.70
2"	\$501.93
3"	\$1,305.01
4"	\$2,258.67
6"	\$4,843.60
8"	\$7,842.62
10"	\$12,391.34

Construction Water Charge

Water on a temporary basis during construction is based on service size.
The Construction Water Permit is valid for a period of six (6) months.

Service Size	Amount
3/4"	\$145.80
1"	\$291.60
1 1/2"	\$437.40
2"	\$583.20
3"	\$874.80
4"	\$1166.40
6"	\$2332.80
8"	\$4665.60,

Other Charges

Charge	Amount
Hydrant Use (water through hydrant)	\$10.20 / 1,000 gallons

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 170, 2018



Hydrant Meter Deposit:

3/4"	\$150.00
1"	\$200.00
1 1/2"	\$400.00
2"	\$600.00
2 1/2"	\$800.00

Charge	Amount
Hydrant Permit	\$100.00 / month
Hydrant Wrench Deposit	\$20.00
Inspection of Disconnects (done by others)	\$400.00 <u>flat rate 150.27</u> (regular hours) <u>\$225.41</u> (overtime hours)
Inspection of Water Tap (regular hours)	\$100.00 <u>flat rate (regardless of size)</u>
Inspection of Sewer Tap (regular hours)	\$100.00 <u>flat rate (regardless of size)</u>
Overtime hours	\$150.00 <u>flat rate (regardless of size)</u>
Turn On / Off <u>Curb Stop/Service Valve</u> (regular hours)	\$50.00 <u>75.14</u>
Turn On / Off <u>Curb Stop/Service Valve</u> (overtime hours)	\$400.00 <u>118.45</u>
Water Cross Connection Control Inspection <u>(non-residential accounts only)</u>	\$250.00 <u>58.77 / year</u>
Water Disconnect at Main	Time and Materials
Sewer Lead Disconnect	Time and Materials
<u>Damaged / Frozen Water Meter</u>	<u>Water Meter Charge plus Turn On / Off</u> <u>Curb Stop/Service Charge</u>

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 170, 2018



SEWER SYSTEM RATES

Sewer Disposal Use Rates

The Sewage Disposal Rate shall be \$6.12 per 1,000 based on gallons of metered water.

Minimum Sewage Rates

Meter Size	Meter Quarterly Rates	Minimum Gallonage Charged	Minimum Monthly Rates	Minimum Gallonage Charged
3/4" x 5/8"	\$30.60	5,000	\$12.24	2,000
3/4"	\$36.72	6,000	\$18.36	3,000
1"	\$61.20	10,000	\$24.48	4,000
1 1/4"	\$91.80	15,000	\$36.72	6,000
1 1/2"	\$91.80	15,000	\$36.72	6,000
2"	\$91.80	15,000	\$36.72	6,000
3"	\$91.80	15,000	\$36.72	6,000
4"	\$122.40	20,000	\$48.96	8,000
6"	\$122.40	20,000	\$48.96	8,000
8"	\$122.40	20,000	\$48.96	8,000
10"	\$122.40	20,000	\$48.96	8,000

Single Residences Unmetered Water

Single residences having an unmetered water supply, the rate shall be \$644.76 per year, billed at the rate of \$161.19 quarterly.

Each trailer in a trailer court having an unmetered water supply, the rate shall be \$644.76 per year, billed at the rate of \$161.19 quarterly.

Special Rates

The Special Rates will depend on the Sewer Use Regulations including all changes of the Waste Control Division as prepared by the Board of Wayne County Road Commissioners and the Wayne County Board of Public Works and will be a minimum of those charged by Wayne County plus 50% overhead.

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 17⁰, 2018



Sewer Benefit Charges

Sewer Benefit Charges shall consist of two parts:

(1) Use Factor Fee
\$5,900.00 per unit, determined by the Use Factor Schedule.

(2) Sewer Trunk and Transmission Fee

Service Size	Amount
¾"	\$250.00
1"	\$420.00
1 ½"	\$840.00
2"	\$1,680.00
3"	\$3,360.00
4"	\$6,720.00
6"	\$13,440.00

INDUSTRIAL WASTE CONTROL (I.W.C.) CHARGE

The I.W.C. surcharge shall be applied as follows:

Meter Size	Monthly Charge
5/8"	\$10.15
¾"	\$15.23
1"	\$25.38
1 ½"	\$55.84
2"	\$81.22
3"	\$147.20
4"	\$203.04
6"	\$304.56
8"	\$507.60
10"	\$710.64
12"	\$812.15
16"	\$1,218.23
18"	\$1,421.27
24"	\$1,827.35

Charter Township of Plymouth

~ Comprehensive Fee Schedule ~

Effective ~~August 9, 2017~~ July 17, 2018



~~SEWER CONNECTION RATES~~

~~Single-family residence~~

~~Single-family residence charge will be \$275.00.~~

~~Other establishments~~

~~Other establishments shall be based on street right-of-way width.~~

Street Right-of-Way	Connection Fee
60' or less	\$300.00
61'—86'	\$420.00
87'—120'	\$600.00
121' plus	\$1,000.00

ENFORCEMENT

Lien on premises

Any charges delinquent for six months or more shall have an administrative fee of 35% of the delinquent amount.

When a tenant is responsible for the payment of any charges and the Township Board is so notified in writing. No further service shall be rendered to such premises until a cash deposit in the sum of not less than \$500.00 shall be made as security for the payment of such charges.

Charter Township of Plymouth
~ Comprehensive Fee Schedule ~
Effective ~~August 9, 2017~~ July 170, 2018



~~INDUSTRIAL SURVEILLANCE PERMIT FEE~~

~~Annual Industrial Surveillance Permit Fee~~

~~Permit fees for Class D shall be determined as follows:~~

~~Annual fee = Graduated Volume Base fee X Survey Factor.~~

Average Wastewater Discharge Volume Based on Days when Discharge Occurs	Volume Base Fee
0—50,000	\$75.00
50,000—100,000	\$225.00
100,000—250,000	\$375.00
250,000—1,000,000	\$525.00
1,000,000-plus	\$750.00

~~The Survey Factor~~

~~The survey factor shall not be less than 1.0 or more than 10.0.~~

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

**ITEM G
SUPERVISOR AND TRUSTEE
COMMENTS**

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

**ITEM H
PUBLIC COMMENTS AND QUESTIONS**

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

**ITEM I
ADJOURNMENT**