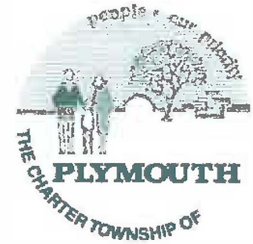


**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING**

Tuesday, May 11, 2021
7:00 PM



CALL TO ORDER AT _____ P.M.

A. ROLL CALL: Kurt Heise_____, Mark Clinton_____, Chuck Curmi_____,
Bob Doroshewitz_____, Jerry Vorva_____, Audrey Monaghan_____,
John Stewart_____

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Tuesday, May 11, 2021

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

Regular Meeting - Tuesday, April 27, 2021

D.2 Acceptance of Communications, Resolutions & Reports

- Building Department Monthly Report - April 2021
- Fire Department Monthly Report - April 2021
- Planning Department Monthly Report - April 2021
- Police Department Monthly Report - April 2021
- FOIA Monthly Report - Clerk's Office - April 2021
- FOIA Monthly Report - Police Department - April 2021

D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	330,019.87	100,191.26	430,211.13
Solid Waste Fund	226	2,351.20	487.29	2,838.49

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

Tuesday, May 11, 2021
7:00 PM



Improvement Revolving (Capital)	246	.00	.00	.00
Drug Forfeiture Fund	265	.00	1,902.82	1,902.82
Drug Forfeiture State	266	.00	00	00
Drug Forfeiture IRS	267	.00	.00	.00
Golf Course Fund	510	.00	.00	.00
Senior Transportation	588	2,943.83	00	2943.83
Water/Sewer Fund	592	58,276.05	413,714.84	471,990.89
Trust and Agency	701	00	00	00
Police Bond Fund	702	00	.00	00
Tax Pool	703	00	.00	00
Special Assessment Capital	805	.00	7,550.00	7,550.00
TOTALS:		393,590.95	523,846.21	917,437.16

E. PUBLIC COMMENT *(Limited to 3 Minutes)*

F. NEW BUSINESS

1. FY2021 Budget Amendments, **Resolution # 2021-5-11-30**, Finance
Director Ginger Moriarty

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

Tuesday, May 11, 2021
7:00 PM



2. Police Department Purchase and Installation of Bullet Resistant and Ballistic Fiberglass Barriers, **Resolution # 2021-5-11-31**, *Police Chief Tom Tiderington and Communications Supervisor Cynthia Fell*
3. Purcell Place Condominium Cluster Housing Option, **Resolution # 2021-05-11-32**, *Laura Haw, Township Planner*
4. Margate Cluster Housing Development and Agreement, **Resolution #2021-05-11-33**, *Laura Haw, Township Planner*
5. Draft 2025 Master Plan for Land Use: Distribution and Public Comment Period, **Resolution #2021-05-11-34**, *Laura Haw, Township Planner*
6. Text Amendment to Zoning Ordinance, **Resolution #2021-05-11-35**, *Laura Haw, Township Planner*

G. PUBLIC COMMENT (*Limited to 3 Minutes*)

H. BOARD COMMENTS

I. ADJOURNMENT

PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two weeks' notice to the Charter Township of Plymouth by writing or calling the following: Human Resource Office, 9955 N Haggerty Road, Plymouth, MI 48170. Phone number (734) 354-3202 TDD units: 1-800649-3777 (Michigan Relay Services)

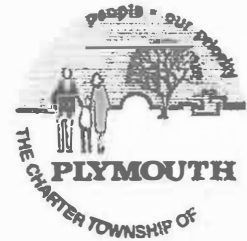
The public is invited and encouraged to attend all meetings of the Board of Trustees of the Charter Township of Plymouth

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

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES



CALL TO ORDER AT 7:00 P.M. by Supervisor Heise.

A. ROLL CALL:

PRESENT:

Kurt Heise, Supervisor
Mark Clinton, Treasurer
Jerry Vorva, Clerk
Chuck Curmi, Trustee
Bob Doroshewitz, Trustee
John Stewart, Trustee
Audrey Monaghan, Trustee

ALSO PRESENT:

Dan Phillips, Fire Chief
Dan Kudra, Police Lieutenant
Kevin Bennett, Township Attorney
Aaron Powers, Assessing
Tracey Haley, Assessing
Denisa Terrell, Recording Secretary

B. PLEDGE OF ALLEGIANCE Brent McCullum

C. APPROVAL OF AGENDA

Tuesday, April 27, 2021

Moved by Clerk Vorva and seconded by Trustee Monaghan to approve the agenda for the Board of Trustees meeting of April 27, 2021. Ayes all.

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

Special Meeting - Tuesday, April 6, 2021

D.2 Acceptance of Communications, Resolutions, & Reports

- Building Department Monthly Report -March 2021
- Fire Department Monthly Report- March 2021
- Planning Department Monthly Report- March 2021
- Police Department Monthly Report -March 2021

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021
7:00 PM



PROPOSED MINUTES

- FOIA Monthly Report- Clerk's Office -March 2021
- FOIA Monthly Report-Police Department- March 2021

D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	683,652.84	349,750.49	1,033,403.33
Solid Waste Fund	226	4903.84	109,406.39	114,310.23
Improvement Revolving (Capital)	246	.00	.00	.00
Drug Forfeiture Fund	265	.00	.00	.00
Drug Forfeiture State	266	.00	2,475.00	2,475.00
Drug Forfeiture IRS	267	.00	.00	.00
Golf Course Fund	510	.00	.00	.00
Senior Transportation	588	5,256.91	.00	5,256.91
Water/Sewer Fund	592	329,875.85	352,025.93	681,901.78
Trust and Agency	701	.00	.00	.00
Police Bond Fund	702	.00	.00	.00
Tax Pool	703	.00	.00	.00

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

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES

Special Assessment Capital	805	.00	725.00	725.00
TOTALS:		1,023,689.44	814,382.81	1,838,072.25



Moved by Trustee Curmi and seconded by Trustee Stewart to approve the consent agenda for the Board of Trustees special meeting of April 6, 2021, as amended to Trustee Doroshewitz statement to reflect cost per sq. ft. and Trustee Curmi request to remove the following checks for review:

McCallister Rentals in the amount of \$2081

Advanced Satellite Communications in the amount of \$2445

Plante & Moran, PLLC in the amount of \$2750

Watkins Ross & Co in the amount of \$2000

Roll Call Vote

Ayes: Trustee Stewart, Trustee Monaghan, Trustee Doroshewitz, Trustee Curmi, and Treasurer Clinton

Nays: Supervisor Heise, Clerk Vorva

Motion Carried

E. PUBLIC COMMENT (*Limited to 3 Minutes*)

Dewayne Zantop read a statement regarding the January 6, 2021 rally at Michigan's Capital. Mr. Zantop emphasized the rally was a peaceful protest carried out by individuals from all walks of life without property destruction.

Dan Callahan shared that he is a conservative republican. He is also a Vietnam Veteran who served two tours and will exercise his freedom of speech. He participated in the rally that took place at the Capitol in Lansing and it was peaceful.

Jack Dempsey expressed his sincere strong support for the formal designation of a neighborhood park at the 9-acre public property located at Beck/ Ann Arbor Trail and Powell. The record reflects his support as well as several distinguished community-minded organizations that he listed. He also indicated the park follows the public's will in recreation plans as well as fulfills the Townships' Master Plan.

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES



Martin Friedburg echoed Mr. Dempsey's comments of support for the park at Beck and Ann Arbor Trail. He stressed the need to preserve the green space within the Township. He also noted that the Rabawstow Corporation planted eighty trees on the property.

Trustee Stewart thanked the supporters for coming out to the meeting.

F. NEW BUSINESS

Copies of attachments, resolutions, or ordinances referred to below are available in the Clerk's office for public perusal.

1. Aaron Powers and Tracey Haley from WCA Assessing, delivered a presentation on the Townships' assessing department. The assessing department conducts mass appraisals of approximately 12,129 separate parcels of property every year. He explained the different methodologies used to determine property values and appraisals. The presentation also provided an in-depth review of State of Michigan requirements, the March Board of Review processes, the available property exemptions, property inspections, and property transfers. Mr. Powers thanked Tracey and her staff for their work in assessing.

Supervisor, Heise also thanked the staff for servicing the Township.

Supervisor Heise asked Mr. Powers his opinion of completing a reassessment of every property in the Township. Mr. Powers suggested starting with a sample study to determine if there is a need for reassessment. He stated that historically it is rare to determine a reassessment is necessary, however, a reinspection may reveal physical characteristics of properties that may or may not be updated resulting in additions and losses.

Trustee Curmi inquired when was the last reassessment or reinspection conducted on residential properties in the Township. Mr. Powers' response was in the early 2000s. Trustee Curmi also inquired when the property value cards were last updated on a wholesale basis. Mr. powers indicated 3-5% are updated on an annual basis.

Trustee Curmi also indicated the primary residential exemption, (PRE) has been abused in different areas of the state. He inquired how widespread is PRE-abuse in Plymouth Township. Mr. Powers indicated the applicant submits an affidavit

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES



that attest the PRE-is correct. The county and Michigan Dept of Treasury research the PRE.

Trustee Doroshewitz Stated only 8 of the 20 residential appeals submitted were approved. He wanted to know what did the majority of the applicants do wrong. Mr. Powers indicated there could be a variety of aspects that would result in denial. There could be a negative influence the property owner is unaware of including something in the surrounding area or the physical characteristics of the property are incorrect. **(Sample- 3 full bathrooms-Only 2½ bathrooms)**

2. Application by EoTech, LLC, for Industrial Facilities Exemption Certificate, #2021-04-27-27, Supervisor Kurt Heise, Aaron Powers, and Tracey Haley, WCA Assessing

Joe Taradonich, Chairman of the Board and Managing Partner of the real estate, presented information on EoTech including the company is the most advanced holographic lab in the world. It is the only lab of its kind in the United States of America. There will be 150 highly technical jobs created in Plymouth Township and salaries are in the six-figure range. Everyone is trained in skilled areas. The company creates electro-optics that are used on weapons sites. The company also develops wide-ranging technology including satellite technology and supercomputing. The assembly of products will take place in Plymouth Township and are available for purchase from Amazon or Cabella's. The organization is spending \$18 million on the facility.

Trustee Monaghan inquired about the base starting pay.

Jobs are initiated through temporary agencies due to high turnover rates. The average starting pay is approximately \$16 an hour. After the three-month training, the full-time job provides benefits and incentives are available.

Trustee Steward Welcomed the organization to the Township.

The motion to approve Resolution #2021-04-27-27, approving a ten (10) year Industrial Facilities Exemption Certificate to EOTech, LLC, for the existing building improvements located at 46900 Fort Street as requested was moved by Trustee Stewart and seconded by Trustee Curmi.

All Ayes, the motion carries.

3. Golf Cart Sale/Lease Program, Resolution# 2021-04-27-28, Treasurer Mark Clinton

Treasurer Clinton advised the age of the 55 golf carts purchased 10 years ago have exceeded the expected life span. He has identified a proposal to lease 75

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES

golf carts per year for 5 years from the manufacturer. The cost would be \$23,000 per year for an operating lease.

Treasurer Clinton recommended that the Board execute an operating lease.

The motion to approve Resolution # 2021-04-27-28, to trade in the Township's current fleet of golf carts and replace them through a 5-year operating lease agreement with Midwest Golf & Turf for 75 carts, and the Finance Director to appropriate \$23,000 of General Fund balance to the Parks & Recreation Department 101-691-94000 Leased Equipment account was motioned by Trustee Stewart and seconded by Trustee Monaghan.

All Ayes, The Motion Carries.

4. Formal Establishment of Golfview Park, Resolution #2021- 04-27-29, Supervisor, Kurt Heise

Supervisor Heise presented taking the necessary steps to formally designate a park, being referenced as Golfview Park. Former Trustee Dempsey suggested the Board creatively consider ways to name the park including a citizen's contest. It is necessary to have a legal description to be considered for grants. The request has been talked about in the past.

Trustee Monaghan stated it is a great time to consider this resolution as everyone has been locked down and be prepared for federal funds that may become available.

Trustee Curmi stated currently the area is free-range and does not like the limitations that will come with designating the area as a park. He also would be concerned with who would maintain the area.

Supervisor Heise stated the golf course employees will continue to maintain the area.

Treasurer Clinton also expressed concern about maintenance and reverting back from the formal park designation if needed.

Trustee Stewart advised a bench has been donated as a memorial for people to enjoy. He also learned that there would be minimal maintenance.

Public Comments

Dewayne Zantop expressed concern about parking and if it has to be ADA compliant.

Chris Hunter the only thing that would make the park idea more beautiful is to remove the opportunity for the land to be developed.

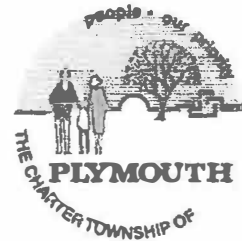


CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES



Tom finds it offensive when he takes a walk he has to leave his dogs at home due to park ordinances. He likes free range. He also stated there are trees that touch powerlines.

Brent McCullum

Works for the Township Parks and likes the ideas.

Cybil Hunter as a resident she sees the park as a positive thing.

Trustee Doroshewitz expressed concern about maintenance. Supervisor Heise advised the golf course will continue with the shared maintenance.

The motion to approve Resolution 2021-04-27-29 formally designating the Township-owned triangular parcel bound roughly by Beck Road, Powell Road, Ann Arbor Trail as the Plymouth Township Golfview Neighborhood Park and authorizing the Township Attorney to draft, prepare and file all legal documentation needed to effectuate this designation is moved Stewart and seconded by Trustee Monaghan.

Roll Call Vote

Ayes Clerk Vorva, Trustee Monaghan, Trustee Doroshewitz, Trustee Stewart, Supervisor Heise

Nays Trustee Curmi, Treasurer Clinton

The Motion Carries

5. Addendum to Park Rules and Regulations Regarding Dogs at Golfview Park, Supervisor Kurt Heise

Supervisor Heise presented a pilot program to allow dogs to be walked in the Golfview Park effective May 29, through September 1.

The rules include:

- a. Dogs must be on a leash no more than (10) feet in length'.
- b. Dogs must be on a leash at all times.
- c. Dog waste must be retrieved and disposed of by the dog walker.
- d. Dog walker is responsible for the dog's conduct and behavior.
- e. Dogs must stay clear of other dogs and people unfamiliar to the dog.

The policy may be amended by the Township Supervisor.

Trustee Curmi expressed concern that the triangle area now has restrictions.

CHARTER TOWNSHIP OF PLYMOUTH BOARD OF TRUSTEES MEETING

Tuesday, April 27, 2021
7:00 PM



PROPOSED MINUTES

Clerk Vorva inquired of Mr. Bennett if designating the area as a park precludes dogs from the area.

Mr. Bennett indicated the park will be subject to park rules.

Trustee Doroshewitz asked if the area becomes a dog-friendly area who will enforce the park rules.

Supervisor Heise advised parks will have to check the park.

Clerk Vorva confirmed if no action is taken because the area is a park now will dogs be allowed. The response was, dogs will not be allowed if action is not taken. Clerk Vorva is in favor of residents taking their dogs to the park

The motion to approve the pilot program Addendum A effective May 1st to the Township's Park Rules and Regulations allowing for dogs at the Township Golfview Park was moved by Trustee Monaghan and seconded by Supervisor Heise.

Roll Call

AYES Trustee Monaghan, Trustee Stewart, Clerk Vorva, Supervisor Heise

NAYS Trustee Curmi, Treasurer Clinton, Trustee Doroshewitz

The Motion Carried

G. PUBLIC COMMENT (*Limited to 3 Minutes*) – There are purple lights illuminating the podium.

H. BOARD COMMENTS

Supervisor Heise

May is busy. There will not be a study session. The Board of Trustees meeting will take place on May 11th and it will be an aggressive agenda. Plan ahead.

Chief Phillips is administering Covid shots.

Compliments to Jerry for spearheading the new sound system.

Trustee Stewart

Scouts are coming to the June 8th Board meeting. The Scouts will be working at the Township Park.

Trustee Curmi

Request an update from the police department on accreditation.

ADJOURNMENT

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

Tuesday, April 27, 2021

7:00 PM

PROPOSED MINUTES

Moved by Trustee Stewart and seconded by Clerk Vorva to adjourn the meeting at 9:30 p.m. Ayes all.



Jerry Vorva, Township Clerk

CHARTER TOWNSHIP OF PLYMOUTH
DEPARTMENT OF BUILDING & CODE ENFORCEMENT



MONTHLY REPORT

**April
2021**

New Commerical Building for 2021

Company Name	Property Address	Type of Work	Construction Value	Status	Month
HFHS Out Lot A	40815 Ann Arbor RD	Shell/foundation	987,500	issued	January
Stow & Go Self Storage	9270 General Dr.	New Build	2,475,900	issued	February
EZ Storage	14415 Sheldon	New Build	9,070,754	issued	March

Total Construction Value

12,534,154

New Commercial Additions/Alterations for 2021

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Adient	49200 Halyard	Interior remodel	262,000	issued	January
VIP Smoke Shop	47311 5 Mile RD	Tenant finish	10,000	issued	January
K & D Investments	985 Ann Arbor RD	White box	9,000	issued	January
The Garage Cuts & Coffee	40600 Ann Arbor TR	Tenant finish	30,000	issued	January
Euro Stars	15155 Fogg ST	Gym Pits	8,000	issued	January
Hidden Splrits	47019 5 Mile Rd.	Tenant Improvement	15,000	issued	February
All American Gutter	47011 5 Mile Rd.	Tenant Finish	15,000	issued	February
SME	43980 Plymouth Oaks Blvd.	Interior Renovation	3,000,000	issued	February
Panera Bread	47411 Five Mile Rd.	Tenant Finish	701,000	issued	March
Burroughs (Robo Tire)	41100 Plymouth Rd. B1 320	Tenant Finish	6,000	issued	March
Burroughs (Symmetri)	41100 Plymouth Rd. B1 310	Tenant Finish	40,000	issued	March
Adient	49200 Halyard Dr.	Bathroom Remodel	600,000	issued	March
Stow & Go	41999 Ann Arbor Rd.	Interior Remodel	105,000	issued	March
Burroughs (141, 150, 160, 170)	41100 Plymouth RD B2 140	Interior Remodel	70,000	issued	April
Adient	49200 Halyard	Phase III (Foyer)	2,000,000	issued	April
Ivy Rehab	47635 5 Mile RD	Tenant finish	80,000	issued	April
Zuzo Orthodontics	49477 Ann Arbor RD	Tenant finish	212,500	issued	April
St. John's Monastery	44045 5 Mile RD	Atrium (HVAC remodel)	100,000	issued	April
Adient	49200 Halyard	Lab Phase 21.2	1,800,000	issued	April
Eotech	46900 Port	Tenant finish Phase I	675,000	issued	April
MJ Cabinet	541 Ann Arbor Rd	Tenant finish	5,000	issued	April
Burroughs (Robo Tire)	41100 Plymouth RD B1 370	Tenant finish	55,000	issued	April

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

Total Construction Value			9,798,500		
--------------------------	--	--	-----------	--	--

Grand Total Construction Value			<u>22,332,654</u>		
--------------------------------	--	--	-------------------	--	--

* Operating on COVID-19 orders

Building Department 2021

<u>Classification</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>2021 Totals</u>
Total Building Permits	72	59	126	144									401
<u>Trade Permits</u>													
Electrical	41	34	42	45									162
Mechanical	58	47	67	53									225
Plumbing	28	18	28	31									103
Sewer & Water	6	7	3	14									30
Total Trade Permits	203	165	266	267	0	0	0	0	0	0	0	0	921
<u>Miscellaneous</u>													
Special Inspections	0	0	0	0									0
Temp Certificate of Occupancy	2	1	4	1									8
Re-Occupancy	0	1	0	2									3
Plan Review	9	2	12	18									41
ZBA	0	3	1	4									8
Re-inspection fees	8	1	8	8									25
Vacant Land Registration	0	0	0	0									0
Total Miscellaneous	19	8	25	33	0	0	0	0	0	0	0	0	65
<u>Application Fee's</u>													
Building	62	48	114	129									353
Electrical	46	39	35	52									172
Mechanical	65	46	64	54									229
Plumbing	28	17	25	35									105
Total Misc/License/Application	220	158	263	303	0	0	0	0	0	0	0	0	944
Grand Total	423	323	529	590	0	0	0	0	0	0	0	0	1965
<u>Staffing Levels</u>													
Chief Building Official	1	1	1	1									
Full Time Building Inspector	1	1	1	1									
Full Time Building Coordinator	1	1	1	1									
Full Time Building Administrator	1	1	1	1									
Part-time Time Ordinance Officer	1	1	1	1									

Residential Housing 2021

Single Family Detached

	<u>Total #</u>	<u>Total #</u>	<u>Total</u>	<u>Total</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Value</u>	<u>Square</u>
			<u>Construction</u>	<u>Feet</u>
January	1	1	490,418	3,706
February	0	0	-	-
March	0	0	-	-
April	5	5	1,623,730	12,150
May				
June				
July				
August				
September				
October				
November				
December				
Totals	6	6	\$ 2,114,148	15,856

Single Family Attached (Townhouses/ Row Houses)

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

Two-Family Buildings (Duplex)

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

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

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

	<u>Total #</u>	<u>Total #</u>	<u>Value</u>	<u>Square</u>
	<u>Buildings</u>	<u>Dwelling</u>	<u>Construction</u>	<u>Feet</u>
Totals all categories	6	6	\$ 2,114,148	15,856

Plymouth Township, Michigan
DODGE REPORT
RESIDENTIAL BUILDING PERMIT
ISSUANCE REPORT
Plymouth Township

April 2021

Building

Date Issued	Parcel Address	Category	Contractor Information	Const. Value
04/01/21 PB21-0167	9160 Andover Forest LN	b. Single-family, attached and detache	Pulte Group 2800 Livernois Bldg D-320 Troy MI 48083 (734) 776 2415	\$493,379
04/16/21 PB21-0063	8836 OAKVIEW	b. Single-family, attached and detache	Cook Building Co 51059 Plymouth Ridge Plymouth MI 48170 (734) 216 1933	\$279,621
04/16/21 PB21-0197	9464 ELMHURST	b. Single-family, attached and detache	Cook Building Co 51059 Plymouth Ridge Plymouth MI 48170 (734) 216 1933	\$291,488
04/16/21 PB21-0198	9454 ELMHURST	b. Single-family, attached and detache	Cook Building Co 51059 Plymouth Ridge Plymouth MI 48170 (734) 216 1933	\$279,621
04/16/21 PB21-0062	8830 OAKVIEW	b. Single-family, attached and detache	Cook Building Co 51059 Plymouth Ridge Plymouth MI 48170 (734) 216 1933	\$279,621

05/03/2021

1/1

CofO Number	Status	Issued To	Address	CofO and Permit Dates
OF21-0020	ISSUED (FINAL)	TARA GATEWAYS LLC	42492 Gateway DR B7 U51	<u>CO Date Apply:</u> 04/14/2021 <u>CO Date Finaled:</u> 04/14/2021
<u>Permit Number</u> PB18-0914	<u>Applicant Name</u> Orlando Builders LLC		<u>Contractor</u> Orlando Builders LLC	<u>Permit Date Apply:</u> 09/24/2018 <u>Permit Date Issued:</u> 0/11/2018
OF21-0021	ISSUED (FINAL)	TARA GATEWAYS LLC	42504 Gateway DR B7 U52	<u>CO Date Apply:</u> 04/16/2021 <u>CO Date Finaled:</u> 04/16/2021
<u>Permit Number</u> PB18-0915	<u>Applicant Name</u> Orlando Builders LLC		<u>Contractor</u> Orlando Builders LLC	<u>Permit Date Apply:</u> 09/24/2018 <u>Permit Date Issued:</u> 0/11/2018

All Records

Co.DateFinaled Between 4/1/2021 12:00:00 AM AND
4/30/2021 11:59:59 PM

Number of CofO's: 2



Plymouth Township Fire Department

Monthly Report

April 2021

Response Information:

The Plymouth Township Fire Department responded to 239 emergencies this month.

There was an average of 7.966 runs per day this month.

PTFD's average response time was 5 min 14 sec to the scene. This includes all responses including non-emergent.

Mutual Aid:

Plymouth Township Fire Department is a member of the Western Wayne County Mutual Aid Association.

	Mutual Aid Received	Mutual Aid Given
Canton	0	1
Livonia	1	0
Northville City	1	1
Northville Township	1	6

Fire Loss:

There was 1 fire this month that accounted for 11,000.00 worth of damage to possessions and property. We prevented the destruction of 20,000,000.00 in property.

EMS Information:

HVA transported 90 patients to the hospital.

Plymouth Township Fire transported 35 patients to the hospital.

Plymouth transports billed out 11,491.60 this month, received 14,983.74 and have 6697.14 in outstanding bills over 180 days.

Fire Prevention:

Plymouth Township Fire Department provided 22 comprehensive fire inspections to businesses within Plymouth Township.

In January run a 12 month/year end report of previous year

Reports Included:

CLEMIS Reports

Incidents Section

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

Local Section

- Fire Department Response Times
 - Turnout Time
 - Response Time

Health EMS

Agency Productivity

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

Billing Summary

Inspection Report

Total count for Public Education – Review Fire Modules Calendar

February - Incident and Training Hours

Incident Summary by Incident Type

For Dates: 4/1/21 - 4/30/21



Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Shift: A				
Station: MA				
Rescue & Emergency Medical Service Incidents	1	00:00:01	\$ 0.00	\$ 0.00
Total for Station: MA	1	00:00:01	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	32	00:07:02	\$ 0.00	\$ 0.00
Service Calls	4	00:05:00	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
Special Incident Types	2	00:06:28	\$ 0.00	\$ 0.00
Total for Station: ST1	39	00:06:37	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	7	00:05:22	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:03:56	\$ 0.00	\$ 0.00
Service Calls	1	00:04:48	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:00:02	\$ 0.00	\$ 0.00
Total for Station: ST2	10	00:04:38	\$ 0.00	\$ 0.00
Station: ST3				
Rescue & Emergency Medical Service Incidents	19	00:06:57	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:08:20	\$ 0.00	\$ 0.00
Service Calls	1	00:12:04	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:05:52	\$ 0.00	\$ 0.00
Total for Station: ST3	23	00:07:08	\$ 0.00	\$ 0.00
Total for Shift: A	73.00	00:06:25	\$ 0.00	\$ 0.00
Shift: B				
Station: MA				
Fires	1	00:07:37	\$ 0.00	\$ 0.00
Total for Station: MA	1	00:07:37	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	21	00:06:43	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:08:58	\$ 0.00	\$ 0.00
Service Calls	2	00:06:50	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:01:59	\$ 0.00	\$ 0.00
Total for Station: ST1	27	00:06:17	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	14	00:05:58	\$ 0.00	\$ 0.00
Service Calls	4	00:06:37	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:07:23	\$ 0.00	\$ 0.00
Total for Station: ST2	20	00:06:15	\$ 0.00	\$ 0.00
Station: ST3				

Incident Summary by Incident Type

Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Rescue & Emergency Medical Service Incidents	16	00:06:25	\$ 0.00	\$ 0.00
Service Calls	7	00:07:36	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:05:38	\$ 0.00	\$ 0.00
Total for Station: ST3	28	00:05:58	\$ 0.00	\$ 0.00
<hr/>				
Total for Shift: B	76.00	00:06:10	\$ 0.00	\$ 0.00
<hr/>				
Shift: C				
Station: ST1				
Rescue & Emergency Medical Service Incidents	25	00:05:35	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:07:17	\$ 0.00	\$ 0.00
Service Calls	3	00:06:28	\$ 0.00	\$ 0.00
Good Intent Calls	4	00:00:00	\$ 0.00	\$ 0.00
Total for Station: ST1	33	00:05:02	\$ 0.00	\$ 0.00
<hr/>				
Station: ST2				
Fires	1	00:05:07	\$ 11,000.00	\$ 20,000,000.00
Rescue & Emergency Medical Service Incidents	15	00:05:17	\$ 0.00	\$ 0.00
Service Calls	3	00:06:40	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:00:00	\$ 0.00	\$ 0.00
Total for Station: ST2	21	00:04:58	\$ 11,000.00	\$ 20,000,000.00
<hr/>				
Station: ST3				
Rescue & Emergency Medical Service Incidents	22	00:07:01	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:05:34	\$ 0.00	\$ 0.00
Service Calls	6	00:08:52	\$ 0.00	\$ 0.00
Good Intent Calls	5	00:03:30	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:06:51	\$ 0.00	\$ 0.00
Total for Station: ST3	36	00:06:47	\$ 0.00	\$ 0.00
<hr/>				
Total for Shift: C	90.00	00:05:43	\$ 11,000.00	\$ 20,000,000.00
<hr/>				
Total	239.00	00:06:05	\$ 11,000.00	\$ 20,000,000.00

Incident Type Count

For Dates 4/1/21 - 4/30/21



Incident Type and Description	Count	% Type / % Total
111 - Building fire	1	50.00 %
117 - Commercial Compactor fire, confined to rubbish	1	50.00 %
Total - Fires	2	0.84 %
321 - EMS call, excluding vehicle accident with injury	156	90.70 %
321C - EMS call, possible COVID-19	5	2.91 %
322 - Vehicle accident with injuries	8	4.65 %
324 - Motor vehicle accident with no injuries	3	1.74 %
Total - Rescue & Emergency Medical Service Incidents	172	71.97 %
411 - Gasoline or other flammable liquid spill	1	20.00 %
424 - Carbon monoxide incident	1	20.00 %
440 - Electrical wiring/equipment problem, other	1	20.00 %
444 - Power line down	1	20.00 %
445 - Arcing, shorted electrical equipment	1	20.00 %
Total - Hazardous Conditions (No fire)	5	2.09 %
500 - Service Call, other	2	6.45 %
542 - Animal rescue	3	9.68 %
550 - Public service assistance, other	1	3.23 %
554 - Assist invalid	24	77.42 %
561 - Unauthorized burning	1	3.23 %
Total - Service Call	31	12.97 %
600 - Good intent call, other	1	5.56 %
611 - Dispatched & cancelled en route	13	72.22 %
6111 - Hospice Death	2	11.11 %
622 - No incident found on arrival at dispatch address	1	5.56 %
651 - Smoke scare, odor of smoke	1	5.56 %
Total - Good Intent Call	18	7.53 %
700 - False alarm or false call, other	5	55.56 %
731 - Sprinkler activation due to malfunction	1	11.11 %
736 - CO detector activation due to malfunction	1	11.11 %
741 - Sprinkler activation, no fire - unintentional	1	11.11 %
745 - Alarm system sounded, no fire - unintentional	1	11.11 %
Total - False Alarm & False Call	9	3.77 %
900 - Special type of incident, other	2	100.00 %
Total - Special Incident Type	2	0.84 %

Incident Type Count

Incident Type and Description

Count

% Type / % Total

239

Listing of Mutual Aid Responses by Mutual Aid Department



Time Period: 4/1/21 - 4/30/21

Department: Canton Twp FD

Mutual aid given

210000842	4/11/21 7:35:14PM	3	08204	42404 FORD
<i>Subtotal Mutual aid given</i>			1	
<i>Subtotal Canton Twp FD</i>			1	

Department: Livonia Fire & Rescue

Mutual aid received

210000865	4/14/21 2:48:56PM	1	08229	1275
<i>Subtotal Mutual aid received</i>			1	
<i>Subtotal Livonia Fire & Rescue</i>			1	

Department: Northville City FD

Automatic aid received

210000837	4/10/21 6:10:29PM	2	08232	14200 HAGGERTY RD
<i>Subtotal Automatic aid received</i>			1	

Mutual aid given

210000777	4/3/21 3:43:48PM	3	08232	W ANN ARBOR RD
<i>Subtotal Mutual aid given</i>			1	
<i>Subtotal Northville City FD</i>			2	

Department: Northville Twp FD

Automatic aid received

210000837	4/10/21 6:10:29PM	2	08255	14200 HAGGERTY RD
<i>Subtotal Automatic aid received</i>			1	

Mutual aid given

210000778	4/3/21 3:49:03PM	3	08255	15700 HAGGERTY RD
210000812	4/6/21 7:17:29PM	3	08255	18780 JAMESTOWN CIR
210000836	4/10/21 4:22:01PM	3	08255	18190 W BLUE HERON DR
210000863	4/14/21 1:54:29PM	3	08255	15700 HAGGERTY RD
210000864	4/14/21 2:43:17PM	3	08255	18687 JAMESTOWN CIR
<i>Subtotal Mutual aid given</i>			5	

Automatic aid given

Time Period: 4/1/21 - 4/30/21

210000862 4/14/21 11:45:58AM

4

08255

15672 FRY AVE

Subtotal Automatic aid given

1

Subtotal Northville Twp FD

7

Total

10

Municipal Response Times Report

For Dates Beginning 4/1/21 Ending 4/30/21

Incident Types selected for analysis: All

For All Priority Types



Time in Minutes	Alarm to Dispatch	Percent Total	Cumulative Responses	Percent	Dispatch to Enroute	Percent Total	Cumulative Responses	Percent	Enroute to Arrival	Percent Total	Cumulative Responses	Percent	Alarm to Arrival	Percent Total	Cumulative Responses	Percent	Dispatch to Arrival	Percent Total	Cumulative Responses	Percent
0 - 1	92	40.35	92	40.35	87	39.73	87	39.73	14	6.57	14	6.57	3	1.37	3	1.37	7	3.20	7	3.20
1 - 2	108	47.37	200	87.72	93	42.47	180	82.19	20	9.39	34	15.96	4	1.83	7	3.20	5	2.28	12	5.48
2 - 3	20	8.77	220	96.49	31	14.16	211	96.35	42	19.72	76	35.68	4	1.83	11	5.02	15	6.85	27	12.33
3 - 4	5	2.19	225	98.68	5	2.28	216	98.63	45	21.13	121	56.81	15	6.85	26	11.87	37	16.89	64	29.22
4 - 5	2	0.88	227	99.56	1	0.46	217	99.09	38	17.84	159	74.65	32	14.61	58	26.48	43	19.63	107	48.86
5 - 6	0	0.00	227	99.56	1	0.46	218	99.54	34	11.27	183	85.92	40	18.26	98	44.75	44	20.09	151	68.95
6 - 7	0	0.00	227	99.56	1	0.46	219	100.00	16	7.51	199	93.43	44	20.09	142	64.84	28	12.79	179	81.74
7 - 8	1	0.44	228	100.00	0	0.00	219	100.00	7	3.29	206	96.71	35	15.98	177	80.82	21	9.59	200	91.32
8 - 9	0	0.00	228	100.00	0	0.00	219	100.00	3	1.41	209	98.12	21	9.59	198	90.41	10	4.57	210	95.89
9 - 10	0	0.00	228	100.00	0	0.00	219	100.00	2	0.94	211	99.06	9	4.11	207	94.52	5	2.28	215	98.17
10 +	0	0.00	228	100.00	0	0.00	219	100.00	2	0.94	213	100.00	12	5.48	219	100.00	4	1.83	219	100.00

Incident

Total:

228

Average Times per Incident

Average PSAP Processing Time: 1 minute(s) 11 second(s)
(Alarm to Dispatch) Percent less than or equal to 60 Seconds: 40.35%

Percent less than or equal to 90 Seconds: 73.68%

Average Fire Department Turn Out Time: 1 minute(s) 18 second(s)
(Dispatch to Enroute)

Average Fire Department Turn Out and Travel Time: 5 minute(s) 14 second(s)
(Dispatch to Arrive)

Average Municipal Response Time: 6 minute(s) 27 second(s)
(Alarm to Arrive)

Percentile Response Times in Accordance with NFPA Standards

PSAP Processing Time less than 60 seconds: 40.35%
(Alarm to Dispatch)

Fire Department Turn Out Time less than 60 seconds: 39.73%
(Dispatch to Enroute)

Fire Department Travel Time less than 4 minutes: 56.81%
(Enroute to Arrive)

The Incident Total reflects incidents that have an Alarm Time and a Dispatch Time.
It does not include incidents where no apparatus have been assigned.

Agency Activity Summary

Plymouth Township Fire Dept

Agency: Plymouth Township Fire Dept | Service Date: Last Month | Run Disposition: Treated/Transported, Treated and Transferred Care

Total Number of ePCRs: 125

Total Number of Incidents: 124

By Branch

01 Station 1 = 49

02 Station 2 = 34

03 Station 3 = 42

Run Disposition

	#	%		#	%
Treated/Transported	35	28.0%	Dead Prior To Arrival	N/A	N/A
Treated / Transferred Care	90	72.0%	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	N/A	N/A	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	N/A	N/A	Assist	N/A	N/A
Transported / Refused Care	N/A	N/A	Other	N/A	N/A
No Transport / Refused Care	N/A	N/A	No Patient Found	N/A	N/A
Cancelled	N/A	N/A			
Left Blank	N/A	N/A			

Run Type

	#	%		#	%
Emergency Runs	125	100.0%	Non-Emergency Runs	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	1	0.8%	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Runs (Scheduled)

	N/A	N/A	Non-Emergency Runs (Scheduled)	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit

Unit	Total Runs	Treat/Transp	Treat/Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/Ref. Care	Assist	Other	No Pat. Found
ENG1	1	0	1	0	0	0	0	0	0	0	0	0	0	0
ENG2	3	0	3	0	0	0	0	0	0	0	0	0	0	0
RES1	46	16	30	0	0	0	0	0	0	0	0	0	0	0
RES2	30	12	18	0	0	0	0	0	0	0	0	0	0	0
RES3	45	7	38	0	0	0	0	0	0	0	0	0	0	0
Total	125	35	90	0	0	0	0	0	0	0	0	0	0	0

Runs by Service Level

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	7	5.6%	BLS	79	63.2%
ALS	118	94.4%	ALS1	45	36.0%
SCT	N/A	N/A	ALS2	1	0.8%
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

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

been marked on a run)

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
Medicare	1	0.8%	2	1.6%	N/A	N/A	N/A	N/A	N/A	N/A	3	2.4%
Medicaid	1	0.8%	2	1.6%	N/A	N/A	N/A	N/A	N/A	N/A	3	2.4%
None	79	63.2%	44	35.2%	1	0.8%	N/A	N/A	N/A	N/A	124	99.2%

Runs by Primary PI

Description	#	%
Abdominal Pain	4	3.2%
Airway Obstruction	1	0.8%
Allergic Reaction	1	0.8%
Alt. Level Conscious	19	15.2%
Anxiety	2	1.6%
Back Pain (No Trauma)	2	1.6%
Behavioral Disorder	1	0.8%
CVA/Stroke	1	0.8%
Cardiac Arrest	1	0.8%
Cardiac Symptoms	4	3.2%
Chest Pain	3	2.4%
Cough W/Blood	1	0.8%
Diabetic Symptoms	4	3.2%
Dizziness	4	3.2%
Dyspnea-SOB	12	9.6%
Flu Symptoms	2	1.6%
GI -Bleed	3	2.4%
GI -Diarrhea	3	2.4%
Headache (no trauma)	1	0.8%
Hemorrhage-(severe medical)	1	0.8%
Malaise	2	1.6%
Medication Reaction	1	0.8%
Monitoring Required	2	1.6%
Nausea	4	3.2%
No Medical Problem	2	1.6%
Nose Bleed	1	0.8%
Not Applicable	2	1.6%
Pneumonia Symptoms	1	0.8%
Post-Op Complication	1	0.8%
Psychiatric Emerg.	2	1.6%
Seizure	2	1.6%
Syncope/Fainting	1	0.8%
Trauma Injury	15	12.0%
Unconscious	1	0.8%
Unknown Medical	4	3.2%
Urination Problem	2	1.6%
Vomiting	3	2.4%
Weakness	9	7.2%
Left Blank	0	0.0%
Total	125	100.0%

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
1 Abdominal Pain	4	3.2%
10 Chest Pain [non-traumatic]	8	6.4%
11 Choking	1	0.8%
12 Convulsions/Seizures	3	2.4%
13 Diabetic	2	1.6%
17 Falls	22	17.6%
18 Headache	1	0.8%
19 Heart Problems A.I.D.C	2	1.6%
2 Allergies/Envenomations	1	0.8%
23 Overdose/poisoning	7	5.6%
25 Psychiatric/Abnormal behavior/Suicide Attempt	3	2.4%
26 Sick Person	34	27.2%
28 Stroke [CVA]	3	2.4%
29 Traffic/Accidents	1	0.8%
30 Traumatic Injuries	4	3.2%
31 Unconscious/Fainting	7	5.6%
32 Unknown Problem	4	3.2%
5 Back Pain	1	0.8%
6 Breathing Problems	13	10.4%
88 Not applicable	2	1.6%
99 Unknown	2	1.6%
<i>Left Blank</i>	0	0.0%
Total	125	100.0%

Transport From (Category)

	#	%
--Left Blank--	125	100.0%
Total	125	100.0%

Transport From (Facility)

	#	%
--Left Blank--	125	100.0%
Total	125	100.0%

Transport To (Destination Facility)

	#	%
St Mary Livonia ER	92	73.6%
St Joe Ann Arbor ER	9	7.2%
Providence Park ER-Novi	7	5.6%
Beaumont Farmington Hills (Botsford)	5	4.0%
Henry Ford West Bloomfield	3	2.4%
No transport	3	2.4%
UNIVERSITY OF MICHIGAN ER	3	2.4%
Annapolis (Beaumont Wayne)	1	0.8%
C.S. Mott Children's Hospital	1	0.8%
Beaumont Hospital Royal Oak	1	0.8%
Total	125	100.0%

PLYMOUTH AGING SUMMARY
PLYMOUTH MONTHLY AGING SUMMARY
REPORT AS OF APRIL 30, 2021

<u>ID</u>	<u>Description</u>	<u>Calls</u>	<u>Current</u>	<u>31 to 60</u>	<u>61 to 90</u>	<u>91 to 120</u>	<u>121 to 150</u>	<u>151 to 180</u>	<u>Over 180</u>	<u>Total</u>
1CONS	PAPER - COI	1	0	0	0	0	0	0	548	548
1MRP	PAPER - MEI	5	1456.59	1478.8	716	0	0	0	0	3651.39
APPL	APPEAL PAT	2	0	0	1278.4	0	0	0	0	1278.4
BCBS	ELECT BCBS	2	827.56	0	0	0	0	0	0	827.56
CAID	ELECT MEDI	1	903.45	0	0	0	0	0	0	903.45
CAIP	PAPER MED	2	575.35	0	563.8	0	0	0	0	1139.95
CARE	ELECT - MEI	5	2711.67	0	782.8	0	0	0	0	3474.47
CAREBL	ELECT MEDI	5	2837.01	0	0	0	707.8	0	0	3544.61
COMP	PAPER WOF	1	0	0	0	0	0	0	548	548
CRED	MHR REFUN	4	0	0	0	0	0	0	-874.86	-874.86
INSU	PAPER INS F	5	1300.7	1191	0	0	0	0	0	2491.7
NEIC	ELECT INS N	1	698	0	0	0	0	0	0	698
PCAR	PAPER MED	2	702.06	570.8	0	0	0	0	0	1272.88
PRIV	REQUEST PI	3	2004.13	0	0	0	0	0	0	2004.13
PRV2	PAPER - PRI	48	11579.1	5971.84	4280.34	0	442	0	2900	25173.28
REVIEW	REVIEW	26	734	0	2988.4	1875.38	4671.74	0	2638	12907.52
SINS	PAPER INS F	5	97.88	317.87	93.87	0	0	0	0	509.42
TIME	TIME PAY AC	5	0	0	0	588	340	0	240	1168
ZIRCAID	ELECT MEDI	4	693.2	0	581.2	542	0	0	898	2494.4
ZIRMED	ELECT INS Z	1	560.28	0	0	0	0	0	0	560.28
Totals		126	27680.78	9630.31	11244.61	3005.38	6161.34	0	6697.14	64319.58

PLYMOUTH CHARGE SUMMARY
PLYMOUTH MONTHLY CHARGE REPORT
REPORT AS OF APRIL 30, 2021

<u>ID</u>	<u>Description</u>	<u>QTY</u>	<u>QTY %</u>	<u>Charge</u> <u>Count</u>	<u>Charge</u> <u>Count</u>	<u>Charges</u> <u>%</u>	<u>Total Charge</u>
427	ALS EMERG	9	6.99	0	28.47	5850.00	50.91
433	ALS II EMER	1	0.78	1	2.94	800.00	6.96
429	BLS EMERG	7	5.43	7	20.59	3500.00	30.46
0425MC	CMS MILEAG	45.8	35.56	7	20.59	548.80	4.78
425	MILEAGE	86	51.24	10	29.41	792.00	6.89
Totals For All		129.8		24		11491.6	

PLYMOUTH CREDIT REPORT
PLYMOUTH MONTHLY CREDIT REPORT
REPORT AS OF APRIL 30, 2021

<u>ID</u>	<u>Description</u>	<u>Credits</u>	<u>QTY %</u>	<u>Amount</u>	<u>Amount %</u>
2	Adjustment	34	23.61	4948.43	23.56
3	Discount	1	0.69	884	4.21
1	Other Paymei	92	63.89	13334.75	63.48
6	Patient Paym-	10	6.94	1648.99	7.85
5	Write Off	7	4.88	190.07	0.9
Totals For All		144		21606.24	

Inspection Volume

4/30/2021 4:26:05 PM

Filters:

- Inspection Source: **Internal Department Only**
- Start Date: **4/1/2021 12:00:00 AM**
- End Date: **4/30/2021 11:59:59 PM**
- Inspector: **-all-**
- Occupancy Type: **-all-**
- IFC Occupant Class: **-all-**
- Occupancy Number: **-all-**
- Zip Code: **-all-**
- Address: **-all-**
- Street Name: **-all-**
- Inspection Type: **-all Fire Safety types-**
- Section Number: **-all-**

Volume by Inspector

	# of Inspections ¹	Violations Cited	Occupant Sq. Ft.
Randali, Jeff			
2-Year ^{FS}	3		0
3-Year ^{FS}	4		19,707
Business Update ^{FS}	1		0
Fire Alarm Test ^{FS}	2		11,440
Freedom of Information ^{FS}	5		125,591
Hydrostratic Test ^{FS}	1		11,440
Semi-Annual (twice a year) ^{FS}	6		20,710
Total	22	0	188,888

Totals

	# of Inspections ¹	Violations Cited	Violations Cleared ²	Violations Remaining	Occupant Sq. Ft.
2-Year ^{FS}	3				0
3-Year ^{FS}	4				19,707
Business Update ^{FS}	1				0
Fire Alarm Test ^{FS}	2				11,440
Freedom of Information ^{FS}	5				125,591
Hydrostratic Test ^{FS}	1				11,440
Semi-Annual (twice a year) ^{FS}	6				20,710
Total⁵	22	0	0	0	188,888

¹This is actually a count for the inspection type. A single inspection with two types will total as two not one.

²Cleared violations from re-inspections outside the date range ARE included if initial inspection falls within date range.

³One re-inspection can encompass multiple inspection types - this is why the re-inspection type-specific total is frequently greater than the # of inspections.

^{FS}Fire Safety Inspection.

⁵Filtering out portal inspections can cause violations cited to be less than violations cleared (violation cited count comes from both department and portal inspections, while violations cleared only come from department inspections).



Memorandum

TO: Board of Trustees and Planning Commission
Charter Township of Plymouth, Michigan

FROM: Laura Haw, AICP, NCI
Natalie Bond

SUBJECT: Planning, Zoning, Design and Economic Development Report - April, 2021

DATE: May 3, 2021

McKenna provides day-to-day assistance to the Township, applicants, and the public regarding zoning, planning and economic development matters, including on-site office hours every morning and as-needed.

PLANNING, ZONING, DESIGN AND ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the Township, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning and design. There are also a number of administrative site plans / projects that McKenna reviews and administers. The following is a summary of current and ongoing developments; **yellow highlighting** indicates new updates for the month.

Planning and Zoning Active Projects

PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2262 <i>Plymouth Park & Eats</i>	Revised site plan for a year-round food truck park approved, with conditions, by the Planning Commission on December 18, 2019.	Project on-hold with the Building Dept.
#2271 <i>Quick Pass Car Wash</i>	Final site plan approved, with conditions, for a new car wash facility at 39550 Ann Arbor Road.	Anticipates April 2021 for demolition / construction.
#2312 <i>Ponds at Andover</i>	Residential development with 7 single-family, detached units, approved, with conditions, by the Board of Trustees on August 25, 2020.	Recording of the CHO Agreement and final stamp pending.
#2314 <i>15100 Fogg</i>	Final site plan approved for a new industrial speculative building. Site plan expires May 5, 2021 unless extension filed.	Final stamp pending, awaiting final engineering approval.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Planning and Zoning Active Projects

PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2332 <i>Boleski Funeral Home</i>	Applicant withdrawn from the April 17, 2019 Planning Commission agenda. Tentative site plan approval, with conditions, granted on March 18, 2021.	Awaiting final site plan submission by the applicant. 1-year extension request granted on March 17, 2021 by the Planning Commission, to expire March 17, 2022.
#2340 <i>43939 Plymouth Oaks</i>	Administrative site plan review for a parking lot expansion at the Illmore facility.	Awaiting Wayne County permits; a 1-year site plan extension request granted on June 23, 2020, to expire on June 23, 2021.
#2346 <i>Phoenix Mill</i>	Redevelopment of the former Wayne County Road Yard, adjacent to Hines Park, into an office and event space.	Planning Commission to review the revised site plan on May 19, 2021.
#2355 <i>42480 Posttiff</i>	Application for two additional professional office space buildings. Final site plan approval, with conditions, was granted on March 18, 2020.	1-year extension request granted on March 17, 2021 by the Planning Commission, to expire March 17, 2022.
#2362 <i>46200 N. Territorial (Pursell Place)</i>	Proposed Cluster Housing Option for 8 detached, single-family homes. Public hearings held at the August 19, 2020 and January 20, 2021 Planning Commission meetings.	Planning Commission recommended approval to the Board of Trustees for a Cluster Housing Agreement; to be considered at the May 11, 2021 Trustees meeting.
#2366 <i>Margate Development Plan</i>	Site development plan for a Cluster Housing Option at 9295 Canton Center Road for 30 detached, single-family homes.	Tentative development plan approval granted on October 14, 2020; final plan approval, with conditions, granted at the March 17, 2021 Planning Commission meeting. To be considered at the May 11, 2021 Trustees meeting.
#2368 <i>Bank of Ann Arbor</i>	New parking lot and landscaping at 1313 & 1333 Ann Arbor Road; final site plan granted on December 9, 2020.	Final stamp issued; demolition planned. Project to be closed.
#2377 <i>Home for Mom & Dad</i>	Application submitted for a 20-unit assisted living facility.	Tentative site plan approval granted at the February 17, 2021 Planning Commission meeting. Applicant to submit revised plans for final site plan consideration.
#2379 <i>Lot 23 of the Metro Business Park</i>	Site plan consideration for a new ±38,000 SF office and industrial spec building. Tentative and final site plan approval, with conditions, granted at the January 20, 2021 Planning Commission meeting.	Applicant to submit for final stamp by January 20, 2022, pending engineering and Wayne County approvals.
#2380 <i>Lot 20 of the Plymouth Oaks Business Park</i>	Site plan consideration for a new ±10,000 SF office and industrial spec building.	Tentative site plan approval, with conditions, granted on February 17, 2021. Planning Commission to review the final site plan on May 19, 2021.
#2381 <i>9075 Haggerty</i>	Application for administrative site plan consideration for a building expansion and site improvements to the future Amazon facility.	Review in progress; working with Wayne County.



Planning and Zoning Active Projects

PROJECT	BACKGROUND	STATUS / NEXT STEPS
#2385 <i>Lot 1 of the Metro Business Park</i>	Site plan consideration for a new ±24,000 SF office and industrial spec building.	Tentative site plan approval, with conditions, granted at the March 17, 2021 Planning Commission meeting. Applicant to submit for final site plan consideration.
#2386 <i>Lot 14 of the Metro Business Park</i>	Site plan consideration for a new ±26,000 SF office and industrial spec building.	Tentative site plan approval, with conditions, granted at the March 17, 2021 Planning Commission meeting. Applicant to submit for final site plan consideration.
#2387 <i>Lots 17-20 of the Metro Business Park</i>	Site plan consideration for a new office and industrial spec building.	Tentative site plan approval, with conditions, granted at the April 21, 2021 Planning Commission meeting. Applicant to submit for final site plan consideration.
#2388 <i>9215 Northern</i>	Land division request to divide 1 parcel into 2 parcels for future single-family homes.	Approval granted, file to be closed.
#2389 <i>Northridge Rezoning</i>	Rezoning request from R-1-E to R-1-H for single-family, detached residences.	Public hearing held at the April 21, 2021 Planning Commission meeting. Project tabled, applicant to submit additional information.
#2390 <i>9294 Marlowe</i>	Lot line reconfiguration for 2 original platted lots, for future single-family residential construction.	Approval granted; file to be closed.
#2391 <i>44780-44736 Joy</i>	Lot line reconfiguration for 2 single-family lots.	Approval granted; file to be closed.
#2392 <i>9210 Brookline</i>	Land division request to divide 1 parcel into 2 parcels for future single-family homes.	Under review.
#2393 <i>Frito Lay</i>	Site plan for a ±40,000 SF manufacturing addition to the existing facility.	Planning Commission to review the site plan on May 19, 2021.

RECOMMENDATIONS AND THE NEXT MONTH OUTLOOK

- **Elk's Property.** The Elk's and the adjacent 30 acres to the north are under contract and we are working with a developer for a new residential PUD. We anticipate an application for the PUD Option to be submitted in the spring of 2021.
- **CSX Improvements.** CSX provided an update to the Township regarding the proposed improvements to the overpass on Ann Arbor Road; the Township administration met with CSX again on April 6, 2021 and had a productive meeting in the field; revised plans are being submitted to CSX.
- **Master Plan Update.** Phase 1 and 2 of the Plymouth Township Master Plan are complete. Phase 2 consisted of public engagement, with an online, community-wide survey where over 900 survey responses were collected. A presentation to the Board of Trustees was given on January 12, 2021 regarding the results of the public engagement survey. The Planning Commission discussed the draft Master Plan at a work session on April 10, 2021 and at the April 21, 2021 regular meeting, recommended

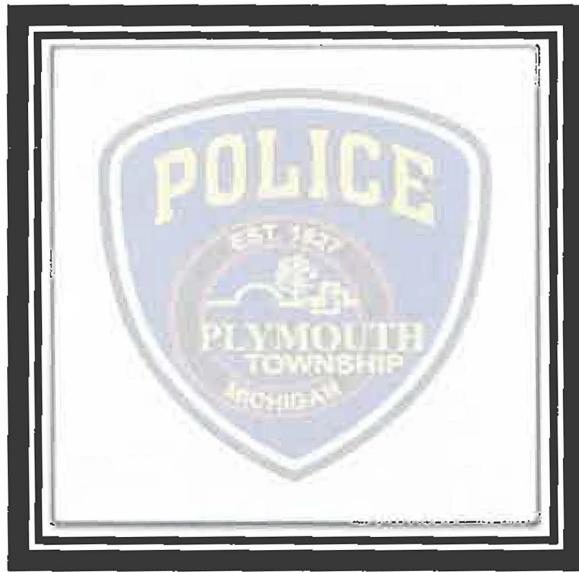


the Master Plan update be sent to the Board of Trustees for authorization of the 63-day distribution and public comment period. The Board of Trustees will consider this recommendation at their May 11, 2021 meeting.

- **Zoning Ordinance Text Amendments in Progress:**

- Review of landscape standards (Article 26).
- Review of subdivision gate standards.
- Review of residential rear-yard setbacks.
- Review of mixed-use districts.
- Consideration for IND and TAR Districts to expressly permit office and other up and coming uses.
- Township initiated rezoning of the Shearer Cemetery to the Public Lands district recommended; a public hearing to be considered at a future Planning Commission meeting. Text amendment consideration for municipal cemeteries to be designated as a permitted land use in the Public Land district.
- Tree City USA Designation Ordinance

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



Plymouth Twp. Police

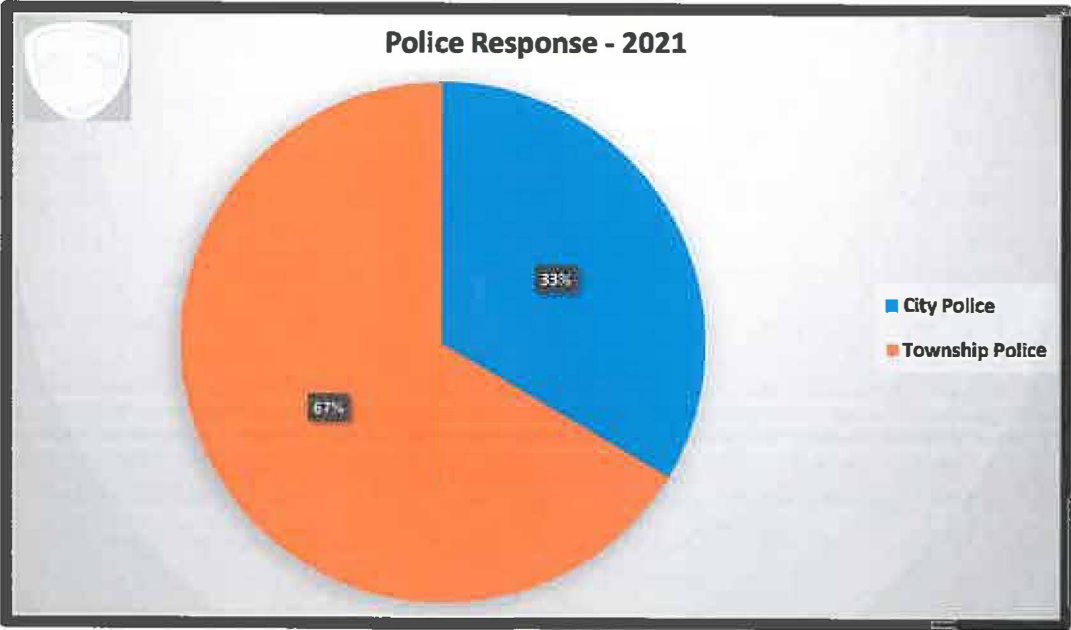
April 2021

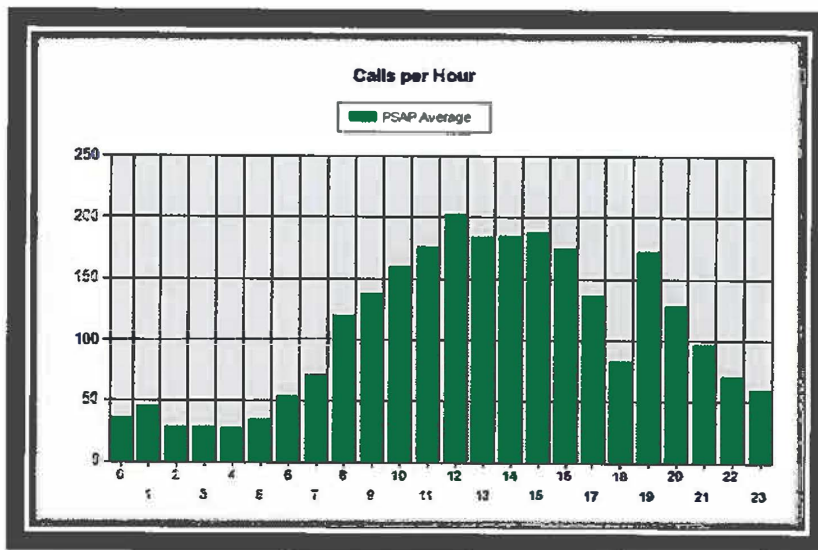
PART-ONE CRIMES

CLASS	Description	Apr/2021	Apr/2020	% CHG	YTD 2021	YTD 2020	% CHG
10001	KIDNAPPING/ABDUCTION	1	0	0%	1	0	0%
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DE	0	0	0%	1	0	0%
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGR	0	0	0%	1	0	0%
11006	SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%	0	1	-100.0%
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%	1	1	0%
12000	ROBBERY	0	0	0%	1	0	0%
13001	NONAGGRAVATED ASSAULT	5	4	25.0%	27	19	42.1%
13002	AGGRAVATED/FELONIOUS ASSAULT	3	0	0%	6	0	0%
13003	INTIMIDATION/STALKING	0	0	0%	4	3	33.3%
21000	EXTORTION	0	0	0%	2	0	0%
22001	BURGLARY -FORCED ENTRY	1	0	0%	3	2	50.0%
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Com	0	0	0%	1	3	-66.7%
23003	LARCENY -THEFT FROM BUILDING	2	0	0%	7	3	133.3%
23005	LARCENY -THEFT FROM MOTOR VEHICLE	1	0	0%	13	7	85.7%
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCI	4	1	300.0%	10	5	100.0%
23007	LARCENY -OTHER	2	1	100.0%	8	5	60.0%
24001	MOTOR VEHICLE THEFT	3	3	0%	8	9	-11.1%
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	0	0	0%	1	0	0%
25000	FORGERY/COUNTERFEITING	0	0	0%	0	1	-100.0%
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE	6	1	500.0%	15	7	114.3%
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHIN	1	0	0%	5	0	0%
26005	FRAUD -WIRE FRAUD	0	1	-100.0%	3	2	50.0%
26007	FRAUD - IDENTITY THEFT	5	5	0%	20	17	17.6%
27000	EMBEZZLEMENT	0	0	0%	0	2	-100.0%
28000	STOLEN PROPERTY	0	0	0%	0	1	-100.0%
29000	DAMAGE TO PROPERTY	3	3	0%	18	10	80.0%
30002	RETAIL FRAUD -THEFT	1	0	0%	5	8	-37.5%
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	2	2	0%	2	4	-50.0%
35002	NARCOTIC EQUIPMENT VIOLATIONS	0	0	0%	0	1	-100.0%
37000	OBSCENITY	0	0	0%	0	2	-100.0%
52001	WEAPONS OFFENSE- CONCEALED	0	0	0%	0	1	-100.0%
52003	WEAPONS OFFENSE -OTHER	0	0	0%	1	0	0%
Totals for Part A		40	21	90.48%	164	114	43.86%

POLICE RESPONSE													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	408	348	481	436									1,673
Township Police	750	765	953	854									3,322
Total	1,158	1,113	1,434	1,290	0	0	0	0	0	0	0	0	4,995

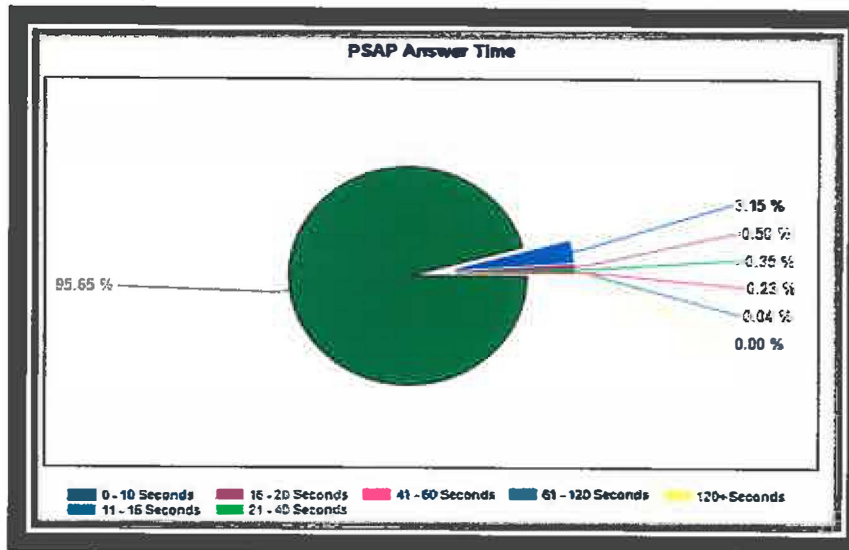
POLICE RESPONSE													
2020	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	761	704	513	270	318	446	490	575	447	458	468	338	5,788
Township Police	1,254	1,151	854	438	548	732	939	1,088	896	801	659	666	10,026
Total	2,015	1,855	1,367	708	866	1,178	1,429	1,663	1,343	1,259	1,127	1,004	15,814





2021 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,014	961	805	716									3,498
# of Non-Emergency Calls	1,751	1,934	2,206	1,824									7,716
Total	2,765	2,895	3,011	2,540	0	0	0	0	0	0	0	0	11,211

2020 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,183	1,027	512	325	362	395	503	480	664	432	1,187	446	7,616
# of Non-Emergency Calls	2,310	2,222	2,184	1,896	2,095	2,253	2,421	2,545	2,295	2,109	2,055	1,835	26,220
Total	3,493	3,249	2,696	2,221	2,457	2,648	2,924	3,025	2,959	2,541	3,242	2,281	33,736



2.2.1 Standard for answering 9-1-1 Calls

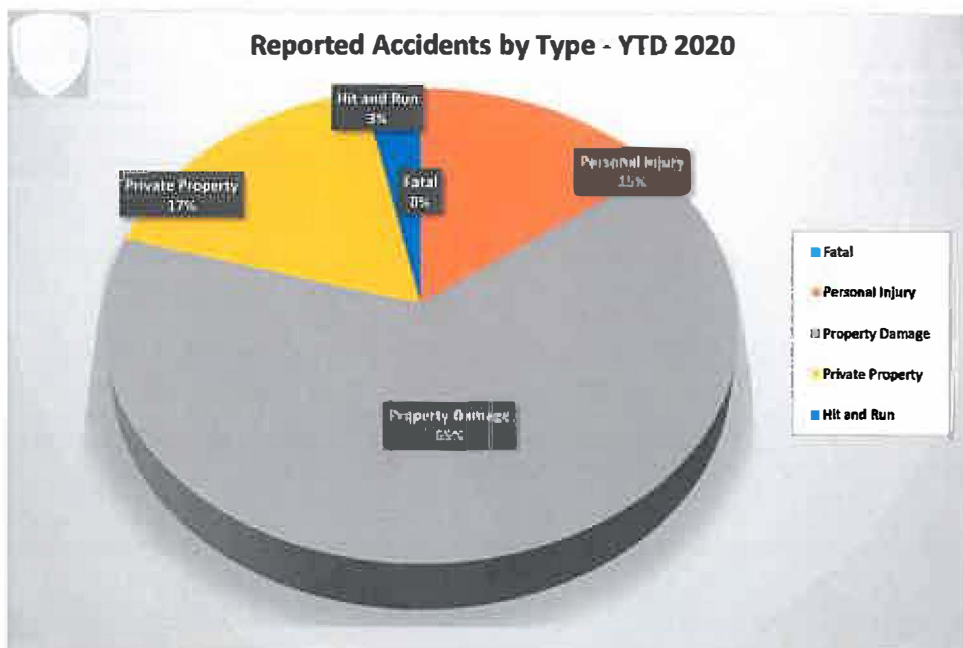
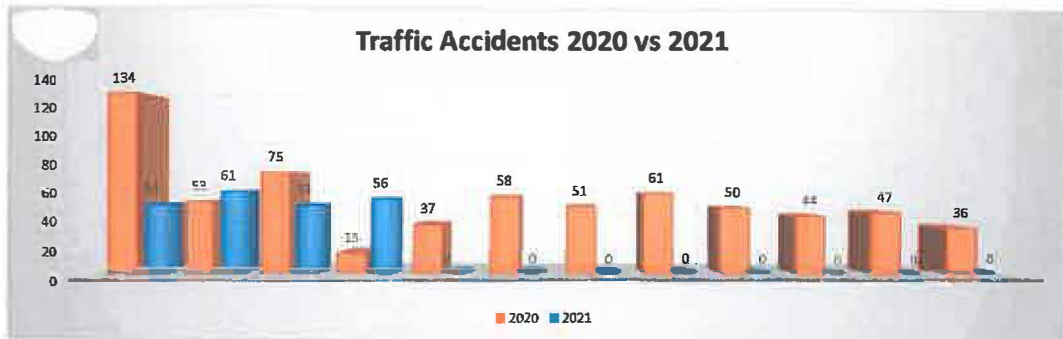
Ninety percent (90%) of all 9-1-1 calls arriving at the Public Safety Answering Point (PSAP) SHALL be answered within (≤) fifteen (15) seconds. Ninety-five (95%) of all 9-1-1 calls SHOULD be answered within (≤) twenty (20) seconds. A call flow diagram is available in Exhibit A.



% answer time 15 seconds	98.80%
% answer time 20 seconds	99.38%



TRAFFIC ACCIDENT SUMMARY													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0									0
Personal Injury	9	8	7	8									32
Property Damage	37	41	29	35									142
Private Property	0	10	15	13									38
Hit and Run	5	2	0	0									7
Total	51	61	51	56	0	0	0	0	0	0	0	0	219
2020	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0
Personal Injury	66	12	36	1	6	12	13	16	15	8	6	4	195
Property Damage	58	40	29	9	20	32	33	35	32	28	37	28	379
Private Property	12	0	10	5	11	14	0	8	1	6	4	4	75
Hit and Run	0	1	0	0	0	0	5	2	2	2	0	0	12
Total	134	63	75	15	37	58	51	61	50	44	47	36	661



TRAFFIC VIOLATION SUMMARY

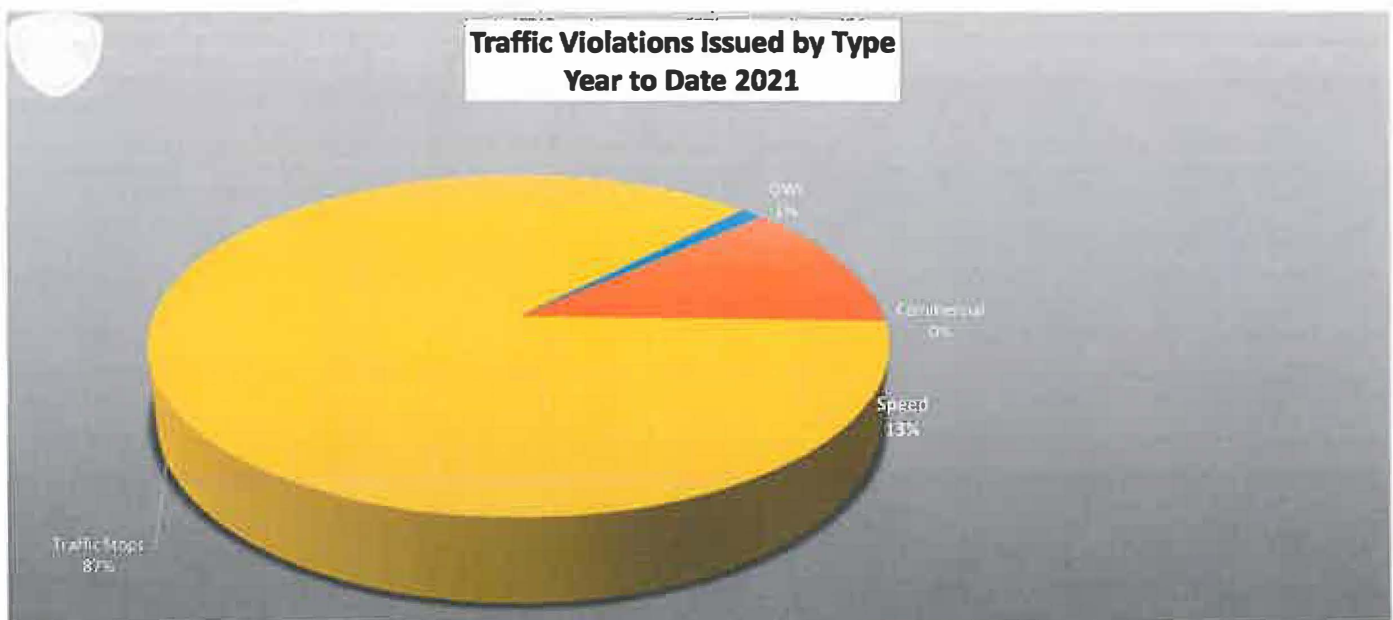
January 1, 2021 through December 31, 2021													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	3	3	4	4									14
Speed	45	16	40	35									136
Commercial	0	0	0	0									0
Traffic Stops	258	190	294	243									985

Number of Arrests													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	5	7	8	4									24
Misdemeanor	26	39	26	48									139
Citations	114	65	107	121									407
Total	145	111	141	173	0	0	0	0	0	0	0	0	570

January 1, 2020 through December 31, 2020													
2020	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	6	6	2	0	3	0	5	12	1	5	3	6	49
Speed	59	65	49	1	2	2	56	67	50	13	3	15	382
Commercial	0	1	0	1	0	0	0	0	0	0	0	0	2
Traffic Stops	468	428	283	14	78	84	322	400	267	194	83	128	2,749

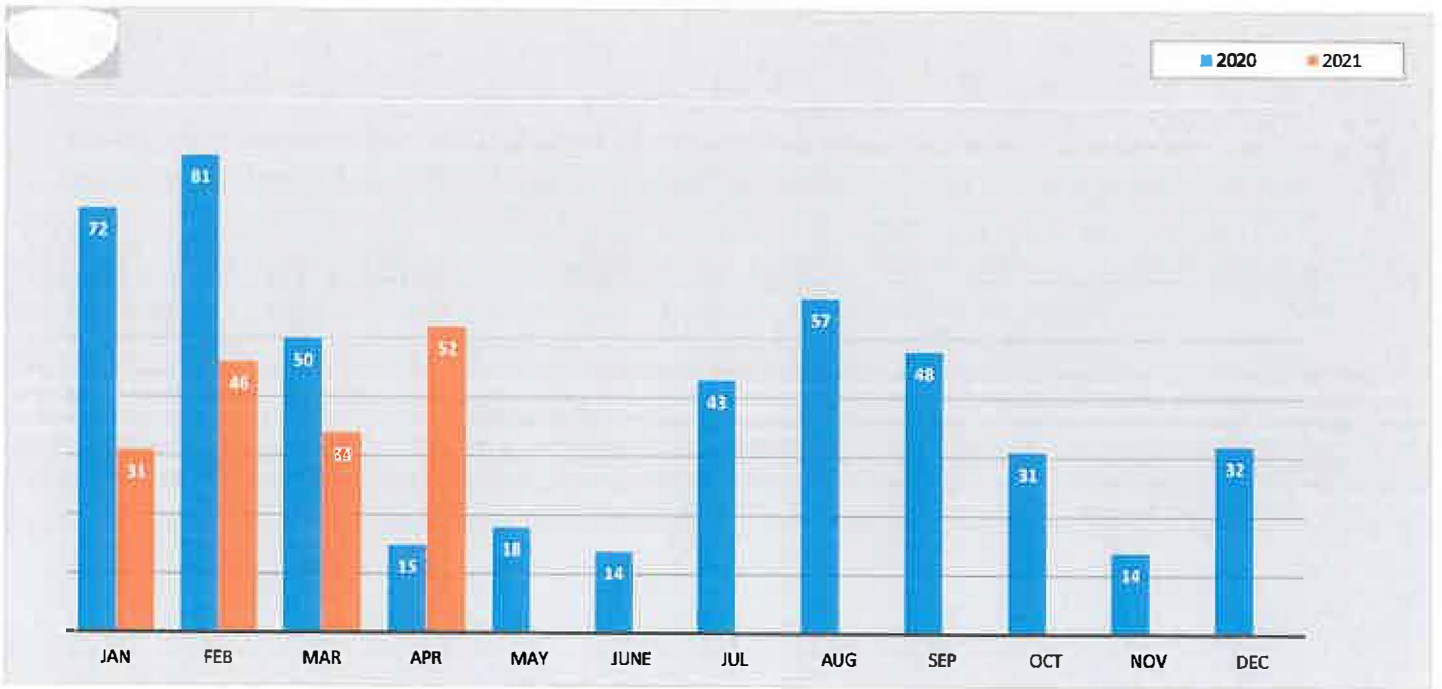
Number of Arrests													
2020	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	5	12	2	0	3	0	6	7	10	9	4	12	70
Misdemeanor	67	69	48	15	15	14	37	50	38	22	10	20	405
Citations	258	256	152	22	46	51	150	191	120	90	40	56	1,432
Total	330	337	202	37	64	65	193	248	168	121	54	88	1,907

**Traffic Violations Issued by Type
Year to Date 2021**



NUMBER OF ARRESTS

YEAR	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
2021	31	46	34	52									163
2020	72	81	50	15	18	14	43	57	48	31	14	32	475



FOIA Monthly Report

Run Date: 05/01/2021 8:01 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
4/1/2021	Natural Resources Management, LLC	Paul Chasco	Other	
4/6/2021	August Mack Environmental	Krystin Johnson	Environmental	
4/4/2021		Field Professional Mark Napolitan	Building Code of Ordinance Records Fire Report Planning Zoning	
4/4/2021		Field Professional Mark Napolitan	Building Code of Ordinance Records Fire Report Planning Zoning	
4/6/2021	Freelance Enviro-Tech/Tri-Tech	principal Joseph Burley	Assessing Records Building Environment al Fire Report	
4/16/2021	Barton C. Rachwal, PC	Barton Rachwal	EMS Report Fire Report	
4/19/2021	BuildZoom	Janine Rugas	Building	
4/7/2021	Partner Engineering	Zoning Specialist Raeanna Ross	Building Zoning	
4/21/2021	Global Zoning LLC	US Citizen David Baker	Building Planning Other	
4/26/2021		Ms Shelly Labus	Building Fire Report Planning Zoning Other	
4/20/2021		Todd Schifter	Fire Report	
Total Requests: 11			Total Dollars: 0	

FOIA Monthly Report - PD

Run Date: 05/03/2021 8:43 AM

Reference No	Issue Date	Request Subject	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charge (\$)	Amount of Payment
W002932-040121	4/1/2021	No Records Exist	Police Department	Steinberg Law Firm	Lee Steinberg	Police Records	0.00	
W002937-040521	4/5/2021	Waiting for Pick-up	Police Department		Alana Macdonald	Police Records	0.00	
W002936-040521	4/5/2021	Partial Release	Police Department		Mr. William Galvin	Police Records	0.00	
W002939-040521	4/5/2021	Partial Release	Police Department		Mr. William Galvin	Police Records	0.00	
W002947-040921	4/9/2021	Partial Release	Police Department		Sara McLain-Wainwright	Police Records	0.00	
W002948-040921	4/9/2021	No Records Exist	Police Department		Joe Reilly	Police Records	0.00	
W002946-040721	4/7/2021	Partial Release	Police Department		BEVERLY WAID	Police Records	0.00	
W002942-040521	4/6/2021	Partial Release	Police Department		LISA WOLFE	Police Records	0.00	
W002938-040521	4/5/2021	Partial Release	Police Department		Mr. William Galvin	Police Records	3.00	15.08
W002950-041221	4/12/2021	No Records Exist	Police Department	LexisNexis	LexisNexis LEXIS NEXIS	Police Records	0.00	
W002951-041221	4/12/2021	Partial Release	Police Department	LexisNexis	LexisNexis LEXIS NEXIS	Police Records	0.00	
W002952-041221	4/12/2021	No Records Exist	Police Department	LexisNexis	LexisNexis LEXIS NEXIS	Police Records	0.00	
W002954-041421	4/14/2021	Partial Release	Police Department		Sara McLain-Wainwright	Police Records	0.00	
W002956-041421	4/14/2021	Partial Release	Police Department		Mr. Robert Butsky	Police Records	0.00	
W002949-041221	4/12/2021	Partial Release	Police Department		Ms. Katie Toye	Police Records	0.00	
W002960-041821	4/18/2021	Partial Release	Police Department		Jessica Moore	Police Records	0.00	
W002958-041621	4/16/2021	Partial Release	Police Department		ELEANOR DOLOWY	Police Records	0.00	
W002954-042021	4/20/2021	Full Release	Police Department	Cardenas Mercedes Benz - Metrolplex	Sergio Teran	Police Records	0.00	
W002967-042021	4/20/2021	Partial Release	Police Department	Metropolitan Reporting Bureau	Metropolitan Reporting Bureau	Police Records	0.00	
W002963-041921	4/19/2021	Partial Release	Police Department	LexisNexis	LexisNexis LEXIS NEXIS	Police Records	0.00	
W002965-042021	4/20/2021	Partial Release	Police Department	Metropolitan Reporting Bureau	Metropolitan Reporting Bureau	Police Records	0.00	
W002966-042021	4/20/2021	Partial Release	Police Department	Metropolitan Reporting Bureau	Metropolitan Reporting Bureau	Police Records	0.00	
W002968-042021	4/20/2021	Partial Release	Police Department	Metropolitan Reporting Bureau	Metropolitan Reporting Bureau	Police Records	0.00	

Page 1 of 2

Reference No.	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W002970-042021	4/20/2021	Full Release	Police Department	United States Secret Service	Special Agent J. R. Kraemer	Police Records	0.00	
W002940-040521	4/5/2021	Partial Release	Police Department		JESSICA RITCHEY	Police Records	0.00	
W002959-041421	4/14/2021	Partial Release	Police Department	Kecskes, Gadd & Parker, PC	Legal Cathy Fisher	Police Records	0.49	6.53
W002976-042621	4/26/2021	Partial Release	Police Department	Metropolitan Reporting Bureau	Metropolitan Reporting Bureau	Police Records	0.00	
W002973-042321	4/23/2021	Partial Release	Police Department	CQA SOLUTIONS, LTD.	JOANNA TOEPFER	Police Records	0.00	
W002961-041921	4/19/2021	Partial Release	Police Department		Rena Turner	Police Records	0.00	
W002978-042721	4/27/2021	New Request	Police Department		CHRISTIAN LESLIE	Police Records	0.00	
W002980-042821	4/28/2021	No Records Exist	Police Department		Sali Jarrous	Police Records	0.00	
W002959-041621	4/16/2021	Partial Release	Police Department	M-CRASH Group, llc	Crash Reconstruction Expert Timothy Robbins	Police Records	3.50	21.62
W002979-042621	4/28/2021	Partial Release	Police Department		Mr. Daniel Byrd	Police Records	0.00	
W002982-043021	4/30/2021	New Request	Police Department	Michigan Department of Correction- Lincoln Park Parole Office	Parole Officer Connell Williams	Police Records	0.00	
W002983-043021	4/30/2021	Partial Release	Police Department		Gary Trader	Police Records	0.00	
W002961-042921	4/28/2021	Partial Release	Police Department		Brian Stacey	Police Records	0.00	
W002977-042621	4/26/2021	Partial Release	Police Department		Ron & Sue Yarbrough Yarbrough	Police Records	0.00	
W002953-041321	4/13/2021	Partial Release	Police Department	Helmkamp, Ellis, Abraham & Engerer	Attorney Joseph Engerer	Police Records	0.90	6.94
W002933-040121	4/1/2021	No Records Exist	Police Department	LIGHTHOUSE GROUP	NIKKI VANDERZWAA G	Police Records	0.00	
W002872-042121	4/21/2021	Partial Release	Police Department		Mrs. Cynthia Rigoni	Police Records	0.00	
W002974-042321	4/23/2021	Partial Release	Police Department		CYNTHIA ALEXANDER	Police Records	0.00	
Total Requests: 41							7.89	Total Dollars: 50.17

BOARD DATE

5/11/2021

FUND NAME	FUND NUMBER	PAYROLL & INVOICES PAID		
		TOTAL INC PAYROLL	PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	430,211.13	330,019.87	100,191.26
SWD	226	2,838.49	2,351.20	487.29
IMPROV. REV.	246	-	-	-
DRUG FORFEITURE	265	1,902.82	-	1,902.82
DRUG FORFEITURE	266	-	-	-
DRUG FORFEITURE	267	-	-	-
GOLF COURSE FUND	510	-	-	-
SENIOR TRANSPORTATION	588	2,943.83	2,943.83	-
WATER & SEWER	592	471,990.89	58,276.05	413,714.84
TRUST & AGENCY	701	-	-	-
POLICE BOND FUND	702	-	-	-
TAX POOL	703	-	-	-
SPECIAL ASSESS CAPITAL	805	7,550.00	-	7,550.00
	TOTAL	917,437.16	393,590.95	523,846.21

GRAND TOTAL

917,437.16

BR 5(5124) Page: 1/13

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Advanced Satellite Communications		Invoice Amount:	\$105.00
QUARTERLY ALARM MONITORING FOR STATION		Check Date:	05/11/2021
101-336-801.000	INV # 7545 QUARTLERY ALARM MONITOR		105.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$179.98
INV. 82991 4/16/2021 UNIFORM EQUIPMENT/JO		Check Date:	05/11/2021
101-305-767.000	UNIFORM PANTS		119.98
101-305-767.000	UNIFORM SIDE/SAP POCKET (BOTH SIDES)		60.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$240.97
INV. 83005 4/19/2021 UNIFORM EQUIPMENT/CA		Check Date:	05/11/2021
101-305-767.000	UNIFORM HOLSTERS LH		95.98
101-305-767.000	UNIFORM HOLSTER RH		47.99
101-305-767.000	UNIFORM CUFF/MAG HOLDER		97.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$308.97
INV. 83053 4/22/2021 UNIFORM EQUIPMENT/SC		Check Date:	05/11/2021
101-305-767.000	UNIFORM PANTS		218.97
101-305-767.000	UNIFORM SIDE/SAP POCKET		90.00
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$140.94
INV. 82882 4/2/2021 UNIFORM EQUIPMENT/SCH		Check Date:	05/11/2021
101-305-767.000	UNIFORM DOUBLE MAG POUCHES - BLADE TE		89.97
101-305-767.000	UNIFORM DICKIE		50.97
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$49.99
INV. 83001 4/19/2021 UNIFORM EQUIPMENT/S.		Check Date:	05/11/2021
101-325-767.000	UNIFORM S/S SHIRT		49.99
APOLLO FIRE EQUIPMENT		Invoice Amount:	\$166.31
TFT2.5 SWIVEL FEMALE X5 STORZ INV # 105476		Check Date:	05/11/2021
101-336-799.000	TFT 2.5 SWIVEL FEMALE X 5" INV# 105476		154.00
101-336-799.000	UPS		12.31
B & R JANITORIAL SUPPLY		Invoice Amount:	\$1,263.55
JANITORIAL SUPPLIES INV # 191775		Check Date:	05/11/2021
101-336-775.000	C-FOLD TWL WHT 2400CS INV# 191775		179.95
101-336-775.000	FREBREEZE CRISP CLEAN AERO6/CASE		40.83
101-336-775.000	HUSKY 320 NON ACID BOWL CLEANER		128.10
101-336-775.000	PUREX LIQUID LAUNDRY DETERGENT		172.86
101-336-775.000	CENTERPULL TWL 2 PLY 6400+ 6 ROLLS A CAS		41.31
101-336-775.000	SUNSHINE LEMON DISH SOAP		78.35
101-336-775.000	SPONGE SCRUBBER #174		89.28
101-336-775.000	KITCHEN ROLL TOWEL		107.94
101-336-775.000	BLACK HEAVY DUTY LINERS 100PER CASE R39		44.60
101-336-775.000	BLACK HEAVY DUTY OINERS 100PERCASE R60		109.65
101-336-775.000	EZ DAMP MOP		65.52
101-336-775.000	EZ PURPLE HD DEGREASER		23.00
101-336-775.000	CASCADE ACTION PACK 105CT TUB		182.16
B & R JANITORIAL SUPPLY		Invoice Amount:	\$70.90
SOAP DISPENSORS INV# 191679		Check Date:	05/11/2021
101-336-775.000	OCEAN SOAP DISPENSORS INV# 191679		67.40
101-336-775.000	FUEL SURCHARGE		3.50
B & R JANITORIAL SUPPLY		Invoice Amount:	\$339.28
JANITORIAL SUPPLIES		Check Date:	05/11/2021

Charter Township of Plymouth

AP Invoice Listing - Board Report

Page: 2/13

VENDOR INFORMATION

INVOICE INFORMATION

	101-336-775.000	ANGEL SOFT BATH TISSUE	GPC1688	97.78
	101-336-775.000	C-FOLD TWL WHT2400	21001000	35.99
	101-336-775.000	ARM & HAMMER ESSENTIALS SHEETSCDC1499		145.29
	101-336-775.000	MEDIUM DUTY SPONGE SCRUBBER (20 = CASE		1.24
	101-336-775.000	HOUSEHOLD PERFORATED PAPER TOWEL		35.98
	101-336-775.000	EZ-PURPLE HD DEGREASER (4 = CASE)		23.00
B & R JANITORIAL SUPPLY			Invoice Amount:	\$199.44
SCX 4000ML WITH WALNUT SHELLS			Check Date:	05/11/2021
	592-291-775.000	INVOICE 191873		199.44
B S & A SOFTWARE			Invoice Amount:	\$3,681.00
ANNUAL SERVICE/SUPPORT SPECIAL ASSESSME			Check Date:	05/11/2021
	101-253-948.000	ANNUAL SERVICE/SUPPORT FEE SPEC ASSESS		1,090.00
	101-253-948.000	ANNUAL SERVICE/SUPPORT FEE TAX		1,907.00
	101-371-948.000	ANNUAL SERVICE/SUPPORT PERMIT ONLINE		684.00
BADER & SONS CO.			Invoice Amount:	\$50.99
CHAIN AND BAR FOR CHAIN SAW #1074809 (DE			Check Date:	05/11/2021
	101-691-757.000	CHAIN & BAR FOR CHAIN SAW.#1074809		50.99
BADER & SONS CO.			Invoice Amount:	\$14.34
OIL FILTERS FOR GATORS #1074749 (DETAILS			Check Date:	05/11/2021
	101-691-757.000	OIL FILTERS FOR GATORS.#1074749		14.34
BADER & SONS CO.			Invoice Amount:	\$572.74
YEARLY INSPECTION/TUNE UP FOR JOHN DEERE			Check Date:	05/11/2021
	101-691-931.500	TUNE UP #1077272		572.74
BLACKWELL FORD INC.			Invoice Amount:	\$404.08
INV. 376379 4/21/2021 VEHICLE REPAIR/A6687			Check Date:	05/11/2021
	101-305-863.000	REPLACED 6 SPARK PLUGS		404.08
BLACKWELL FORD INC.			Invoice Amount:	\$254.52
INV. 376009 4/16/2021 VEHICLE REPAIR/A5947			Check Date:	05/11/2021
	101-305-863.000	REPLACE LEFT SIDE UEGO SENSOR		254.52
OCCUPATIONAL HEALTH CENTERS OF MI			Invoice Amount:	\$102.00
PARKS - PREPLACEMENT PHYSICAL - CALANDRO			Check Date:	05/11/2021
	101-691-843.000	INV# 713700813 - CALANDRO		51.00
	101-691-843.000	INV 713700813-ZAVISA		51.00
OCCUPATIONAL HEALTH CENTERS OF MI			Invoice Amount:	\$92.00
UDS COLLECT AND RANDOM BATS - HAMANN-			Check Date:	05/11/2021
	592-172-835.000	DAN HAMANN (DPW)		92.00
CDW GOVERNMENT INC			Invoice Amount:	\$99.00
O365 RELATED USER ISSUE - INV DT2000971			Check Date:	05/11/2021
	101-290-948.000	TECH SUPPORT WITH O365 USER ISSUE		99.00
CODE SAVVY CONSULTANTS LLC			Invoice Amount:	\$780.00
SPRINKLER SYSTEM PLAN REVIEW 45657 PORT			Check Date:	05/11/2021
	101-371-801.000	INVOICE 1794		780.00
CODE SAVVY CONSULTANTS LLC			Invoice Amount:	\$660.00
SPRINKLER SYSTEM PLAN REVIEW 9270 GENERA			Check Date:	05/11/2021
	101-371-801.000	INVOICE 1795		660.00

Charter Township of Plymouth AP Invoice Listing - Board Report

Page: 3/13

VENDOR INFORMATION

INVOICE INFORMATION

COMSOURCE, INC.		Invoice Amount:	\$575.00
INV# 507114 FAILED OUTPUT POWER TESTNOIS		Check Date:	05/11/2021
101-336-851.000	TIER 7 FLAT RATE REPAIR INV#507114		575.00
COMSOURCE, INC.		Invoice Amount:	\$575.00
INV# 507116 REPLACED DEFECTIVE PARTS 562C		Check Date:	05/11/2021
101-336-851.000	REPLACED DEFECTIVE PARTS INV# 507116		575.00
CORRIGAN OIL COMPANY		Invoice Amount:	\$1,610.58
#7252447 4/20/21		Check Date:	05/11/2021
592-291-759.000	Fuel Tax Recap		9.10
592-291-759.000	Environmental Fee		6.95
592-291-759.000	GE87 GAS-ETHANOL		1,126.75
592-291-759.000	DYDLSMIX		467.78
CRAWFORD DOOR SALES		Invoice Amount:	\$2,202.00
REPAIRING DOOR FIRE STATION #1 7588470 DE		Check Date:	05/11/2021
101-336-930.000	7588470/FIRE STATION 1 DOOR		2,202.00
DPW & SON, LLC		Invoice Amount:	\$7,200.00
WATER TAPS #50517 5/3/21		Check Date:	05/11/2021
592-291-935.000	9266 ANDOVER FOREST LN 1" EXTRA LONG		1,150.00
592-291-935.000	9260 ANDOVER FOREST LN 1" TAP LONG 60'		1,000.00
592-291-935.000	9270 ANDOVER FOREST LN 1" EXTRA LONG		1,150.00
592-291-935.000	9278 ANDOVER FOREST LN 1" EXTRA LONG		1,150.00
592-291-935.000	9282 ANDOVER FOREST LN 1" EXTRA LONG		1,150.00
592-291-935.000	9267 ANDOVER FOREST LN 1" SHORT TAP		800.00
592-291-935.000	9167 ANDOVER FOREST LN 1" SHORT TAP		800.00
DON'S SMALL ENGINE REPAIR, INC		Invoice Amount:	\$448.64
OPERATIONAL SUPPLIES FOR PARK EQUIPMENT		Check Date:	05/11/2021
101-691-757.000	EQUIP SUPPLIES - INV # 56335		448.64
EHLERS HEATING & AIR CONDITIONING		Invoice Amount:	\$219.68
FILTER CHANGE/ STATION #1 69969		Check Date:	05/11/2021
101-336-930.000	INV # 69969 STATION 1 FILTER CHANGE		219.68
EHLERS HEATING & AIR CONDITIONING		Invoice Amount:	\$230.38
FILTER CHANGE/ STATION # 3 INV # 69972		Check Date:	05/11/2021
101-336-930.000	INV # 69972 STATION 3 FILTER CHANGE		230.38
EHLERS HEATING & AIR CONDITIONING		Invoice Amount:	\$265.71
FILTER CHANGE/ STATION # 2 INV # 69971		Check Date:	05/11/2021
101-336-930.000	INV # 69971 STATION 2 FILTER CHANGE		265.71
ENGRAVING CONNECTION		Invoice Amount:	\$71.24
PLAQUE FOR NANCY JOWSEY INV# 43764		Check Date:	05/11/2021
101-336-727.000	INV # 43764 JOWSEY PLAQUE		71.24
ETNA SUPPLY		Invoice Amount:	\$5,876.00
HYDRANT PARTS S103879483		Check Date:	05/11/2021
592-291-934.000	MUELLER 5" 107 HYDRANT BONNET REPAIR KI		440.00
592-291-934.000	MUELLER 192337 BONNET GASKET		420.00
592-291-934.000	MUELLER STEM NUT		570.00
592-291-934.000	MU-CO UPPER STEM		315.00
592-291-934.000	HYD PART A25		430.00
592-291-934.000	UPPER VALVE PLATE		1,280.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	592-291-934.000	5"SEAT RING	1,320.00
	592-291-934.000	TOP O SEAT RING	100.00
	592-291-934.000	HYD CLEVIS PIN	130.00
	592-291-934.000	HYD COTTER PIN	20.00
	592-291-934.000	SEAT RING FOR IMPROVED	347.00
	592-291-934.000	UPPER VALVE PLATE	504.00
FEDEX		Invoice Amount:	\$72.48
INV. 7-346-65501 4/21/2021 PACKAGE SHIPPED		Check Date:	05/11/2021
	101-305-730.000	PKG SHIPPED/APPLIED CONCEPTS	72.48
FELLRATH, PATRICK		Invoice Amount:	\$112.00
MILEAGE REIMBURSEMENT APRIL 2021		Check Date:	05/11/2021
	592-291-863.000	MILEAGE REIMBURSEMENT APRIL 2021	112.00
FIFER INVESTIGATIONS, LLC		Invoice Amount:	\$1,900.00
INV. 1999 4/12/2021 BACKGROUND INVESTIGAT		Check Date:	05/11/2021
	101-305-801.000	POLICE OFFICER APPLICANT- IAN HOWARD	1,900.00
GFL Environmental USA, Inc.		Invoice Amount:	\$450.00
0049231405 DPW RECYCLE CENTER		Check Date:	05/11/2021
	226-226-810.500	04/14/21 - CARDBOARD/PAPER	225.00
	226-226-810.500	04/14/21 - PLASTICS/TIN	225.00
GALLS, LLC		Invoice Amount:	\$1,902.82
QUOTE #17479391 1./26/2021		Check Date:	05/11/2021
	265-300-799.000	ZA1465 BLK PREMIER CROWN DIOT DUTY HEL	1,812.25
	265-300-799.000	SHIPPING	90.57
GALLS, LLC		Invoice Amount:	\$1,275.78
SOT UNIFORM EQUIPMENT SUPPLIES		Check Date:	05/11/2021
	101-305-767.000	TE071 ADVANTAGE REPLACEMENT CARTRIDGE	462.31
	101-305-767.000	TE080 / BLACK GAS MASK POUCH	129.98
	101-305-767.000	TE057 / LARGE GAS MASK	577.76
	101-305-767.000	NP238 / BLACK /MEDIUM NYLON DUTY BELT	26.99
	101-305-767.000	NP014 / BLACK WEAPON MODEL: G21	17.99
	101-305-767.000	SHIPPING	60.75
General Linen & Uniform Service		Invoice Amount:	\$21.00
INV. 0339064 4/28/2021 PRISONER BLANKET CL		Check Date:	05/11/2021
	101-351-954.000	Blanket Cleaning	13.50
	101-351-954.000	DELIVERY CHARGE	7.50
General Linen & Uniform Service		Invoice Amount:	\$25.50
INV. 0338137 4/21/2021 PRISONER BLANKET CL		Check Date:	05/11/2021
	101-351-954.000	Blanket Cleaning	18.00
	101-351-954.000	DELIVERY CHARGE	7.50
General Linen & Uniform Service		Invoice Amount:	\$14.25
INV. 0337222 4/14/2021 PRISONER BLANKET CL		Check Date:	05/11/2021
	101-351-954.000	Blanket Cleaning	6.75
	101-351-954.000	DELIVERY CHARGE	7.50
Total Energy Systems		Invoice Amount:	\$186.35
PLANNED MAINTENANCE 46555 PORT ST #3656		Check Date:	05/11/2021
	592-172-930.000	PLANNED MAINTENANCE	186.35

Charter Township of Plymouth AP Invoice Listing - Board Report

Page: 5/13

VENDOR INFORMATION

INVOICE INFORMATION

Total Energy Systems		Invoice Amount:	\$186.35
PLANNED MAINTENANCE PLY TWP WATER STATI		Check Date:	05/11/2021
592-443-937.000	PLANNED MAINTENANCE		186.35
Great Lakes Ace Hardware		Invoice Amount:	\$7.59
O RINGS FOR POWER WASHER INV # 6850/876		Check Date:	05/11/2021
101-691-757.000	INV. # 6850/876(PARKS)		7.59
Great Lakes Ace Hardware		Invoice Amount:	\$56.80
BATTERIES & WINDOW CLEANER INV# 6798/876		Check Date:	05/11/2021
101-336-757.000	BATTERY AAA INV # 6798/876		15.19
101-336-757.000	DURA C BATTERY		8.49
101-336-757.000	AA BATTERY		12.24
101-336-757.000	WINDEX OUTDOOR 320Z		20.88
Great Lakes Ace Hardware		Invoice Amount:	\$28.84
BREAKER VACUUM BRASS 3/4 INV# 6826/876		Check Date:	05/11/2021
101-691-757.000	INV# 6826/876 BREAKER VACUUM BRASS		28.84
Great Lakes Ace Hardware		Invoice Amount:	\$22.76
RING WAX EXTRA THICK # 10 INV# 6833/876		Check Date:	05/11/2021
101-336-757.000	INV # 6833/876 RING WAX		22.76
Great Lakes Ace Hardware		Invoice Amount:	\$76.93
INV# 6840/876 HOSE FLEXOGEN		Check Date:	05/11/2021
101-336-757.000	HOSE FLEXOGEN 5/8 X100 INV# 6840/876		41.79
101-336-757.000	HOSE FLEXOGEN 5/ X 75		35.14
Great Lakes Ace Hardware		Invoice Amount:	\$15.19
INV# 6842/876		Check Date:	05/11/2021
101-336-757.000	HOSE NOZZLE SET 2PC INV# 6842/876		15.19
Great Lakes Ace Hardware		Invoice Amount:	\$79.78
PITCHFORKS (2) INV # 6871/876 (PARKS) - (A		Check Date:	05/11/2021
101-691-757.000	INV. # 6871/876 (PARKS)		79.78
GUARDIAN ALARM CO		Invoice Amount:	\$293.19
ALARM BILLING 46555 PORT STREET #21459490		Check Date:	05/11/2021
592-172-801.000	MONITORING, MAINTENANCE & SERVICES		293.19
HESCO		Invoice Amount:	\$6,592.00
2020 CIPP		Check Date:	05/11/2021
592-291-970.000	2020 CIPP		6,592.00
Inland Northwest Health Services		Invoice Amount:	\$40.00
PEDIATRIC ADVANCED LIFE SUPPORT PROVIDER		Check Date:	05/11/2021
101-336-960.000	INV # TC-54855 PALS CARDS		40.00
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$325.41
MEDICAL SUPPLIES ORDER # 544654		Check Date:	05/11/2021
101-336-836.000	COVIDIEN VERSALON NONWOVEN ALL-PURPO		4.86
101-336-836.000	COVIDIEN CLEAR TAPE CLEAR TAPE, HYPOALL		22.96
101-336-836.000	3CC VANISHPOINT SYRINGE 23G X 1 1/2"		90.95
101-336-836.000	COVIDIEN TORTUOUS PATH SHARPS CONTAIN		17.64
101-336-836.000	MEGAMOVER 1500, PORTABLE TRANSPORT UN		189.00

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

Page: 6/13

VENDOR INFORMATION

INVOICE INFORMATION

J & B MEDICAL SUPPLY INC MEDICAL SUPPLIES ORDER # 544654 101-336-836.000	Invoice Amount: Check Date:	\$1.62 05/11/2021 1.62
	COVIDIEN VERSALON NONWOVEN ALL-PURPO	
J & B MEDICAL SUPPLY INC MEDICAL SUPPLIES 101-336-836.000	Invoice Amount: Check Date:	\$317.81 05/11/2021 11.01
	MYC6008T-10 MYCO DISPOSABLE S	
101-336-836.000	COV31013926 COVIDIEN 530 SERIE	119.80
101-336-836.000	FCI800-4286200-009 FORA GD50 BLOOD G	46.50
101-336-836.000	BEC381454 BD INSYTE AUTOGUARD SHIELDE	140.50
J & B MEDICAL SUPPLY INC MEDICAL SUPPLIES 101-336-836.000	Invoice Amount: Check Date:	\$511.66 05/11/2021 19.51
	PSPDP1001 EAR PLUGS E.Z. FIT CORDED 100/	
101-336-836.000	BBRB4685P-B B BRAUN NEXUS TKO	492.15
J & B MEDICAL SUPPLY INC MEDICAL SUPPLIES 101-336-836.000	Invoice Amount: Check Date:	\$540.45 05/11/2021 119.80
	COV44101 COVIDIEN DERMACEA FLEXIBLE B	
101-336-836.000	OV22550P COVIDIEN MEDI-TRACE CADENCE	325.00
101-336-836.000	MDPSLN240 SURGILANCE SAFETY LANCETS, N	95.65
J & B MEDICAL SUPPLY INC MEDICAL SUPPLIES 101-336-836.000	Invoice Amount: Check Date:	\$445.60 05/11/2021 33.68
	ADC3410 MAYO DISSECTING SCISSORS - S	
101-336-836.000	MMM5627 3M LITTMANN CLASSIC III STETH	411.92
J & B MEDICAL SUPPLY INC MEDIAL SUPPLIES ORDER # 551072 101-336-836.000	Invoice Amount: Check Date:	\$380.37 05/11/2021 202.50
	SILVER SURVIVAL WRAP	
101-336-836.000	ARS DECOMPRESSION NEEDLE 14G	155.87
101-336-836.000	XEROFORM GAUZE DRESSING 4X4	22.00
KENNEDY INDUSTRIES INC FLOW METER'S 592-172-970.000	Invoice Amount: Check Date:	\$17,506.00 05/11/2021 17,506.00
	8" SINGLE POINT INSERTION METER	
KNIGHT TECHNOLOGY GROUP, INC. TECH SUPPORT - RESEARCH/PATCH EXCHANGE 101-290-948.000	Invoice Amount: Check Date:	\$450.00 05/11/2021 450.00
	TECH SUPP -EXCHANGE SVR VULNRBLTY REV1	
KONICA MINOLTA BUSINESS SOLUTIONS INV. 9007706575 4/25/2021 MAINT. AGREEMEN 101-305-928.000	Invoice Amount: Check Date:	\$110.87 05/11/2021 110.87
	3/26/2021 - 4/25/2021 COVERAGE DATES	
KRUEGER, RANDY EGLE MICHIGAN LEAD & COPPER WEBINAR 592-172-960.000	Invoice Amount: Check Date:	\$40.00 05/11/2021 40.00
	WEBINAR	
LIVONIA, CITY OF INV. 2021-00000028 4/9/2021 AFIS SERVICES () 101-305-801.000	Invoice Amount: Check Date:	\$285.00 05/11/2021 285.00
	Fingerprint Computer Identification	
AutoZone #4382554153 4/12/21WINDOW WASHER FLUID 592-291-863.000	Invoice Amount: Check Date:	\$59.88 05/11/2021 59.88
	PART # 113645 RX 2 N 1 -25 DE	

Charter Township of Plymouth

AP Invoice Listing - Board Report

Page: 7/13

VENDOR INFORMATION

INVOICE INFORMATION

MacAllister Rentals			Invoice Amount:	\$(270.00)
CR MEMO R86393612406 - DAMAGE WAIVER ADJ			Check Date:	05/11/2021
592-291-945.000	EQUIPMENT RENTALS			(270.00)
MacAllister Rentals			Invoice Amount:	\$(270.00)
CR MEMO R86393612407 - DAMAGE WAIVER ADJ			Check Date:	05/11/2021
592-291-945.000	EQUIPMENT RENTALS			(270.00)
MacAllister Rentals			Invoice Amount:	\$(270.00)
CR MEMO R86393612408 - DAMAGE WAIVER ADJ			Check Date:	05/11/2021
592-291-945.000	EQUIPMENT RENTALS			(270.00)
MacAllister Rentals			Invoice Amount:	\$701.80
#R86402435301 4/23/21 EQUIPMENT#6504576			Check Date:	05/11/2021
592-291-851.000	PARTS			283.03
592-291-851.000	LABOR			418.77
MacAllister Rentals			Invoice Amount:	\$2,081.00
#R86393612403 3/26/21			Check Date:	05/11/2021
592-291-945.000	6 YRD DUMP TRUCK SINGLE AXLE			1,800.00
592-291-945.000	ENVIRONMENTAL FEE			11.00
592-291-945.000	PROTECTION PLAN			270.00
MACNLOW ASSOCIATES			Invoice Amount:	\$150.00
INV. 1530 4/19/2021 DISPATCH EDUCATION: TA			Check Date:	05/11/2021
101-325-960.000	PSA KRIS CLARK - MAY 6, 2021			150.00
MAIN STREET AUTO WASH			Invoice Amount:	\$435.00
FEB & MARCH CAR WASHES 2021			Check Date:	05/11/2021
101-305-863.000	Police Vehicles			370.00
101-336-863.000	Fire Admin. Vehicles			10.00
101-371-863.000	Building Vehicles			55.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$185.00
GENERAL PEST CONTROL TOWNSHIP OFFICES			Check Date:	05/11/2021
101-265-956.000	APRIL 10 2021 SPRING TREATMENT			185.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$175.00
GENERAL PEST CONTROL SENIOR CENTER			Check Date:	05/11/2021
101-265-956.673	APRIL 10 2021 SPRING TREATMENT			175.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$185.00
GENERAL PEST CONTROL SERVICE POLICE			Check Date:	05/11/2021
101-305-956.000	APRIL 10 2021 SPRING TREATMENT			185.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$160.00
STA # 3 PEST CONTROL			Check Date:	05/11/2021
101-336-956.000	STA # 3 PEST CONTROL			160.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$150.00
STA #2 PEST CONTROL			Check Date:	05/11/2021
101-336-956.000	STA#2 PEST CONTROL			150.00
MAPLES ENVIRONMENTAL PEST CONTROL			Invoice Amount:	\$150.00
STA #1 PEST CONTROL			Check Date:	05/11/2021
101-336-956.000	STA # 1 PEST CONTROL			150.00

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

Page: 8/13

VENDOR INFORMATION

INVOICE INFORMATION

Marquis Food Service, Inc.

INV. 9690 4/30/2021 PRISONER MEALS

101-351-801.000

BREAKFAST SANDWICHES

101-351-801.000

DELIVERY FEE

Invoice Amount:

\$27.50

Check Date:

05/11/2021

22.50

5.00

MCKENNA ASSOCIATES INC

PROFESSIONAL SERVICES - MARCH 2021- INVO

101-701-801.000

14.70 - 1/2 DAY ON-SITE SERVICES

101-701-801.000

1.40 - FULL DAY ON SITE SERVICES

Invoice Amount:

\$6,615.00

Check Date:

05/11/2021

5,586.00

1,029.00

MCKENNA ASSOCIATES INC

PROFESSIONAL SERVICES MARCH 2021 - 90047-

101-701-801.000

PLANNERS (PREP & ATTEND MEETINGS)

101-701-801.000

2366-MARGATE SITE REVIEW #2

101-701-801.000

#2386-CONCEPT DR. SITE PLAN REV #2

101-701-801.000

#2362-46200 CLUSTER HOUSING REVIEW #3

101-701-801.000

#2385-LOT #1 CONCEPT DR. SITE PLAN RE #

101-701-801.000

ASST PANNER 2 HOURS

Invoice Amount:

\$4,329.95

Check Date:

05/11/2021

1,031.25

742.40

947.20

537.50

961.60

110.00

MICHIGAN LINEN SERVICE

UNIFORMS ##445085 4/16/2021

592-172-767.000

4/16/21

Invoice Amount:

\$84.35

Check Date:

05/11/2021

84.35

MICHIGAN LINEN SERVICE

UNIFORMS ##445516 4/23/21

592-172-767.000

4/23/21

Invoice Amount:

\$84.35

Check Date:

05/11/2021

84.35

MICHIGAN LINEN SERVICE

UNIFORMS ##445939 4/30/21

592-172-767.000

4/30/21

Invoice Amount:

\$84.35

Check Date:

05/11/2021

84.35

OAKLAND COMMUNITY COLLEGE

INV. 116284 4/26/2021 LOCKUP - USE OF FORCE

101-305-960.000

SGT FRITZ AND SGT KREBS 4-22/4-23

Invoice Amount:

\$330.00

Check Date:

05/11/2021

330.00

OFFICE DEPOT

OFFICE SUPPLIES (DETAILS BELOW) - INVOICE

101-171-727.000

#0182741 - BLACK FLAIR PENS

15.04

101-171-727.000

#0745506 - BLUE PENS (PILOT)

13.99

101-209-727.000

0768490 HANGING FOLDER FRAMES

31.18

101-209-727.000

#3620377 - BOISE X-9 PAPER

86.89

101-209-727.000

#221720 - OD PAPER CLIPS PACK

3.22

101-209-727.000

#0305706 - OD YELLOW WRITING PADS

5.39

101-171-727.000

#0305706 - OD YELLOW WRITING PADS

5.39

OFFICE DEPOT

INV. 166956341001 4/8/2021 OFFICE SUPPLIES

101-325-727.000

WINDEX - DISPATCH CENTER

Invoice Amount:

\$9.42

Check Date:

05/11/2021

9.42

OFFICE DEPOT

INV. 166926532001 4/7/2021 OFFICE SUPPLIES

101-305-727.000

PCT STRIPS

14.18

101-305-727.000

SHIPPING LABELS

18.63

101-305-727.000

PASSPORT HARD DRIVE

109.99

OFFICE DEPOT

SMALL BINDER CLIPS, POST IT, G2 GEL PENS, HI

Invoice Amount:

\$24.86

Check Date:

05/11/2021

Charter Township of Plymouth
AP Invoice Listing - Board Report

Page: 9/13

VENDOR INFORMATION

INVOICE INFORMATION

	101-336-727.000	BINDER CLIPS	1.74
	101-336-727.000	POST IT STICKY POP UPS	17.24
	101-336-727.000	SHARPIE ACCENT HIGHLIGHTERS	5.88
OFFICE DEPOT		Invoice Amount:	\$35.98
SMALL BINDER CLIPS, POST IT, G2 GEL PENS, HI		Check Date:	05/11/2021
	101-336-727.000	G8 GEL PENS	17.99
	101-336-727.000	G8 GEL PENS	17.99
OFFICE DEPOT		Invoice Amount:	\$99.24
COPY PAPER		Check Date:	05/11/2021
	101-215-727.000	COPY PAPER 30% RECYCLED	41.72
	101-215-727.000	COPY PAPER 100% RECYCLED	57.52
OFFICE DEPOT		Invoice Amount:	\$57.39
COPY PAPER		Check Date:	05/11/2021
	101-215-727.000	COPY PAPER 100% RECYCLED	57.39
OFFICE DEPOT		Invoice Amount:	\$349.84
VOICE RECORDER, COPY PAPER		Check Date:	05/11/2021
	101-215-727.000	COPY PAPER	349.84
OFFICE DEPOT		Invoice Amount:	\$87.99
VOICE RECORDER, COPY PAPER		Check Date:	05/11/2021
	101-215-727.000	VOICE RECORDER	87.99
OFFICE DEPOT		Invoice Amount:	\$36.19
OFFICE DEPOT INV 139740554001		Check Date:	05/11/2021
	592-172-727.000	BI-FOLD (RETURNED)	36.19
OAKLAND COUNTY		Invoice Amount:	\$6,929.25
INV. CLM0012140 3/31/2021 CLEMIS FEES - JAN		Check Date:	05/11/2021
	101-325-801.000	MEMBERSHIP USAGE FEE	1,918.00
	101-325-801.000	MDC PARTICIPATION FEE	3,008.50
	101-325-801.000	CRIMEMAPPING	75.00
	101-325-801.000	LIVESCAN (APR-JUNE 2021)	927.75
	101-325-801.000	MUG CAPTURE STN MAINT (APR-JUNE 2021)	1,000.00
OAKLAND COUNTY		Invoice Amount:	\$36.50
INV. INF0002715 3/31/2020 OUT-COUNTY GIS D		Check Date:	05/11/2021
	101-325-801.000	GIS DATA MAINTENANCE	36.50
PSTGP, LLC (PROFESSIONAL POLICE)		Invoice Amount:	\$3,150.00
INV. 567 5/3/2021 NON-DESTRUCTIVE ENTRY -		Check Date:	05/11/2021
	101-305-960.000	CATLIN KING, TOM CHAMPAGNE, BRAD VAUG	3,150.00
CITY OF PLYMOUTH		Invoice Amount:	\$325.13
DMS SERVICES/ OTHER 4/21/21 #0000004928		Check Date:	05/11/2021
	101-446-731.000	YARDS OF SALT 2/8/21	100.04
	101-446-731.000	YARDS OF SALT 2/15/21	75.03
	101-446-731.000	YARD OF SALT 2/16/21	50.02
	101-446-731.000	YARDS OF SALT 2/17/21	100.04
PLYMOUTH RUBBER & TRANSMISSION		Invoice Amount:	\$390.00
INV # 0250871-IN HOSE REEL3/8X50FT 300PSI		Check Date:	05/11/2021
	101-336-851.000	INV# 0250871-IN HOSE REEL	390.00

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION****CHARTER TWSP OF PLYMOUTH**

COMERICA BANK - TWP CREDIT CARD PURCHAS

Invoice Amount:**\$5,782.10****Check Date:****05/11/2021**

101-691-757.000	ANTAL-HD-STAPLE GUN	22.23
101-446-732.000	ANTAL-HD-COLD PATCH ASPHALT	170.04
101-691-757.000	ANTAL-HD-2 LEAF RAKES	33.88
101-305-727.000	BROTHERS-OFFICE DEPOT-USB DRIVES	91.09
101-351-727.000	BROTHERS-AMAZON-WYPALLS (FINGERPRINTS)	82.67
101-351-801.000	BROTHERS-LEOS-PRISONER FOOD(SPECIAL DI	3.79
101-305-775.000	BROTHERS-HD-CLEANER & BUCKET	14.58
101-336-757.000	FOX-HEXCLAD-COOKING POTS & PANS	697.47
101-336-757.000	FOX-HEAT & SWEEP-GRILL BRIQUETS	35.00
101-325-727.000	GORDON-AMAZON-STORE MANUALS DISPATC	67.94
101-305-727.000	GORDON-AMAZON-RDACTER MARKERS	38.80
101-265-757.000	HAACK-DELWOOD PLUMBING PARTS - TWSP H	115.20
101-265-757.000	HAACK-HD-SOAP AND HOSE CAPS	8.96
101-265-954.000	HAACK-CAROUSEL-CARPET CLEANING (BAL FE	680.00
101-265-775.000	HAACK-SAMS-SUPPLIES FOR TWSP GROUNDS	97.58
101-265-775.000	HAACK-SAMS-SUPPLIES FOR TWSP GROUNDS	72.96
101-305-775.000	HAACK-SAMS-SUPPLIES FOR PD	125.08
592-172-930.000	HAMANN-HD-FAUCETS, PLUMBING SUPPLIES	203.88
101-336-757.000	HARRELL-HD-PROPANE	38.94
101-171-727.000	HEISE-AMAZON-SIGN FRAMES - SUPERVISORS	9.18
101-691-727.000	HEISE-AMAZON-SIGN FRAMES- PARKS	9.18
226-226-727.000	HEISE-AMAZON-SIGN FRAMES-SOLID WASTE	9.19
226-226-727.000	HEISE-NOTARY STAMP FOR SARA VISEL	28.10
101-171-727.000	HEISE-MICHAELS-BLACK CERTIFICATE FRAME	20.08
101-171-791.000	HEISE-CRAINS ONLINE - MONTHLY FEE	15.00
101-290-852.000	HEISE-CONSTANT CONTACT-MONTHLY FEE	70.00
101-290-915.000	JANKS-ZOOM SUBSCRIPTION-MONTHLY-	154.99
101-290-915.000	JANKS-OPENVOICE - REMOTE CALLS	8.71
101-171-799.000	JANKS-AMAZON-LOGITEC WEBCAM (HEISE)	84.79
101-290-948.000	JANKS-SSL RENEWAL	159.98
101-325-727.000	KUDRA-INCENTIVES FOR DISPATCH WEEK	160.82
101-325-960.000	KUDRA-EMD CERTIFICATION FOR BOSWORTH	55.00
101-371-727.000	LEWIS-CODE BOOKS	211.00
101-371-863.000	LEWIS-TIRES FOR FORD EXPLORER	686.00
101-371-863.000	LEWIS-AUTOZONE-AUTO CARE ITEMS	39.17
101-371-727.000	LEWIS-LOWES-LEVEL	21.18
101-371-727.000	LEWIS-HD-LEVEL WITH ADA MARKERS - INSP.	139.00
101-371-791.000	LEWIS-FINE HOMEBUILDING SUBS.	93.95
101-371-863.000	LEWIS-AUTO REPAIR	173.85
101-336-757.000	MALLARI/MACK-POLY SHEET TRP BOX	19.97
101-336-757.000	MALLARI/MACK-TRUE FUEL STATION	49.96
101-336-880.000	MALLARI/MACK-PROPANE	50.97
101-336-757.000	MACK-KOHL'S - KITCHWARE STATION 2	289.96
101-336-767.000	PHILLIPS-SAFETY HELMET FOR INSPECTOR	71.40
101-336-727.000	PHILLIPS-HD-BATTERIS FOR TWP HALL	27.96
101-336-960.000	PHILLIPS-HEARTSAVER E-CARDS	142.00
101-336-960.000	PHILLIPS-10 PALS PROVIDER CARDS	80.00
101-336-960.000	PHILLIPS- PALS PROVIDER CARDS	256.00
101-265-757.000	HAACK-CORNER GUARD STORE (NO PAPERWO	44.62

PRIORITY ONE EMERGENCY

PATCH, NAMEPLATE, INV# 70073697

Invoice Amount:**\$35.00****Check Date:****05/11/2021**

101-336-767.000	PATCH APPLICATION	7.50
101-336-767.000	NAMETAPE	20.00
101-336-767.000	PATCH APPLICATION	7.50

Charter Township of Plymouth

AP Invoice Listing - Board Report

Page: 11/13

VENDOR INFORMATION

INVOICE INFORMATION

PRIORITY ONE EMERGENCY			Invoice Amount:	\$99.98
INV. 70074321 4/30/2021 UNIFORM EQUIPMENT			Check Date:	05/11/2021
101-305-767.000	TDU SHIRT L/S GREEN XL			99.98
PRIORITY ONE EMERGENCY			Invoice Amount:	\$49.99
INV. 70073962 4/21/2021 UNIFORM EQUIPMENT			Check Date:	05/11/2021
101-305-767.000	TDU GRN LARGE REG			49.99
AIRGAS USA, LLC			Invoice Amount:	\$419.05
OXYGEN INV #9978470482			Check Date:	05/11/2021
101-336-836.000	OXYGEN LARGE OXYGEN INV# 9978470482			316.36
101-336-836.000	OXYGEN XS			60.45
101-336-836.000	HAZMAT			42.24
RELIABLE LANDSCAPING INC.			Invoice Amount:	\$1,150.00
LANDSCAPING AT DPW SITE			Check Date:	05/11/2021
592-172-952.000	INVOICE 94429			1,150.00
RELIABLE LANDSCAPING INC.			Invoice Amount:	\$3,750.00
LANDSCAPING AT FRIENDSHIP STATION			Check Date:	05/11/2021
101-265-952.673	INVOICE 94431			3,750.00
RITTER GIS			Invoice Amount:	\$1,000.00
CITYWORKS SERVICES APRIL 2021			Check Date:	05/11/2021
592-172-946.000	CITYWORKS SERVICES APRIL 2021			1,000.00
RITTER GIS			Invoice Amount:	\$1,000.00
CITYWORKS SERVICES MARCH 2021			Check Date:	05/11/2021
592-172-946.000	CITYWORKS SERVICES MARCH 2021			1,000.00
SCHOOLCRAFT COLLEGE			Invoice Amount:	\$550.00
INV. 3314 SPONSOR #0544339 4/12/2021 - P			Check Date:	05/11/2021
101-305-960.000	OFFICER JOSH MCLEAN 4/5-4/9/21			550.00
SEHI COMPUTER PRODUCTS			Invoice Amount:	\$324.57
HP TONER CARTRIDGES			Check Date:	05/11/2021
592-172-727.000	HP TONER CARTRIDGE CE255XD X2			318.57
592-172-727.000	FREIGHT			6.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$60,389.00
SPALDING DE DECKER-APRIL 2021 INVOICE FOR			Check Date:	05/11/2021
101-446-970.000	#86560-PLY. TWP SIDEWALK GAPS			4,494.00
805-444-974.001	#86564-2021 SIDEWALK REPLACE PROG			6,004.00
805-444-974.001	#86565-2021 SIDEWALK REPLACE PROG			1,546.00
592-172-946.000	#86566-GIS - WATER & SEWER (60%)			5,245.80
101-209-948.000	#86566-GIS-ASSESSING (10%)			874.30
101-371-948.000	#86566-GIS-BUILDING (20%)			1,748.60
101-290-948.000	#86566-GIS-TOWNSHIP (10%)			874.30
101-336-801.000	#86567-FS#2 - DRAIN CLOSEOUT			82.00
592-291-970.000	#86574-2020 CIPP LINING & COUNTRY ACRES			1,948.00
101-446-970.000	#86575-GOLFVIEW PARK ADA IMPROVEMENTS			1,004.00
592-291-970.000	#86577-2021 CIPP SEWER LINING			10,708.00
101-691-970.000-20	#86578-PLY TWP PARK HMA PATHWAY			8,724.00
101-290-946.000	#86580 - PLY TWP ENGINEERING TASKS 2021			12,195.50
101-446-946.000	#86580-PLY TWP ENG. TASKS 2021 SIDEWALK			793.00
101-290-946.000	#86582-COMCAST-13505 HAGGERTY RD - DP			723.50
101-290-946.000	#86583-47047 FIVE MILE ROAD-DPW			204.00

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

Page: 12/13

VENDOR INFORMATION

INVOICE INFORMATION

101-701-801.000	#86585-PLY TWP EING. MEETINGS 2021	500.00
101-701-801.000	#86586-9215 NORTHERN LOT SPLIT-PLANNIN	200.00
101-701-801.000	#86587-9294 MARLOWE LOT SPLIT-PLANNING	200.00
101-701-801.000	#86588-LOT17-20 METRO PLY BUS PARK PLAN	1,305.00
101-701-801.000	#86589-44780& 44736 JOY RD LOT SPL -PLAN	200.00
101-290-946.000	#86581-COMCAST JB0000549193-B 46501 CO	815.00

Summit Turf Management, LLC
STUMP GRINDING AND REMOVAL

Invoice Amount: \$1,500.00
Check Date: 05/11/2021

101-691-970.000	STUMP GRINDING AND REMOVAL	1,500.00
-----------------	----------------------------	----------

SUPERIOR MEDICAL WASTE
MEDICAL WASTE DISPOSAL INV # 8835

Invoice Amount: \$240.00
Check Date: 05/11/2021

101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL INV#8835	60.00
101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL	120.00
101-336-836.000	MEDICAL WASTE DISPOSAL 28GAL	60.00

Tredroc Tire Service
TIRE CHANGE/ SCRAP TIRE DISPOSAL INV# 733

Invoice Amount: \$800.32
Check Date: 05/11/2021

101-336-863.000	INV# 7330044173 DELIVERY FUEL CHR	15.00
101-336-863.000	SERVICE CALL	95.00
101-336-863.000	WIDE B	617.82
101-336-863.000	TIRE CHANGE	53.00
101-336-863.000	SCRAP TIRE DISPOSAL	19.50

Tredroc Tire Service
INV # 7330044259 FLAT REPAIR

Invoice Amount: \$51.95
Check Date: 05/11/2021

101-336-863.000	INV # 7330044259 FLAT REPAIR	44.00
101-336-863.000	SHOP SUPPLIES	7.95

Tredroc Tire Service
TIRE CHANGE/ SCRAP TIRE DISPOSAL INV# 733

Invoice Amount: \$782.89
Check Date: 05/11/2021

101-336-863.000	INV# 7330043782 DELIVERY FUEL CHR	15.00
101-336-863.000	SERVICE CALL	95.00
101-336-863.000	WIDE B	600.39
101-336-863.000	TIRE CHANGE	53.00
101-336-863.000	SCRAP TIRE DISPOSAL	19.50

TRISTAR FIRE PROTECTION, INC
STA#3 BLDG SPRINKER REPAIR/AIR COMPRESSO

Invoice Amount: \$906.00
Check Date: 05/11/2021

101-336-930.000	STA#3 SS REPAIR INV# 20210079 FIELD LABO	780.00
101-336-930.000	MATERIAL	46.00
101-336-930.000	SERVICE TRUCK AND TOOL CHARGE	80.00

TURF PRO SPRINKLING & LANDSCAPING
NEW PRESSURE TRANSDUCER/FLOW METER/STR

Invoice Amount: \$2,100.00
Check Date: 05/11/2021

101-691-970.000	NEW PRESSURE TRANSDUCER/FLOW METER/S	2,100.00
-----------------	--------------------------------------	----------

UPPER LEVEL GRAPHICS
INV. 21613 4/15/2021 WORK ON VEHICLE 20-1

Invoice Amount: \$110.00
Check Date: 05/11/2021

101-305-863.000	REPAIR PASS SIDE REAR DOOR	110.00
-----------------	----------------------------	--------

WAYNE COUNTY
3/2021 TRAFFIC SIGNAL ENERGY INVOICE # 10

Invoice Amount: \$218.70
Check Date: 05/11/2021

101-446-920.000	3/2021 TRAFFIC SIGNAL ENERGY # 1010575	218.70
-----------------	--	--------

Thomas Reuters -WEST PAYMENT CENTER
INV. 844076619 4/1/2021 WEST INFORMATION

Invoice Amount: \$306.69
Check Date: 05/11/2021

Charter Township of Plymouth
AP Invoice Listing - Board Report

Page: 13/13

VENDOR INFORMATION

INVOICE INFORMATION

	101-305-960.000	MARCH 1-31, 2021	306.69
Great Lakes Water Authority		Invoice Amount:	\$132.84
GLWA - INDUSTRIAL WASTE CONTROL BILL3/1/2		Check Date:	05/11/2021
592-441-743.000	GLWA - INDUSTRIAL WASTE CONTROL BILL		132.84
Great Lakes Water Authority		Invoice Amount:	\$349,315.60
GLWA - MARCH 2021 WATER USAGE CHARGES		Check Date:	05/11/2021
592-441-741.000	GLWA - MARCH 2021 WATER USAGE		349,315.60
Dell Financial Services, LLC.		Invoice Amount:	\$769.64
COMPUTER LEASES WITH PPT - 6-1-21--8-31-21-		Check Date:	05/11/2021
101-336-940.000	FIRE DEPT.. COMPUTER (LEASE-QTLY)		299.32
592-172-940.000	DPW		427.60
592-172-940.000	DPW (ROUNDING ADJUST)		42.72
Dell Financial Services, LLC.		Invoice Amount:	\$472.05
COMPUTER LEASES -6/1/21--8/31/21 - CONTRAC		Check Date:	05/11/2021
101-305-940.000	POLICE DEPT.. COMPUTER (LEASE-QTLY)		472.00
101-305-940.000	.05 ADJUSTMENT (ROUNDING)		0.05
Dell Financial Services, LLC.		Invoice Amount:	\$513.08
COMPUTER LEASES - 6/1/21--8-31-21 CONTRACT		Check Date:	05/11/2021
101-253-940.000	TREASURER DEPT. COMPUTER (LEASE-QTLY)		171.00
101-215-940.000	CLERK DEPT. COMPUTER (LEASE-QTLY)		299.32
101-371-940.000	BUILDING DEPT. COMPUTER (LEASE=QT;Y)		42.76
Dell Financial Services, LLC.		Invoice Amount:	\$563.26
COMPUTER LEASES - 6/1/21--8/31/21 - CONTRA		Check Date:	05/11/2021
101-371-940.000	BUILDING - 1 COMPTUER		70.40
101-171-940.000	HR - 1 COMPUTER		70.40
101-691-940.000	PARK - 1 COMPUTER		70.41
101-201-940.000	INFO SERVICES - 5 COMPUTERS (SEE NOTES)		352.05
GLORIA PEREZ		Invoice Amount:	\$175.00
PAVILION RESEVATION REFUND - PERMIT 17705		Check Date:	05/11/2021
101-290-964.000	REFUND DUE TO FAMILY TRAGEDY		175.00
Total Amount to be Disbursed:			\$523,846.21

Weekly: 5/5/21

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

A T & T		Invoice Amount:	\$1,302.40
AT&T - TELEPHONE/INTERENET ALLOC -- APRIL		Check Date:	05/05/2021
101-201-850.000	INFORMATION SERVICES		89.06
101-209-850.000	ASSESSING		53.18
101-371-850.000	BUILDING		148.24
101-336-850.000	FIRE		220.98
101-305-850.000	POLICE		237.07
101-171-850.000	SUPERVISOR		138.59
101-253-850.000	TREASURER		118.24
101-215-850.000	CLERK		69.06
101-701-850.000	COMMUNITY DEVELOPMENT		55.18
101-325-850.000	DISPATCH		89.18
101-265-850.673	PCCA		21.18
101-691-850.000	PARK		16.59
592-172-853.000	GEN EXPENSE TEL		32.82
226-226-850.000	SOLID WASTE		13.03
A T & T		Invoice Amount:	\$433.93
MARCH 2021 PAYMENT - ACCT. 734-453-4461-65		Check Date:	05/05/2021
101-336-850.000	Fire		147.54
101-265-850.000	Twp. Hall		34.71
101-691-850.000	Parks		34.71
592-291-853.000	DPW		216.97
BUONO, DUANE		Invoice Amount:	\$5,299.50
APRIL 2021 MECHANICAL INSPECTOR		Check Date:	05/05/2021
101-371-801.000	APRIL MECHANICAL INSPECTOR PAY		5,299.50
COMCAST		Invoice Amount:	\$128.40
COMCAST HIGH SPEED INTERNET -MAY 2021 - 9		Check Date:	05/05/2021
101-290-852.000	COMCAST HIGH SPEED INTERNET - 5/2021		128.40
COMCAST		Invoice Amount:	\$177.79
HIGH SPEED INTERNET - TOWNSHIP PARK -MAY		Check Date:	05/05/2021
101-691-852.000	High Speed Internet - Township Park		177.79
CONSUMERS ENERGY		Invoice Amount:	\$2,604.43
MONTHLY CHGS - APRIL 2021		Check Date:	05/05/2021
101-171-921.000	SUPERVISOR		110.94
101-201-921.000	INFO SERVICES		93.61
101-209-921.000	ASSESSING		38.14
101-215-921.000	CLERK		220.15
101-253-921.000	TREASURER		57.20
101-305-921.000	POLICE		481.90
101-325-921.000	DISPATCH		180.28
101-336-921.000	FIRE DEPT		701.05
101-371-921.000	BUILDING		136.94
101-701-921.000	COMM DEVELOPMENT		10.40
101-691-921.000	PARK		235.06
226-226-921.000	UTILITIES-SOLID WASTE		5.20
592-291-921.000	POWER & PUMPING-DPW		19.80
592-172-921.000	DPW - WATER & SEWER		157.74
101-351-921.000	CORRECTIONS & JAIL		147.34
101-265-921.000	TOWNSHIP HALL		3.48
101-265-921.673	UTIL - SENIOR SERVICES		5.20

Charter Township of Plymouth AP Invoice Listing - Board Report

Page: 2/2

VENDOR INFORMATION

INVOICE INFORMATION

DTE ENERGY		Invoice Amount:	\$13.60
DTE SERVICE MILLER PARK APRIL 2021 - 9100-0		Check Date:	05/05/2021
101-691-921.000	MILLER PARK ELECTRIC APRIL 2021		13.60
HEILEMAN, JAMES		Invoice Amount:	\$4,361.00
APRIL 2021 ELECTRICAL INSPECTOR		Check Date:	05/05/2021
101-371-801.000	APRIL 2021 ELECTRICAL		4,361.00
MUNSON, STEVE		Invoice Amount:	\$1,440.00
APRIL 2012 PLUMBING INSP PAY		Check Date:	05/05/2021
101-371-801.000	APRIL 2021		1,440.00
PLYMOUTH POSTMASTER		Invoice Amount:	\$1,200.00
WATER BILL POSTAGE - PERMIT #218 MAY		Check Date:	05/05/2021
592-172-730.000	PERMIT #218 MAY 2021 POSTAGE		1,200.00
PLYMOUTH POSTMASTER		Invoice Amount:	\$2,800.00
POSTAGE FOR WATER QUALITY REPORT POSTCA		Check Date:	05/05/2021
592-172-730.000	WATER QUALITY POSTCARDS POSTAGE		2,800.00
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$1,911.05
PLYMOUTH TOWNSHIP - WATER/SEWER APRIL		Check Date:	05/05/2021
101-171-921.000	SUPERVISOR		22.21
101-201-921.000	INFO SERVICES		18.74
101-209-921.000	ASSESSORS		7.63
101-215-921.000	CLERK		44.07
101-253-921.000	TREASURER		11.45
101-265-921.673	BUILDING-SENIOR SERVICES		59.61
101-305-921.000	POLICE		96.46
101-325-921.000	DISPATCH		36.09
101-351-921.000	LOCK UP		29.49
101-336-921.000	FIRE		539.30
101-371-921.000	BUILDING		27.76
101-701-921.000	PLANNING		2.08
101-691-921.000	PARK		641.20
226-226-921.000	SOLID WASTE		1.04
592-172-921.000	ADM/GEN EXPENSE		31.23
592-291-921.000	POWER & PUMPING		203.26
588-588-921.000	FRIENDSHIP STATION		3.74
101-265-921.000	BUILDING		0.69
592-291-935.000	WATER FLUSHING		135.00
VERIZON WIRELESS		Invoice Amount:	\$89.35
VERIZON - CELL PHONES FOR PARK & FIRE (ACC		Check Date:	05/05/2021
101-691-850.000	PARK CELL PHONE		40.01
101-336-850.000	FIRE - (LIFEPACKS)		49.34

Total Amount to be Disbursed: \$21,761.45

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

Refunds Page: *515/21*

VENDOR INFORMATION

INVOICE INFORMATION

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE20-0009

Invoice Amount:

\$401.00

Check Date:

05/02/2021

401.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE20-0014

Invoice Amount:

\$3,254.50

Check Date:

05/02/2021

3,254.50

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE21-0015

Invoice Amount:

\$822.00

Check Date:

05/02/2021

822.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE18-0021

Invoice Amount:

\$725.00

Check Date:

05/02/2021

725.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE21-0017

Invoice Amount:

\$2,015.00

Check Date:

05/02/2021

2,015.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0007

Invoice Amount:

\$275.00

Check Date:

05/02/2021

275.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE18-0028

Invoice Amount:

\$277.50

Check Date:

05/02/2021

277.50

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0010

Invoice Amount:

\$787.50

Check Date:

05/02/2021

787.50

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0006

Invoice Amount:

\$405.00

Check Date:

05/02/2021

405.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0004

Invoice Amount:

\$330.00

Check Date:

05/02/2021

330.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0009

Invoice Amount:

\$55.00

Check Date:

05/02/2021

55.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE19-0012

Invoice Amount:

\$220.00

Check Date:

05/02/2021

220.00

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE20-0004

Invoice Amount:

\$2,672.50

Check Date:

05/02/2021

2,672.50

SPALDING DEDECKER ASSOCIATES, INC.

BD Bond Refund

101-371-283.016 BE21-0016

Invoice Amount:

\$9,368.50

Check Date:

05/02/2021

9,368.50

Charter Township of Plymouth

AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$15,237.25
BD Bond Refund			Check Date:	05/02/2021
	101-371-283.016	BE20-0003		15,237.25
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$697.00
BD Bond Refund			Check Date:	05/02/2021
	101-371-283.016	BE20-0008		697.00
SPALDING DEDECKER ASSOCIATES, INC.			Invoice Amount:	\$6,645.00
BD Bond Refund			Check Date:	05/02/2021
	101-371-283.016	BE18-0025		6,645.00
SIMPLIFILE, LC			Invoice Amount:	\$33.00
BD Bond Refund			Check Date:	05/02/2021
	101-371-283.018	BBD21-0021		33.00
Cook Building Co			Invoice Amount:	\$32.00
BD Bond Refund			Check Date:	05/02/2021
	101-371-283.018	BBD21-0021		32.00
Total Amount to be Disbursed:				\$44,252.75

Weekly page 4128/21

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

A T & T		Invoice Amount:	\$951.25
AT&T - TELEPHONE ALLOCATION APRIL 2021 - A		Check Date:	04/28/2021
101-201-850.000	INFORMATION SERVICES		65.05
101-209-850.000	ASSESSING		38.84
101-371-850.000	BUILDING		108.27
101-336-850.000	FIRE		161.40
101-305-850.000	POLICE		173.15
101-171-850.000	SUPERVISOR		101.23
101-253-850.000	TREASURER		86.36
101-215-850.000	CLERK		50.44
101-701-850.000	COMMUNITY DEVELOPMENT		40.30
101-325-850.000	DISPATCH		65.13
101-265-850.673	WATER/SEWER (UTIL) (FS)		15.47
101-691-850.000	PARK		12.12
592-172-853.000	GEN EXPENSE TEL		23.97
226-226-850.000	SOLID WASTE		9.52
BLUE CROSS/BLUE SHIELD OF MICHIGAN		Invoice Amount:	\$3,812.40
MAY 2021 MEDICARE PLUS BLUE PPO -- (SPREAD		Check Date:	04/28/2021
101-290-714.500	GENERAL RETIREES		423.60
101-305-714.500	POLICE RETIREES		423.60
101-336-714.500	FIRE RETIREES		2,965.20
COMCAST		Invoice Amount:	\$148.35
INTERNET PORT STREET - MAY 2021-- ACCT 85		Check Date:	04/28/2021
592-291-805.000	INTERNET - PORT STREET		148.35
COMCAST		Invoice Amount:	\$168.35
INTERNET - APRIL 2021 ACCT 8		Check Date:	04/28/2021
101-290-852.000	APRIL 2021 INTERNET (GEN)		168.35
COMCAST		Invoice Amount:	\$179.23
SENIOR CENTER INTERNET - APRIL 2021 -- ACC		Check Date:	04/28/2021
101-265-852.673	Senior Ctr Internet		168.48
588-588-852.000	Senior Trans Internet		10.75
DTE ENERGY		Invoice Amount:	\$164.03
BASEBALL DIAMONDS MARCH 2021-- 9100-157-6		Check Date:	04/28/2021
101-691-921.000	BASEBALL DIAMONDS 3/21		164.03
DTE ENERGY		Invoice Amount:	\$41.53
FS # 2 SERVICE- APRIL 2021- 9200-013-7823-0 -		Check Date:	04/28/2021
101-336-921.000	FS #2 ELECTRIC SERVICE APRIL 2021		41.53
I.A.F.F. - LOCAL 1496		Invoice Amount:	\$2,250.00
IAFF DUES-APRIL 2021 (DETAILED LISTING ATT		Check Date:	04/28/2021
101-100-232.020	APRIL 2021 UNION DUES		2,250.00
MICHIGAN CONFERENCE OF TEAMSTERS		Invoice Amount:	\$17,512.00
HEALTH INSURANCE -MAY 2021 (DPW) (INDIVI		Check Date:	04/28/2021
592-291-714.000	BARTLETT, JAMES		2,189.00
592-291-714.000	KRUEGER, RANDY		2,189.00
592-291-714.000	MELOW, STEVEN		2,189.00
592-291-714.000	OVERAITIS, JOSEPH		2,189.00
592-291-714.000	SCHOLTEN, JAMES		2,189.00
592-291-714.000	THOMAS, JAMES		2,189.00
592-291-714.000	NELSON, DAVID		2,189.00

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

		592-291-714.000	PUMPHREY, ZACHARY	2,189.00
UNUM LIFE INSURANCE CO. OF AMERICA				Invoice Amount: \$5,990.83
UNUM PREMIUM STATEMENT - APRIL 2021 (SPR				Check Date: 04/28/2021
	101-171-714.000	SUPERVISOR'S DEPT.		128.58
	101-201-714.000	INFORMATION SYSTEMS		73.50
	101-215-714.000	CLERK'S DEPT.		310.31
	101-253-714.000	TREASURER'S DEPT.		132.41
	101-265-714.000	TOWNSHIP HALL (HAACK)		38.20
	101-305-714.000	POLICE DEPT.		1,878.71
	101-325-714.000	DISPATCH DEPT.		765.16
	101-336-714.000	FIRE DEPT.		1,587.65
	101-371-714.000	BUILDING DEPT.		225.79
	226-226-714.000	SOLID WASTE		52.02
	588-588-714.000	SENIOR TRANS.		40.15
	592-172-714.000	PUBLIC SERVICES		140.10
	592-291-714.000	PUBLIC WORKS		568.29
	101-262-714.000	ELECTIONS (TERRELL)		49.96
Total Amount to be Disbursed:				\$31,217.97



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 11, 2021

ITEM: FY2021 Budget Amendments

PRESENTER: Finance Director, Moriarty

BACKGROUND: The Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined.

The attached amendments are reflective of activity incurred in the General Fund. Board consideration to

- Amend FY2021 General Fund recognizing revenue in the amount of \$115,569.50 and approving General Fund appropriations in the amount of \$ 101,700;

PROPOSED MOTION:

I move that the Plymouth Township Board of Trustees hereby adopt Resolution #2021-05-11-## authorizing the Finance Director to recognize General Fund revenue in the amount of \$115,569.50 and to appropriate its fund balance of \$101,700.

Moved By _____ Seconded By _____

ROLL CALL:

___Vorva___ Curmi,___ Clinton, ___Monaghan, ___Doroshewitz, ___Stewart, ___Heise

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

RESOLUTION # 2021-05-11-30

2021 BUDGET AMENDMENTS – GENERAL FUND

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on May 11, 2021, the following resolution was offered:

WHEREAS, the Uniform Budgeting and Accounting Act requires that a Township Board prepare a budget amendment as soon as it is apparent that a deviation from the original budget is necessary and the amount can be determined, and;

WHEREAS, the referenced amendments are reflective of activity incurred in the General Fund since the adoption of the FY2021 budget approved on November 10, 2020, and;

WHEREAS, The Board of Trustees of the Charter Township of Plymouth was presented with a proposed budget amendment for Fiscal/Calendar Year 2021, and;

WHEREAS, the Board of Trustees are satisfied with proposed budget amendment, and;

RESOLVED: That the Finance Director is authorized to amend the FY2021 Adopted Budget, hereby amended as shown on the schedule to recognize General Fund revenue of \$115,569.50 and to appropriate \$101,700 of its fund balance for FY2021, be it further;

RESOLVED: That this resolution be given immediate effect, be it further;

NOW THEREFORE BE IT RESOLVED that the Charter Township of Plymouth, by way of this resolution #2021-05-11-30, hereby adopts these amendments to the FY2021 General Fund budget.

Present: [Curmi, Clinton, Doroshewitz, Heise, Monaghan, Stewart, Vorva]

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on May 11, 2021.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

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

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2021-05-11-30

FY2021 Budget Appropriations

General Ledger	GL Description	Action	Previous Actions	Amount To Appropriate
101-325-970.000	Capital Outlay	Carry Forward of FY2020 Budget requested for installation of 3rd Dispatch Radio Console - Motorola	BD-2020-10-27-96	\$ 54,000.00
101-290-801.000	Professional & Contractual Services	Independent Contractor Agreement - Heitman	BD-2021-01-26-07	\$ 30,000.00
101-101-801.000	Professional & Contractual Services	Township Board Photographs/Photo Shoot & DVD		\$ 400.00
101-101-960.000	Education/Training	Board of Trustees Professional Development - Associations/Board Training		\$ 1,000.00
101-101-859.000	Communications - Qualifying PEG Expenses	2nd Floor Board Room broadcasting equipment		\$ 3,300.00
101-290-898.000	Community Promotion - Shearer Cemetary	Tree removal & other clean-up/removal work		\$ 5,000.00
101-691-930.000	Land & Building Repairs	Land Repair for Pond Pump/Irrigation System		\$ 6,000.00
101-446-801.000	Professional & Contractual Services	Independent Contractor Services - Wayne County - Grading of Powell Rd		\$ 2,000.00
101 General Fund		General Fund fund balance appropriation of		\$ 101,700.00
101-290-640.584	Golf Course Revenue	Hilltop Golf Course Contract Service - 50% Cost Share of FY2020 Revenues		\$ 51,414.50
101-691-460.050	Wayne County Parks	Park Millage Funding Allocation 2020-2021 - IGA Township Park Jogging Path Revenue Reimbursement		\$ 64,155.00
101 General Fund		General Fund fund balance revenue recognition of		\$ 115,569.50



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE:

ITEM: Police Department installation of one (1) Level 3 Bullet Resistant Barrier and one (1) Level 3 ballistic fiberglass barrier. Resolution #2021-05-11-31

PRESENTER: Police Chief Tom Tiderington and Communications Supervisor Cynthia Fell

BACKGROUND:

The Police Department is seeking board approval to install one (1) Level 3 Bullet Resistant Barrier and one (1) Level 3 ballistic fiberglass barrier. The cost for this project will be \$24,098.

ACTION REQUESTED:

Approve the enclosed resolution authorizing the installation of one (1) Level 3 Bullet Resistant Barrier and one (1) Level 3 ballistic fiberglass barrier from Insulgard for a cost of \$24,098 to be paid from 266-300-970.000 (budgeted in the 2021 budget of \$20,000).

RECOMMENDATION:

Approve

PROPOSED MOTION: I move to approve Resolution #2021-05-11-31- authorizing the Plymouth Township Police Department to install one (1) Level 3 Bullet Resistant Barrier and one (1) Level 3 ballistic fiberglass barrier at an amount not to exceed \$24,100 of the Drug Forfeiture's Capital Outlay account by authorizing the Finance Director to appropriate an additional \$4,100 of fund balance to the 266-300-970.000 State Drug Forfeiture Fund's Capital Outlay account.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva, ___ Stewart, ___ Monaghan, ___ Clinton, ___ Heise, ___ Curmi, ___ Doroshewitz

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

**RESOLUTION TO AUTHORIZE THE PURCHASE ONE (1) BULLET RESISTANT
ARCHED WINDOW SYSTEM AND BALLISTIC FIBERGLASS BARRIER**

RESOLUTION #2021-05-11-31

At a regular meeting of the Board of Trustees for the Charter Township of Plymouth (the "Board"), held at Township Hall, located at 9955 N. Haggerty Road, Plymouth, on May 11, 2021, the following resolution was offered:

WHEREAS, The Charter Township of Plymouth Police Department has requested approval to purchase one (1) Bullet Resistant arched window system and ballistic fiberglass barrier, and,

WHEREAS, the purchase will be paid for with funds from the state forfeiture fund, and,

WHEREAS, pricing for these items was obtained through a competitive bid process.

WHEREAS, The Bullet Proof Glass is to be purchased from the State Drug Forfeiture Fund's 2021 Budgeted Capital Outlay account 266-300-970.000 not to exceed \$24,100, and;

WHEREAS, the Board is satisfied in this proposed budget amendments to authorize the Finance Director to appropriate fund balance to the State Drug Forfeiture Fund in the amount of \$4,100, and;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2021-05-11-31** authorizing the Plymouth Township Police Department to purchase one (1) Bullet Resistant arched window system and ballistic fiberglass barrier by authorizing the Finance Director to appropriate the additional \$4,100 of fund balance amending the State Drug Forfeiture Fund Capital Outlay budget account 266-300-970.000, in the total amount of \$24,100.

Moved by: _____ Seconded by: _____

ROLL CALL:

___Vorva, ___Clinton, ___Curmi, ___Monaghan, ___Doroshewitz, ___Heise, ___Stewart

Adopted: Regular Meeting of the Board of Trustees on May 11, 2021.

Jerry Vorva, Clerk, Charter Township of Plymouth

Certification

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

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

Jerry Vorva, Clerk
Charter Township of Plymouth

Date

Resolution: 2021-05-11-31



Plymouth Township Police Department

2021 Budget Request

New Capital Item

Department: Police Department		Capital Item: Level 3 Bullet Resistant Barrier – Police Lobby	
Quantity: Bullet resistant arched window system and ballistic fiberglass	Useful Life: 20 years	Cost: \$ 24,098	
Check One: Equipment		Project X	
<u>Description and Function of new capital item</u> The police department is seeking to install a Level 3 ballistic rated plexiglass barrier at the front desk in the police department lobby. The function of this new capital item will be to provide a level of protection for employees of the police department from an active assailant situation, as well as a barrier to the spread of communicable diseases. Fiberglass composite panels are manufactured with woven roving ballistic grade fiberglass and resin to form a rigid panel. These panels are designed to be installed directly against a stud wall. The unique design of the panels will stop a variety of projectiles (bullets or shrapnel) and prevent ricochet as well. This project is to include one (1) barrier 55 ½” x 53 ¾” and one (1) barrier 216 1/8” x 53 ¾” glazed with 1 3/8” thick bullet/abrasion resistant coated acrylic HP 1.25 (UL rated level 3 ballistic protection) fabricated into an arched window system for 4 stations (3 standard and 1 ADA). Includes three (3) counter mounted stainless steel deal trays to be located at the standard stations, dark bronze or clear anodized aluminum channel and hardware. This project is to include one (1) plastic laminated FG300 UL752 Level 3 ballistic fiberglass to secure side of support wall below the barrier.			
<u>Explain new or improved service that will result from new item</u> When considering the wide variety of reasons that citizens visit the police department lobby, and the potential security issues that occur, this installation will increase security. Increased security will ensure the well-being of the employees and convey safety to visitors.			
<u>Why is this new item needed? Why does the Township need to provide this service?</u> The ballistic rated plexiglass and fiberglass barriers are needed to increase the security level of the front lobby and entrance of the police department. Installation of bullet resistant plexiglass at the police station is the easiest and most economical way to create a protective shield that keeps our employees safe from active assailant attacks and reduces the likelihood of communicable disease transmission.			
<u>How will any current services be affected or changed if approved? What will happen if this item is Not approved?</u> There were three primary considerations that were evaluated when researching this project. The first was a need to preserve aesthetics. The design chosen ensures that there is a balance between ensuring safety while still maintaining an inviting environment for employees, citizens, and other visitors. The existence of the proposed barrier will also provide as a deterrent against active assailants. Secondly, this project is needed as this is a heavily trafficked area within the township complex. The departments records division assists a significant number of people daily. The barrier will provide the ballistics protection marketed along with physical protection from pathogens. Lastly, the level of protection was investigated. The recommended level of ballistic protection (Level 3) was chosen as this installation will be a permanent change to the building.			

If this project is not approved, the Records Division will continue to use the temporary barrier (that must be removed and put back up each night) to provide some protection against pathogens.

How do you anticipate providing this service?

This project will be completed during the hours when the Records Division is not open to the public. The anticipated project time will be one day.

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

The operating budget will not be affected by this installation.

Communications/Records Supervisor Fell

03/31/2021



www.insulgard.com

Sales Proposal			
Brighton Office 1291 Rickett Road Brighton, MI 48116 Tel: 800-624-6315 Fax: 810-844-0920		Sales Rep Gerry Sagerman	Date: 3/30/2021 Proposal #: 45486 Total Pages: 1
		Estimator Jim Kennedy	Revision #3

Proposal Submitted to:	Project Information:
Account: Plymouth Township Police Department Contact: Cynthia Fell Phone: 734-354-3251 Email: cfell@plymouthtwppd.org Address: 9955 N. Haggerty Road Plymouth Township, MI 48170	Project: 45486 Plymouth Township Police Department - Level 3 Barrier Desc: Level 3 Barrier City: Plymouth Township State: MI

Proposal Valid for:	Leadtime:	Payment Terms:	Shipment Terms:	
30 Days	4-6 Weeks Receipt of Approved Drawings	Pending Credit Approval	Negotiated Freight	Shop drawing lead time 2-3 weeks.

Base Proposal		
Item #	Description	Price
1	Supply only quantity 1 barrier 55 1/2" x 53 3/4" and quantity 1 barrier 216 1/8" x 53 3/4" glazed with 1 1/4" thick bullet/abrasion resistant coated acrylic SP 1.25 (UL rated level 3 ballistic protection) fabricated into an arched window system for 4 stations (3 standard and 1 ADA). Includes quantity 3 counter mounted stainless steel deal trays to be located at the standard stations, dark bronze or clear anodized aluminum channel and hardware. Shop drawings included.	\$ 19,467
2	Supply and install plastic laminated FG300 UL752 Level 3 ballistic fiberglass to secure side of support wall below the barrier.	\$ 3,029
3	Installation of barrier using non-union labor as a single continuous installation trip during normal business hours. Does not include demolition, patching, painting.	\$ 1,602
Total Base Price		\$ 24,098

Exclusions and Qualifications	
1	Price does not include applicable taxes
2	Price includes freight

Name:	Title:	Signature:	Date:

TERMS AND CONDITIONS OF SALE

1. "Seller" shall mean Polymershapes LLC and Polymershapes LLC dba Insulgard Security Products ("Insulgard"). Acceptance of any order is subject to credit approval by Seller, acceptance of the order by Seller and, when applicable, Seller's Vendor (i.e. manufacturers, vendors, or other third parties that provide goods to Seller for resale to Buyer).
2. **TERMS AND CONDITIONS OF SALES.** If Buyer does not have a sales agreement signed by both Buyer and Seller, then these Terms and Conditions of Sale ("Ts&Cs") are the complete contract and shall be governed by the substantive law of the state of New York, without giving effect to its conflicts of laws principles. The United Nations Convention on the International Sale of Goods will not apply. Even if Buyer sends Seller another form of agreement, or modifications to this agreement, and Seller does not affirmatively accept such other forms or modifications in a writing signed by Seller, these terms will be the terms of Seller's agreement. Any modifications to this agreement must be in writing and signed by Seller. BY REQUESTING A QUOTE FROM SELLER OR PRESENTING AN ORDER TO SELLER AND ASSENT A SIGNED SALES AGREEMENT, BUYER CONFIRMS THAT THESE TS&CS SHALL GOVERN ALL PURCHASES OF GOODS OR SERVICES ("PRODUCTS") BY BUYER FROM SELLER, AND NO CHANGES OR ADDITIONAL OR DIFFERENT TERMS (CONTAINED IN A PURCHASE ORDER ACCEPTED BY SELLER, OR OTHERWISE) WILL CHANGE THESE TS&CS UNLESS ACKNOWLEDGED IN WRITING AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF SELLER. NO SELLER EMPLOYEE OR AGENT HAS THE AUTHORITY TO MODIFY THESE TS&CS VERBALLY. SELLER OBJECTS TO AND REJECTS ANY TERMS BETWEEN BUYER AND ANY OTHER PARTY, AND NO SUCH TERMS, INCLUDING BUT NOT LIMITED TO ANY GOVERNMENT REGULATIONS OR "FLOWDOWN" TERMS, SHALL BE A PART OF OR INCORPORATED INTO ANY ORDER FROM BUYER TO SELLER, UNLESS AGREED TO IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF SELLER.
3. **PRICE AND PAYMENT.** Buyer agrees to pay the prices quoted by Seller, and is responsible for additional applicable shipping and handling charges, taxes and duties. Seller shall collect applicable taxes unless Buyer submits a valid tax exemption certificate, and indicates which Products are covered by it. Payment will be due in U.S. Dollars within thirty (30) days of the Invoice date. Payment is not contingent on Buyer's ability to collect or obtain funds from any other party. Credit card sales are billed at the time of purchase. Buyer expressly represents it is solvent at the time it places any purchase order with Seller. Buyer agrees to pay a charge on all amounts past due at the rate of 1 1/2% per month (18% per year) or the maximum lawful rate, whichever is less. In the event of non-payment, Buyer agrees to pay Seller's costs of collection, including reasonable attorney fees and court costs, if any, incurred by Seller, and all applicable interest charges.
4. **DELIVERY.** Any delivery dates Seller quotes are estimates. Seller cannot guarantee delivery on a specific date. As to Products delivered by Seller's truck, title passes upon delivery at the place Buyer receives possession; and, thereafter, all risk of loss or damage shall be on Buyer. For all other sales, Buyer takes title and assumes responsibility for risk of loss or damage at Seller's point of shipment for such sales. Claims for Products damaged in transit are Buyer's sole responsibility when not delivered by Seller's truck. Title and risk of loss to products shipped from the United States to locations outside of the United States will occur immediately after such products first leave United States territory (including its territorial waters and airspace, as applicable). Title for material installed by Insulgard shall pass upon completion of such services by Insulgard, as determined by Insulgard.
5. **WARRANTIES AND CLAIMS.** (a) **SELLER'S WARRANTIES (EXCLUDING INSULGARD INSTALLATION SERVICES):** Seller warrants that all Products sold are new and, upon payment in full by Buyer of the Products, free and clear of any security interests or liens. Services performed will be in accordance with generally acceptable industry standards. Fabricated parts will meet the physical dimensions agreed upon in writing. If any Products fail to conform to the warranty specified in the preceding two sentences, Seller may, at Seller's option, either replace the Products or refund the purchase price. This is Buyer's exclusive remedy and Seller's sole liability for breach of warranty. Buyer should not return Products until Seller agrees that Buyer may do so. Seller is a distributor and not a manufacturer and makes no independent warranties other than those set forth herein.
- (b) **WARRANTY FOR INSULGARD INSTALLATION SERVICES:** Insulgard warrants installation services for twelve (12) months from the date of installation. Buyer will inspect all installation work performed by Insulgard within three (3) business days from the date of installation. Installation services will be performed in accordance with generally acceptable industry standards and to the specifications agreed to in writing by Insulgard. If any installation services are determined not to conform to the standard set forth in the preceding sentence, then Insulgard shall, at its option, either re-install the material or refund the cost of such installation services. This is Buyer's exclusive remedy and Seller's sole liability for breach of warranty related to Insulgard installation services.
- (c) **VENDOR'S WARRANTIES:** Seller shall assign to Buyer any vendor/manufacturer warranties and/or remedies provided to Seller by its vendor, to the extent permitted by Seller's vendors/manufacturers. BUYER UNDERSTANDS THAT FABRICATION SERVICES PERFORMED BY SELLER MAY VOID VENDOR/MANUFACTURER WARRANTIES.
- (d) **INTELLECTUAL PROPERTY INFRINGEMENT:** Any suggestions Seller makes about possible articles, designs or uses of products do not give Buyer a license under any patent covering such articles, designs or uses, nor are they a recommendation for use of such products, articles or designs which may infringe any patent. SELLER DISCLAIMS ANY AND ALL WARRANTIES AND/OR INDEMNIFICATIONS AGAINST INFRINGEMENT OF ANY INTELLECTUAL PROPERTY RIGHTS OF ANY NATURE. SELLER SHALL, IF GIVEN PROMPT NOTICE BY BUYER OF ANY CLAIM OF INTELLECTUAL PROPERTY INFRINGEMENT WITH RESPECT TO ANY PRODUCTS SOLD HEREUNDER, REQUEST THE MANUFACTURER TO GRANT FOR THE BUYER SUCH WARRANTY OR INDEMNITY RIGHTS AS THE MANUFACTURER MAY CUSTOMARILY GIVE WITH RESPECT TO SUCH PRODUCTS.
- (e) **LIMITATIONS:** SELLER DISCLAIMS ANY LIABILITY FOR CLAIMS ARISING OUT OF PRODUCT MISUSE, IMPROPER PRODUCT SELECTION, IMPROPER INSTALLATION (EXCEPT AS SET FORTH IN 5(b)), OR PRODUCT MODIFICATION, MISREPAIR OR MISAPPLICATION. THERE ARE NO OTHER WARRANTIES WRITTEN OR ORAL, EXPRESS, IMPLIED OR BY STATUTE, NO IMPLIED STATUTORY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLIES. NO OTHER COSTS ARE ASSUMED BY SELLER UNLESS AGREED TO, IN ADVANCE, IN WRITING.
- (f) **CLAIMS:** Claims for any nonconforming Products must be made by Buyer, in writing, within ten (10) days of Buyer's receipt of such Products and must state with particularity all material facts concerning the claim then known to Buyer. Failure by Buyer to give notice within such ten (10) day period shall constitute an unqualified acceptance of such Products by Buyer, and a waiver of any right to reject or revoke acceptance of such Products.
6. **LIMITATION OF CLAIMS.** Seller will not be responsible for any harm arising out of Buyer's purchase, possession or use of any products supplied by Seller or any technical advice Seller may offer, except as agreed in the Limited Warranty set out above. UNLESS APPLICABLE LAW OTHERWISE REQUIRES,

- SELLER'S TOTAL LIABILITY TO BUYER OR TO ANY OTHER PERSON, RELATING TO ANY PURCHASES GOVERNED BY THESE TS&CS, FROM THE USE OF THE PRODUCTS FURNISHED OR FROM ANY ADVICE, INFORMATION OR ASSISTANCE PROVIDED BY SELLER (BY ANY METHOD, INCLUDING A WEB SITE), IS LIMITED TO THE PRICE OF THE PRODUCTS GIVING RISE TO THE CLAIM. SELLER WILL NOT BE LIABLE FOR CONSEQUENTIAL, SPECIAL, INCIDENTAL OR EXEMPLARY DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, COST OF ANY SUBSTITUTE FOR THE PRODUCTS BUYER BOUGHT, CLAIMS OF THIRD PARTIES OR INJURY TO PERSONS OR PROPERTY.
7. **CUSTOM PRODUCTS.** If Buyer orders non-stock products from Seller or products made by Seller or Seller's vendor to Buyer's specifications or design ("Custom Products"), Seller is not responsible for verifying or confirming the accuracy of specifications provided to Seller for such Custom Products. All Custom Products are sold on a "FINAL SALE" basis only, and no cancellations, returns, refunds or credits are allowed.
 8. **TECHNICAL ADVICE AND OTHER SERVICES.** Buyer is responsible for the design, processing, testing and labeling of any product that Buyer makes using Products Buyer buys from Seller, and Buyer will not rely on anything on Seller's web site or any statement by Seller about the suitability of Products Seller provides. Product cross-reference comparisons do not imply that Products are perfectly comparable. COMPARED PRODUCTS ARE NOT REPRESENTED OR WARRANTED AS FUNCTIONAL OR PERFORMANCE EQUIVALENTS. Buyer shall review all Products prior to purchase and use to determine suitability for customer's intended use. By purchasing Products, Buyer represents and warrants that it has tested and investigated Products sold by Seller enough to form an independent judgment concerning their suitability for the use intended by Buyer and will not make any claim against Seller based on Seller's advice, statements, information, services or recommendations. Jurisdictions have varying laws, codes and regulations governing construction, installation, and/or use of products for a particular purpose. It is Buyer's responsibility to review all applicable laws, codes and regulations for each relevant jurisdiction to be sure that the construction, installation, and/or use involving the Products are compliant.
 9. **INTELLECTUAL PROPERTY.** (a) Buyer, by placing an order with Seller for fabrication services, warrants and represents that: (i) it is the rightful owner of any intellectual property which it has communicated, or will communicate, to Seller for use in the performance of such fabrication services and that it has the right to permit Seller to use any such item of intellectual property; and (ii) it has the right to provide such parts and related intellectual property (including but not limited to drawings, prints, or samples) to Seller for fabrication or replication. Buyer hereby agrees to release, indemnify, and hold harmless Seller, its affiliated companies and their respective shareholders, directors, officers, employees and representatives against, and hold each such indemnified party harmless from, any liability, loss, cost, damage or expense (including, without limitation, reasonable fees and expenses of attorneys and experts and other costs of defense) resulting from, or arising out of, any claim that Seller's receipt or use of any such item of intellectual property constitutes an infringement of any third party's rights or is otherwise in any way unlawful. (b) Buyer shall have no right, title, or interest in the trade names, trademarks, trade dress, copyrights, patents, domain names, product names, catalogs or any other intellectual property rights reserved by Seller, or any trademarks or service marks owned by vendors of Seller. Buyer shall have no right to copy or use any of the intellectual property of Seller or its suppliers without Seller's written permission.
 10. **EVENTS BEYOND SELLER'S CONTROL.** Seller will not be responsible if events beyond Seller's control occur which make it impossible or commercially unreasonable for Seller to perform, including so-called "Acts of God" or "force majeure" events, vendor delays, and raw material shortages. Should shipments be held or stored beyond the delivery date for convenience of Buyer, Seller may, at its option, assess reasonable charges for any expense incident to such delay.
 11. **EXPORTS.** Buyer is responsible for compliance with all United States export control rules and regulations. Buyer shall not name Seller as shipper or exporter of record in connection with the export of any Products purchased from Seller. Buyer shall ensure that Products Buyer receives from Seller are exported by Buyer only in compliance with applicable laws, including U.S. export control laws. Buyer certifies that it will not use, or knowingly support the use by others of, such products, technology or software in the design, development, production or use of nuclear, chemical or biological weapons, land mines or ballistic missiles.
 12. **ELECTRONIC COMMERCE.** Buyer may not share any password, access code or similar credential which may be issued to it by Seller, and Seller reserves the right to suspend or revoke any such credential. Buyer is solely responsible for ensuring the security and integrity of its ordering process. Any information provided by Seller via any internet site or electronic communication (i) is subject to correction or change without notice, and (ii) is provided for the sole use of Buyer for purposes of facilitating individual transactions involving the purchase and sale of Seller's products. Buyer agrees that it shall not rely upon any such information for any purpose other than making individual purchases and will not seek to assert such information against Seller for any other purpose. Seller may issue electronic invoices for any purchases of products made using the Internet, e-mail or any other computer-based electronic communications method, and agrees to honor such invoices as if it had been delivered in writing.
 13. **TERMINATION; SUSPENSION.** Seller may terminate this agreement or adjust Buyer's payment terms effective immediately upon written notice to Buyer in the event (a) Buyer fails to pay any Seller invoice, within the time provided in this agreement on two or more occasions, (b) Buyer generally fails to pay its debts as they become due, (c) Seller reasonably believes Buyer's creditworthiness has deteriorated or Buyer is insolvent (whether based on the reasonable belief by Seller that Buyer's liabilities exceed its assets; the existence of a bankruptcy, assignment for the benefit of creditors or other similar proceeding involving Buyer; a liquidation of a significant portion of the assets of Buyer, or otherwise) and (d) of a sale of a majority of the assets, or a change of control of the ownership, of Buyer. If Buyer is in default hereunder, including by failure to pay invoices, Seller may suspend shipments of Product, require cash in advance of deliveries and/or reduce payment terms until all invoices are current and Seller receives adequate assurance of future performance.
 14. **GENERAL.** Cancellation of any order, or return of any conforming Product purchased hereunder, will be subject to acceptance by Seller and to a restocking charge in accordance with Seller's policy then in effect. Neither course of performance or dealing, nor usage of trade, nor prior writings or agreements shall be used to qualify, explain or supplement any of these terms and conditions. Failure by either party, at any time or from time to time, to require the performance by the other of any term hereof shall not constitute a waiver of such term or provision. The invalidity, in whole or in part, of any term herein, shall not affect any other term, each of which shall be enforced to the full extent permitted by law. Buyer may not assign or transfer any rights or obligations governed by these terms without the prior written consent of Seller. Notice shall be deemed properly given if sent by email, facsimile, overnight courier mail, hand-delivered, or registered mail with return receipt. Seller shall be entitled to reference Buyer as a customer of Seller and utilize photographs of Buyer's applications utilizing Seller's products in Seller's marketing materials.

Exclusions, Qualifications, and Disclaimers – Product and Installation Services

1. Price does not include applicable taxes.
2. Polymershapes LLC dba Insulgard™ Security Products, ("Insulgard"), will provide required fasteners, setting blocks, gaskets, caulk, and shop drawings reasonably contemplated under this Proposal. Anchoring is not provided by Insulgard unless specifically called out in the Proposal.
3. Components and Insulgard product assemblies are designed to meet the specified UL Levels of protection as per the applicable data sheets and test reports. Hardware, door closers, etc. are not designed to meet specified UL Levels unless specifically called out in the Proposals.
4. Note that not all ballistic components are forced-entry tested/rated. The applicable data sheet will identify those components that are forced-entry tested/rated.
5. Unless otherwise specifically stated herein, Insulgard does not perform nor certify to any other building code requirement including but not limited to impact, pressure, and cycling requirements.
6. This Proposal does not include landscape repair, patching and painting, electrical matters, utility issues, furniture removal/replacement, demolition, carpet removal/reinstallation, security system installation, or any other costs or services not specifically set forth in the Proposal.
7. Insulgard shall be entitled to an equitable increase in compensation resulting from delay, disruption, interference, or other impairment of Insulgard's work caused by the Customer or any third party working directly or indirectly on behalf of the Customer other than a third party working on behalf of Insulgard.
8. Adjacent substrate (e.g.: surrounding building components) must be adequate to support all imposed loads transferred from glazing/framing systems through the use of standard anchorage fasteners.
9. Insulgard shall have no responsibility for or duty in connection with any site condition not ascertainable through visual inspection.
10. Actual blast testing is not available with this Proposal. Blast calculations are job and site specific and cannot be performed until shop drawings and site conditions are complete and verified by the customer. Insulgard will provide final shop drawings based on the final calculations.
11. Components and Insulgard product assemblies will meet the specified FEMA/ICC ratings as per the applicable data sheets and test reports. Anchorage calculations are job and site specific and cannot be performed until shop drawings and site conditions are complete and verified by the customer. Insulgard will provide final shop drawings based on the final calculations.
12. Customer is responsible for providing accurate take-off for this Proposal. If drawings are a part of this Proposal, written verification by the Customer of all measurements is required prior to fabrication. Insulgard is not responsible for any errors related to take-off or Customer-verified information.
13. This Proposal is solely based upon information received prior to the date of this Proposal. Inaccurate or unavailable information, including but not limited to substrate, anchorage, or adjacent materials, that must be included in our shop drawings for third party analysis/approval may result in Proposal modifications as initially set forth which may lead to cost or timing changes different than as set forth in this Proposal.
14. Performance of work is contingent upon meeting the requirements of the parties in an economical and reasonable manner. Either party may request adjustments to the pricing if in its sole judgment, conditions have changed significantly since the acceptance of this Proposal (by the placement of an order by Customer or otherwise). If after thirty (30) days the parties do not agree to the adjustments, or when the requested adjustment has been rejected whichever comes earlier, the requesting party may terminate this agreement by giving sixty (60) days written notice.
15. No decision, opinion, determination, or direction of the Customer or any third party working directly or indirectly on behalf of the Customer shall be final or binding if biased, contrary to or inconsistent with the plans and specifications governing the work, erroneous, or in bad faith. Unless otherwise specifically agreed to in writing, Insulgard shall have no obligation to perform in increments/quantities or portions of the work that Insulgard plans to perform in a single operation or a single mobilization; nor shall Insulgard have any obligation to perform work in a different sequence than planned by Insulgard.
16. Title shall transfer and Insulgard shall be entitled to invoice Customer upon completion of services and all payment terms shall be based on the date of invoice. Insulgard waives no legal rights, including, without limitation, lien rights, but shall solely provide partial lien waivers to the extent Insulgard receives payment.
17. In the event work is terminated for any reason prior to completion by Insulgard, the Customer shall be responsible for and agrees to promptly pay all costs reasonably incurred by Insulgard, including finished materials and work in process, prior to the date of termination.
18. Insulgard products carry a one year warranty unless otherwise specified on an applicable data sheet. Insulgard will pass through all applicable manufacturer/vendor warranties. See the Insulgard's Terms and Conditions of Sale attached to this Proposal and available at www.insulgard.com and incorporated herein by reference for more details.
19. Given the special nature of the products requested by Customer and notwithstanding anything provided to Insulgard by the Customer to assist in developing this Proposal, this Proposal may vary from the exact specifications and requirements set forth in Customer documentation. Customer, by accepting this Proposal, agrees that this Proposal exclusively shall govern and any additional or conflicting technical requirements provided or referenced by Customer are expressly rejected and null and void.
20. By placing an order based on this Proposal, you acknowledge and accept Insulgard's Terms and Conditions of Sale and such order is limited exclusively to those Terms and Conditions and this Proposal; terms and conditions on any Customer-provided document are hereby expressly rejected unless specifically included as a part of this Proposal. No changes to such Terms and Conditions or this Proposal will be effective unless approved in writing by Insulgard.
21. INSULGARD MAKES NO WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED AS TO THE EFFECTIVENESS OR SAFETY OF ANY DESIGN INCORPORATING INSULGARD PRODUCTS, SERVICES OR RECOMMENDATIONS. EXCEPT AS PROVIDED IN SELLER'S STANDARD CONDITIONS OF SALE, INSULGARD SHALL NOT BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF ITS PRODUCTS OR SERVICES DESCRIBED HEREIN. Each user is responsible for making its own determination as to the suitability of Insulgard's products, services or recommendations for the user's particular use through appropriate end-use testing and analysis.
22. Unless otherwise agreed to in writing, each item and service Insulgard provides is a "commercial item" as defined in FAR PART 2, 2.101 and is provided in accordance with FAR Part 12 and, if the order is for a subcontract, in accordance with FAR 52.244-6. If the reasonableness of the price cannot be established through adequate price competition, or if cost or pricing data should be required for any other reason, or if the item or service cannot be considered a "commercial item," Insulgard may immediately cancel any transactions related to this Proposal without penalty or further obligation or liability. Other than those clauses set forth in 52.212-5(e), no other FAR or FAR Supplemental clause shall apply, including but not limited to those referencing DPAS Priority Ratings.
23. In the event that products are being exported, this Proposal is expressly contingent upon receipt of applicable licenses for export. In the event that such licenses are not approved, this Proposal and any related transactions shall be null and void and of no effect.
- 24.

™Trademark of Polymershapes LLC

FG SERIES FIBERGLASS OPAQUE



Offering innovative solutions for bullet, blast, impact and wind resistance.

PRODUCT DESCRIPTION

Fiberglass composite panels are manufactured with woven roving ballistic grade fiberglass and resin to form a rigid panel. These panels are designed to be installed directly against a stud wall (typically behind drywall) or overhead in a sub-roof system. The unique design of the panels will stop a variety of projectiles (bullets or shrapnel) and prevent ricochet as well.

SPECIFICATION

- Underwriters Laboratories UL 752 (Levels 1-8)
- National Institute of Justice (NIJ) (I, II-A, II, III-A, III)
- MIL-P-46593A (ORD) V-50 test
- ASTM E119-00A (1 hour fire test)
- ASTM E-84-91a (Surface Burning Characteristics)
- Nominal weights and thicknesses (see chart)

Available Sheet Sizes

- 4' x 8'
- 3' x 8'
- 4' x 5'

Consult factory for custom sheet sizes.

APPLICATION INFORMATION

Butt joints are ballistically weak. Reinforcement is recommended using a 4" wide strip of the same material as a batten. No rigid high-density material should be used adjacent to the panel's inner surface (surface opposite side bullet enters). Allow a minimum gap of 1/4".

INSTALLATION

See Drawing

Unless otherwise agreed to in a document signed by both parties, any sale of products by Insulgard™ Security Products ("Insulgard") is made exclusively under Insulgard's Standard Terms and Conditions of Sale, which are available at www.insulgard.com. Insulgard makes no warranty, express or implied, with respect to customer's application outside of the Insulgard Limited Warranty. Nothing in this or any other document, nor any oral recommendation or advice, shall be deemed to alter, vary, supersede, or waive any provision of Insulgard's Standard Terms Conditions of Sale, the Insulgard Limited Warranty, or this disclaimer, unless any such modification is specifically agreed to in a writing signed by Insulgard. No statement contained herein concerning a possible or suggested use of any material, product, service or design is intended, or should be construed, to grant any license under any patent or other intellectual property right of SABIC Innovative Plastics US LLC or any of its subsidiaries or affiliates covering such use or design, or as a recommendation for the use of such material, product, service or design in the infringement of any patent or other intellectual property right.

Insulgard™ is a trademark of SABIC Innovative Plastics IP B.V.

Insulgard™
SECURITY PRODUCTS

www.insulgard.com

Phone: (800) 624-6315

FG SERIES FIBERGLASS OPAQUE

Composites Ballistic Chart UL – Underwriters Laboratories

PRODUCT	NOMINAL WEIGHT LBS/SQ FT (KGS/SQ MTR)	NOMINAL THICKNESS INCHES (MM)	LEVEL	WEAPON	AMMUNITION	Velocity Ft/Sec
FG 100	2.9 (14.6)	1/4 (6)	UL 1 (MPSA)	9mm	124 GR FMJ	1175-1295
FG 200	4.1 (20)	3/8 (10)	UL 2 (HPSA)	.357 Magnum	158 GR SP	1250-1375
FG 300	5.3 (25.6)	1/2 (13)	UL 3 (SPSA)	.44 Magnum	240 GR LEAD	1350-1485
FG 400	13.7 (67)	1 3/16 (30)	UL 4 (HPR)	.30 Cal Rifle	180 GR SP	2540-2794
FG 500	14.9 (73)	1 3/8 (35)	UL 5	7.62mm Rifle	150 GR FMJ	2750-3025
FG 600	4.1 (20)	3/8 (10)	UL 6	9mm Uzi	124 GR FMJ MULTIPLE SHOTS	1400-1540
FG 700	12.1 (59)	1 1/16 (27)	UL 7	5.56mm M-16	55 GR FMJ MULTIPLE SHOTS	3080-3388
FG 800	15.5 (76)	1 7/16 (37)	UL 8	7.62mm Rifle	150 GR FMJ MULTIPLE SHOTS	2750-3025

ABBREVIATIONS USED IN THIS CHART

UL	UNDERWRITERS LABORATORY
SP	SOFT POINT
GR	GRAINS
LRHV	LONG RIFLE HIGH ECONOMY
MPSA	MEDIUM POWER SMALL ARMS
HPSA	HIGH POWER SMALL ARMS
SPSA	SUPER POWER SMALL ARMS
HPR	HIGH POWER RIFLE
FMJ	FULL METAL JACKET
JSP	JACKETED SOFT POINT

Unless otherwise agreed to in a document signed by both parties, any sale of products by Insulgard™ Security Products ("Insulgard") is made exclusively under Insulgard's Standard Terms and Conditions of Sale, which are available at www.insulgard.com. Insulgard makes no warranty, express or implied, with respect to customer's application outside of the Insulgard Limited Warranty. Nothing in this or any other document, nor any oral recommendation or advice, shall be deemed to alter, vary, supersede, or waive any provision of Insulgard's Standard Terms Conditions of Sale, the Insulgard Limited Warranty, or this disclaimer, unless any such modification is specifically agreed to in a writing signed by Insulgard. No statement contained herein concerning a possible or suggested use of any material, product, service or design is intended, or should be construed, to grant any license under any patent or other intellectual property right of SABIC Innovative Plastics US LLC or any of its subsidiaries or affiliates covering such use or design, or as a recommendation for the use of such material, product, service or design in the infringement of any patent or other intellectual property right.

Insulgard™ is a trademark of SABIC Innovative Plastics IP B.V.

Insulgard™
SECURITY PRODUCTS

www.insulgard.com

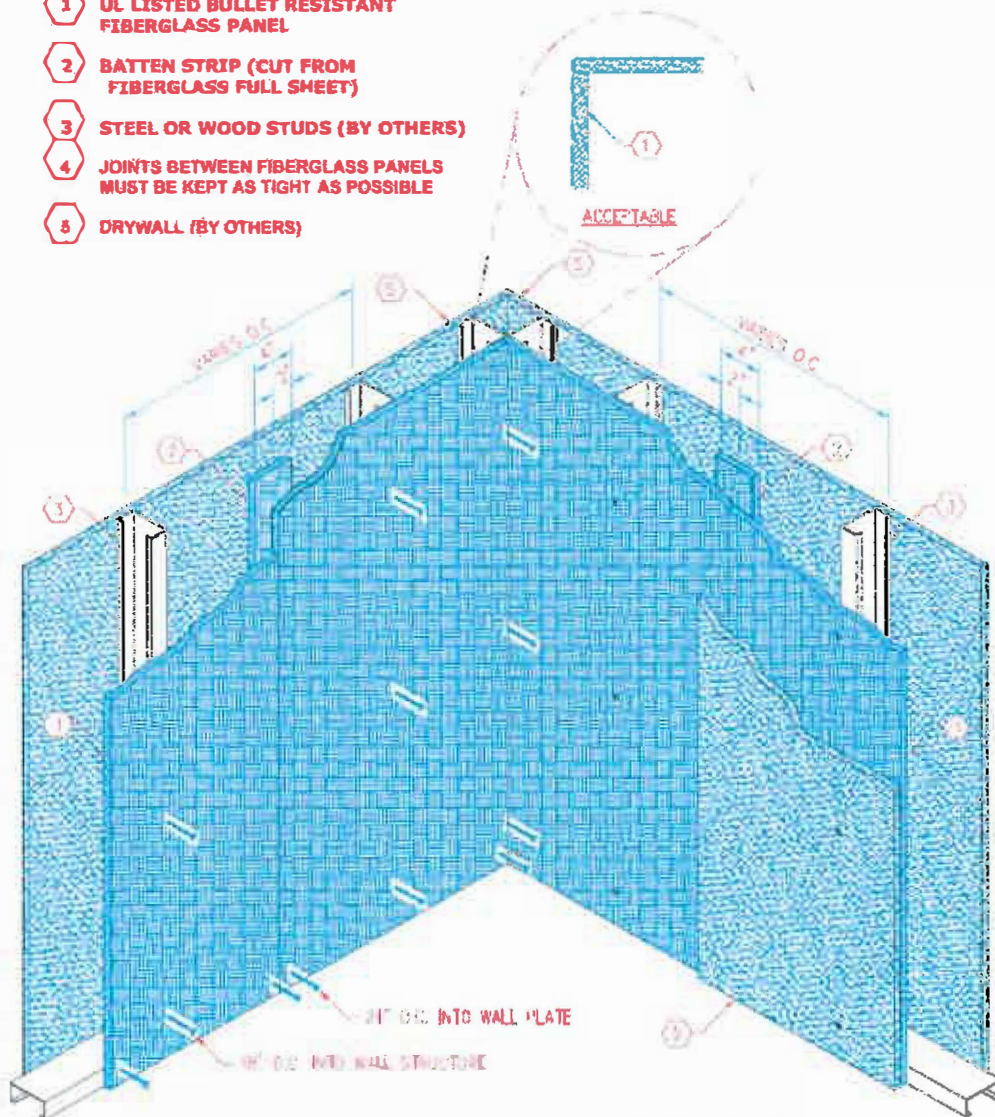
Phone: (800) 624-6315

DS133

FG SERIES FIBERGLASS OPAQUE

NOTES:

- 1 UL LISTED BULLET RESISTANT FIBERGLASS PANEL
- 2 BATTEN STRIP (CUT FROM FIBERGLASS FULL SHEET)
- 3 STEEL OR WOOD STUDS (BY OTHERS)
- 4 JOINTS BETWEEN FIBERGLASS PANELS MUST BE KEPT AS TIGHT AS POSSIBLE
- 5 DRYWALL (BY OTHERS)



(BULLET RESISTANT PANEL SHOULD BE INSTALLED WITH FULL LOAD RESTING SECURELY AGAINST SLAB ANCHOR TO WALL PLATE AND WALL STRUCTURE AS SHOWN)

Unless otherwise agreed to in a document signed by both parties, any sale of products by Insulgard™ Security Products ("Insulgard") is made exclusively under Insulgard's Standard Terms and Conditions of Sale, which are available at www.insulgard.com. Insulgard makes no warranty, express or implied, with respect to customer's application outside of the Insulgard Limited Warranty. Nothing in this or any other document, nor any oral recommendation or advice, shall be deemed to alter, vary, supersede, or waive any provision of Insulgard's Standard Terms Conditions of Sale, the Insulgard Limited Warranty, or this disclaimer, unless any such modification is specifically agreed to in a writing signed by Insulgard. No statement contained herein concerning a possible or suggested use of any material, product, service or design is intended, or should be construed, to grant any license under any patent or other Intellectual property right of SABIC Innovative Plastics US LLC or any of its subsidiaries or affiliates covering such use or design, or as a recommendation for the use of such material, product, service or design in the infringement of any patent or other Intellectual property right.

Insulgard™ is a trademark of SABIC Innovative Plastics IP B.V.

Insulgard™
SECURITY PRODUCTS

www.insulgard.com

Phone: (800) 624-6315

DS133

CURRENCY / PASS THRU TRAYS

Offering innovative solutions for bullet, blast, impact and wind resistance.



COUNTER TOP

PRODUCT DESCRIPTION

The counter top deal tray is designed to pass small items through or below a fixed security barrier or window without obstructing vision. This style tray easily installs onto existing or new work surfaces.

CONSTRUCTION

The tray is constructed with 18 GA stainless steel and has a #4 brushed satin finish. All joints are welded and ground smooth.

FEATURES

- No counter cut out is required
- Brushed stainless steel finish

STANDARD SIZES

- 12" x 8" x 2"
- 14" x 8" x 2"
- 16" x 8" x 2"

NOTE

Component ratings are available upon request.



COUNTER RECESSED

PRODUCT DESCRIPTION

The counter recessed deal tray is designed to pass small items through or below a fixed security barrier or window without obstructing vision. This style tray easily installs onto existing or new work surfaces.

CONSTRUCTION

The tray is constructed with 18 GA stainless steel and has a #4 brushed satin finish. All joints are welded and ground smooth. The tray is available with a notch on each side that allows for glazing materials to be recessed into the counter top.

FEATURES

- Installed flush with countertop
- Optional glazing notch available

STANDARD SIZES

- 12" x 8" x 1 1/2"
- 14" x 8" x 1 1/2"
- 16" x 8" x 1 1/2"
- 14" x 13" x 2 1/2"
- 14" x 17" x 1 3/4"

*Custom sizes available



COUNTER RECESSED
WITH BULLET TRAP

PRODUCT DESCRIPTION

The counter recessed deal tray with bullet trap is designed to allow the assault bullet to penetrate the deal tray and be confined in the bullet trap. Fabricated from ballistic materials, UL752 Level 1-3. The unit is easily installed in existing or new counters.

CONSTRUCTION

The tray is constructed with 18 GA stainless steel and has a #4 brushed satin finish. All joints are welded and ground smooth. The bullet trap is constructed from a steel plate or ballistic resistant fiberglass. The trays are available with a notch on each side that allows for glazing material to be recessed in the counter top.

FEATURES

- Installed flush with countertop
- Optional glazing notch available
- Designed to eliminate ricocheting bullets from tray

STANDARD SIZES

- 12" x 8" x 1 1/2"
- 14" x 8" x 1 1/2"
- 16" x 8" x 1 1/2"
- 14" x 13" x 2 1/2"
- 14" x 17" x 1 3/4"

Unless otherwise agreed to in a document signed by both parties, any sale of products by Insulgard™ Security Products ("Insulgard") is made exclusively under Insulgard's Standard Terms and Conditions of Sale, which are available at www.insulgard.com. Insulgard makes no warranty, express or implied, with respect to customer's application outside of the Insulgard Limited Warranty. Nothing in this or any other document, nor any oral recommendation or advice, shall be deemed to alter, vary, supersede, or waive any provision of Insulgard's Standard Terms Conditions of Sale, the Insulgard Limited Warranty, or this disclaimer, unless any such modification is specifically agreed to in a writing signed by Insulgard. No statement contained herein concerning a possible or suggested use of any material, product, service or design is intended, or should be construed, to grant any license under any patent or other intellectual property right of SABIC Innovative Plastics US LLC or any of its subsidiaries or affiliates covering such use or design, or as a recommendation for the use of such material, product, service or design in the infringement of any patent or other intellectual property right.

Insulgard™ is a trademark of SABIC Innovative Plastics IP B.V.

Insulgard™
SECURITY PRODUCTS

www.insulgard.com

Phone: (800) 624-6315

DS138



SP 1.25 ACRYLIC HAS BEEN TESTED AND CERTIFIED
TO MEET UL 752 LEVEL 3 BALLISTICS PERFORMANCE

- Nominal Thickness: 1.25"
- Weight: 7.7 lbs per SF
- Light Transmittance: >85%
- Haze: <1.51%
- Yellowness Index: <1.0%
- Abrasion Resistance (coated):
.2 to 2.0 (% haze change)
- Abrasion Resistance (uncoated):
14 (% haze change)
- Tensile Strength: 9,400psi
- Tensile Modulus: 400,000psi
- Flex Modulus: 400,000psi
- Burn Rate: .23in/min
- Smoke Density: Max 8%: Rating 5%
- Auto Ignition Temp: 465°C, 870°F

- 44 Magnum Full Metal Copper Jacket with Lead Core
- UL 752 – Level 3
- No Spall, No Penetration

- Polycast SAR Super Abrasion-Resistant Coating
- Standard Tints
- Sheet sizes up to 5' x 8'

- Meets the test requirements of Building Code class CC2
- ANS, Z97.1 - Safety Glazing Material
- ANS, Z26.1 - Motor Vehicle Safety Glazing Material
- Dade County Approval, Federal Specification L-P-391D+ASTM D 4802

Temperature:
170 degrees F

Temperature:
-26 degrees F (lowest temperature tested for bullet resistance)



Glass & Upholstery

Estimate

42320 E. Ann Arbor Rd.
Plymouth, MI 48170
734-453-2599

Date	Estimate #
3/15/2021	8099

Name / Address	Customer Phone
Plymouth Township Police Cindy Fell 9955 N. Haggerty Rd. Plymouth, MI 48170	734-354-3251

Job Site

				Project
				Partitions - Mar ...
Item	Description	Qty	List	Cost
Glass Wall	3/8" Acrylic with an abrasion resistant coating (PolyCast by Spartech - Made in USA) tested to the UL 2 Standard (357mag handgun) for bullet resistance Fabricated into a baffle style bullet resistant barrier spanning 23 lineal feet x 4' 5" above the counter top (about 7' 11" above floor to about 1" from ceiling) Includes 3 teller work stations with arched windows. Three stainless steel counter mounted cash trays (16' wide x 8" deep x 2" high) lined with bullet traps in steel tested to the UL 2 standard Ballistic anodized aluminum Level 2 U-channel counter top attachments and anodized aluminum wall and ceiling attachments	1	29,000.00	29,000.00T
Labor	Installation	1	2,530.00	2,530.00
	Sales Tax		6.00%	1,740.00

Qualifications:

- 50% Deposit required & balance due upon completion or installation
- Quote subject to change after measure or pattern creation

Total	\$33,270.00
--------------	--------------------

Thank you for your interest in Laird Glass & Upholstery, Inc.

PROJECT PROPOSAL**Plymouth Township Police Department****Quote: 4469-403208**

Thank you for the opportunity to quote your project at the Plymouth Twp. Police Department. Through our conversations we have determined the following objectives of this project are to fabricate and install an Offset Arch Transaction Window System with framing and counter mount transaction trays.

The features of the system that we are able provide are:

- One Arch Style Transaction Window that will provide a Level 3 bullet resistant barrier, natural sound transmission, and a stainless steel counter mount transaction tray.
- Offset Transaction Window System which will contain two Arch Style Transaction Windows with an offset between providing a Level 3 bullet resistant barrier, natural sound transmission, and two stainless steel counter mount transaction trays.
- The transaction windows will be fabricated into clear satin anodized aluminum channels.
- The Laminated Acrylic Polycarbonate glazing, 1 1/4" thick, used will be UL 752 tested and rated Level 3 LP 1250 bullet resistant.
- Level 3 is rated for 3 shots from a .44 mag with a velocity of 1350 FPS to 1485 FPS.

This proposal includes all material and installation costs for completion of this project. This is a custom bullet resistant barrier system based on the drawing you have supplied to us. On-site field measurements will be needed before proceeding with fabrication. This is a quote only and is valid for 30 days. Once fabrication of the system is complete we would contact you to schedule installation.

AUTHORIZATION TO PAY

Replacement of the glass has been made to my satisfaction and my insurance company is hereby directed to release policy and coverage information and is hereby authorized to make payments directly to Glass Doctor. I additionally assign any and all claims in connection with this installation against my insurance company to Glass Doctor. I agree to pay for any deductible myself.

Packet Page 87 of 148

Customer Signature

HARMON GLASS DOCTOR
AUTOGLASS
HARMON/GLASS DOCTOR
672 N. MILFORD, SUITE 140
HIGHLAND MI 48357
(248)887-1010 Fax:(248)887-1003
Tax# 61-1468379

Quote: 4469-403208
Date:02/02/2021

Customer

PLYMOUTH TWP POLICE DEPT CO:CINDY
9955 N HAGGERTY
PLYMOUTH MI 48170

H (734)354-3251

Csr	MB	Tech:	PO	Terms	C.O.D
Qty	Part / Description				Item Total
1	PLE1/4CLR - OFFSET ARCH TRANSACTIO WINDOW				40,000.00

Job Site: PLYMOUTH TWP POLICE DEPT CO:CINDY
9955 N HAGGERTY
PLYMOUTH MI 48170

	Tax	Total	Payments	Balance
	0.00	40,000.00	0.00	40,000.00

vers:9.2.10 Page: 1

AUTHORIZATION TO PAY

Replacement of the glass has been made to my satisfaction and my insurance company is hereby directed to release policy and coverage information and is hereby authorized to make payments directly to Glass Doctor. I additionally assign any and all claims in connection with this installation against my insurance company to Glass Doctor. Packet Page 88 of 148

Customer Signature



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 11, 2021

ITEM: Request to Consider Approval for a Cluster Housing Option (CHO):
Pursell Place Condominium Single-Family Residential Development

Resolution #2021-05-11-32

PRESENTERS: Laura Haw, AICP, NCI, Township Planner, McKenna
Representatives from Leo Soave Building Co. (applicant)

BACKGROUND:

The applicant, Mr. Leo Soave, on behalf of Leo Soave Building Co., proposes to construct a residential cluster housing option, known as Pursell Place Condominiums, at 46200 North Territorial Road. The subject property is 5.23 gross acres in size and currently consists of a single-family home (constructed in 1961) with surrounding mixed vegetation. Eight (8) detached, single-family homes are proposed for this site.

A single-family cluster housing option is a flexible development method that is permitted on parcels less than 40 acres in the Township, within select residential districts, that provide for open space and other community benefits, as opposed to conventional subdivision design. Cluster housing options are governed by Article 22: Single Family Cluster Housing of the Township Zoning Ordinance, No. 99.

The subject property is zoned the R-1-H, Single-Family Residential District, and is considered an eligible site for a cluster housing option under the Township's Zoning Ordinance. Per the Zoning Ordinance, eight (8) residential units is the maximum number of homes for the subject site.

The first step in the Cluster Housing Option process is for the Planning Commission to review the proposal, hold a public hearing, and make a recommendation to the Board of Trustees (i.e., approval, denial, or approval with conditions). Two (2) public hearings were held at the August 19, 2020 and January 20, 2021 Planning Commission meetings. The Commission subsequently discussed this project on March 17, 2021 and April 21, 2021 as well.

After several reviews of the proposed development, the Planning Commission recommended approval of the Pursell Cluster Housing Option, with conditions, to the Board of Trustees for approval. Those conditions include a waiver to the front yard setback from 42-feet to 28-feet, a 40-foot greenbelt along North Territorial Road, a one-time payment in lieu of \$20,000 paid into

the Historic District Commission fund, and to work with the adjacent homeowners regarding off-site landscaping and installation.

Full sized drawings of the development plan are available for review at Township Hall Offices, second floor counter (Public Services).

ACTION REQUESTED:

Notwithstanding any other comments by the Board or public, it is recommended that the Board of Trustees consider and approve the Cluster Housing Option for application #2362, Pursell Place Condominium.

PROPOSED MOTION:

I move to adopt Resolution #2021-05-11-32 authorizing approval of the Pursell Place Condominium Cluster Housing Option, with conditions, as recommended by the Planning Commission.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

Enclosure: **Site Documents**

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

**RESOLUTION TO APPROVE
PURSELL PLACE CONDOMINIUM CLUSTER HOUSING OPTION (CHO)**

RESOLUTION #2021-05-11-32

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on May 11, 2021, the following resolution was offered:

WHEREAS, the applicant of 46200 North Territorial Road (parcel ID: R-78-033-99-0004-000), Leo Soave Building Co., has requested Cluster Housing Option approval for the proposed Pursell Place Condominium, and,

WHEREAS, the Board of Trustees, per Zoning Ordinance No. 99: Article 22, has the ability to grant final approval for a Cluster Housing Option (CHO), and,

WHEREAS, the Planning Commission considered the development proposal at several public meetings in 2020 and 2021 and held public hearings on August 19, 2020 and January 20, 2021, and,

WHEREAS, the Planning Commission recommended approval, with conditions, for the proposed Cluster Housing Option to the Board of Trustees on April 21, 2021, and,

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-05-11-32 authorizing Cluster Housing Option approval for the Pursell Place Condominium, with the conditions recommended by the Planning Commission.

Motion By: _____ **Seconded By:** _____

Roll Call:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

MOTION CARRIED _____

MOTION DEFEATED _____

PROPOSED
PURSELL PLACE

THE LAND IS DESCRIBED AS FOLLOWS:

LAND IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN:
 LAND IN THE NORTHEAST 1/4 OF SECTION 28, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF BEGINNING, PROCEED SOUTH 89° 05' 15" 00" WEST, 1093.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND TURNING THENCE SOUTH 00° 40' 00" EAST, 1110.25 FEET TO A POINT ON THE CENTER LINE OF NORTH TERRITORIAL ROAD; THENCE NORTH 84° 00' 00" WEST ALONG SAID CENTER LINE OF NORTH TERRITORIAL ROAD, 100.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 89° 15' 00" WEST ALONG SAID NORTH SECTION LINE 233.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 50.00 FEET OF THE ABOVE DESCRIPTION.

STE DATA:

GROSS AREA 5.23 ACRES

SITE ZONNING:

EXISTING ZONING DISTRICT	"R-1-H"
PROPOSED ZONING DISTRICT	"C-H-O"

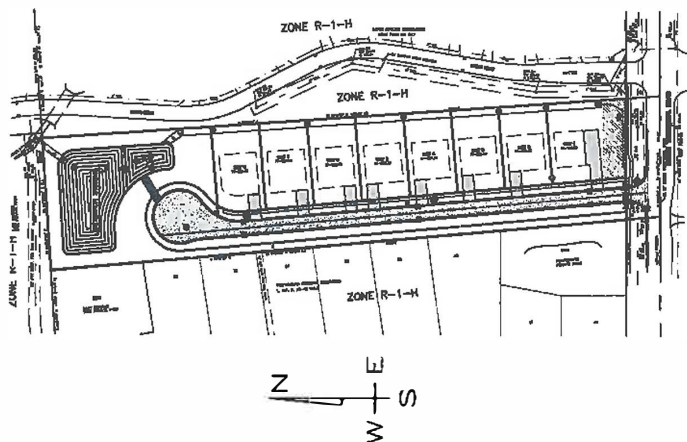
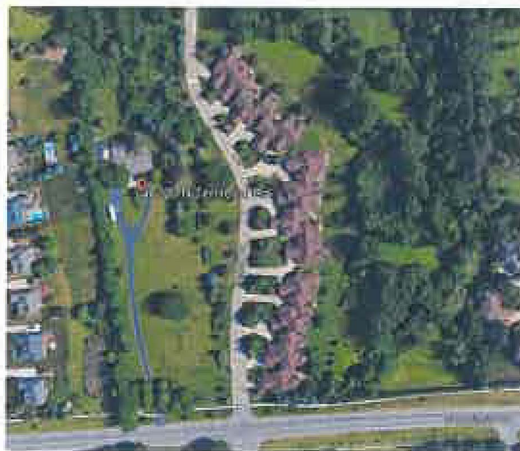
TOTAL NUMBER OF LOTS	8
MINIMUM LOT WIDTH	84'
FRONT YARD	REQUIRED 42' PROPOSED 28'
REAR YARD	50'
SIDE YARD	10' MIN., TOTAL 20'
SIDE YARD ADJOINING STREET	35'
MINIMUM LOT AREA	11,833 S.F.

ALLOWABLE DENSITY	1.7 UNITS PER ACRE
TOTAL AREA TO BE INCLUDED	5.23 ACRES

PROPOSED DENSITY 1.52 UNITS PER ACRE

WAYNE COUNTY DPB GENERAL NOTES:

- [illegible]



DEVELOPER

CLIENT :
LED SOAVE BUILDING COMPANY, INC.
37771 Seven Mile Road
LIVONIA, MI 48152

ENGINEER

NATIONAL CONSULTANTS AND ENGINEERING LLC
22417 CRAWDOCKE DRIVE
NOVI, MI 48375

Sheet List Table	
Sheet Number	Sheet Title
CS-100	COVER SHEET
CD-100	DEMOLITION PLAN
CS-101	SITE PLAN
CS-102	DENSITY CALCULATION SHEET
CS-103	PARALLEL PLAN
CG-100	GRADING PLAN
CG-101	DRAINAGE AREA MAP
CU-100	UTILITY PLAN
CU-101	STORM SEWER PLAN
CU-102	STORM CALCULATIONS AND POND DETAILS PLAN
CS-200	SESC PLAN
CS-300	ROAD PROFILE
CS-301	APPROACH AND WAYNE COUNTY DETAILS SHEET
CU-200	WAYNE COUNTY EXHIBITS A & B
CU-300	WATER MAIN PROFILE
CU-400	SANITARY SEWER PROFILE
CU-500	STORM PROFILES
CU-501	STORM PROFILES

REFERENCE SHEETS:

- 1- TOPOGRAPHICAL AND BOUNDARY SURVEY
- 2- LP-1 LANDSCAPING PLANTING PLAN
- 3- LP-2 LANDSCAPE NOTES & DETAILS
- 4- LP-3 TREE PRESERVATION PLAN
- 5- TS-1 TREE SURVEY PLAN WITH TREE INVENTORY LIST
- 6- TS-2 TREE SURVEY PLAN OVER AERIAL PHOTOGRAPH

B- PLYMOUTH TOWNSHIP STANDARD DETAIL SHEETS

LEGEND

●	PROP. CV & WC OR T S V W
●	EX. CV & WC OR T S V W
✕	PROP. FIVE TRIANGULAR
✕	EX. FIVE TRIANGULAR
○	PROP. SANITARY MH
○	EX. SANITARY MH
○	CLEANOUT
○	PROP. MANHOLE
○	EX. MANHOLE
○	PROP. REAR YARD CB
■	PROP. CATCH BASIN
■	EX. CATCH BASIN
⏏	END SECTION
①	STROM SEWER STRUCTURE NUMBER
②	SANITARY SEWER STRUCTURE NUMBER
●	EXISTING SLOBS
●	EXISTING LIGHT POLE
□	PUBLIC PHONE
—	DRAINAGE DIRECTION ARROW
	PROPOSED RIP-RAP
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRASS
	DRAINAGE ARROW
FG-XXX.XX	PROPOSED FINISH GRADE
TO-XXX.XX	
GU-XXX.XX	PROPOSED TOP & GUTTER

BENCH MARK
BM #1
W.C.R.C. 26-45 BRONZE DISC IN TOP OF CONCRETE POST 32' N. OF CENTERLINE OF N. TERRITORIAL, OPPOSITE OVERWAY #46225, ALSO AT W. PROPERTY LINE OF #46200
ELEVATION = 250.58 HANDBR



NCEI

NATIONAL CONSULTANTS
AND ENGINEERING LLC.

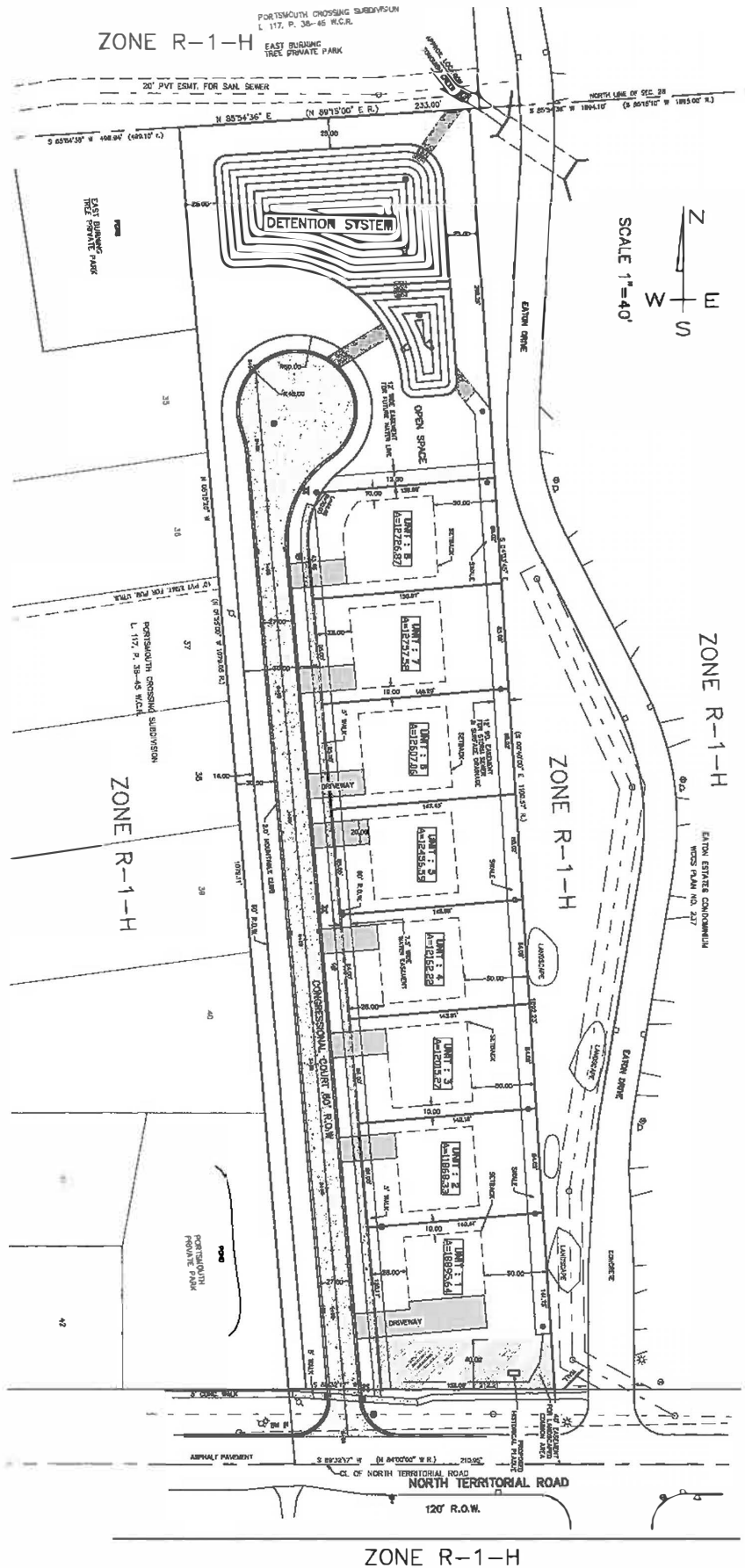
Civil Engineers - Construction Managers
22417 CRANBROOKE DRIVE, NOVI, MICHIGAN 48375
Phone: (313) 258-2036 Email: Paul.K@bellini2000mail.com

TITLE PURSELL PLACE
48200 N. TERRITORIAL
BLYMOUTH MICHIGAN

CS-100

COVER SHEET

REV	DATE	DESCRIPTION	BY	CHKD	APPD
1	10-27-03	DATE PLAN APPLICATION MET			
2	01-09-03	REVISED AS PER CITY COMMENTS			
3	02-04-03	REVISED AS PER CITY COMMENTS			
4	03-29-03	REVISED AS PER CITY COMMENTS			
5	05-07-03	REVISED PERMITS MET			



REV	DATE	REVISIONS
01	10-27-20	DTIC PLAN APPLICATION SET
02	01-07-21	REVISED AS PER CITY COMMENTS
03	02-10-21	REVISED AS PER CITY COMMENTS
04	03-26-21	REVISED AS PER CITY COMMENTS
05	04-26-21	REVISED PER CITY SET

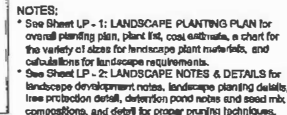
SITE PLAN

TITLE		PURCELL PLACE 48200 N. TERRITORIAL PLYMOUTH, MICHIGAN	
PROJ. NO.	00-0000-02-0000	SCALE	1" = 40'
DATE	06-09-2020	DESIGNED BY	CS-101

NATIONAL CONSULTANTS
AND ENGINEERING LLC.

NCEI

Civil Engineers Construction Managers
22417 CRANBROOKE DRIVE, NOVI, MICHIGAN 48375
Phone: (313) 258-2016 Email: Paul.Khalil20@gmail.com



National Geographic and Entertainment, U.S.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 11, 2021

ITEM: Request to Consider Final Approval for the Margate Residential Subdivision:
Cluster Housing Option (CHO) Development and Agreement

Resolution #2021-05-11-33

PRESENTERS: Laura Haw, AICP, NCI, Township Planner, McKenna
Representatives from Robertson Brothers Homes (applicant)

BACKGROUND:

The applicant, Mr. Tim Loughlin, on behalf of Robertson Brothers Homes, proposes to construct a residential cluster housing option, known as Margate, at 9295 Canton Center Road. The subject property is 10.58 gross acres in size and consists of vacant land with mixed vegetation. 30 detached, single-family homes are proposed for the neighborhood.

The initial cluster housing option for this project was approved by the Board of Trustees on August 25, 2020 for a residential neighborhood with 30 homes. Since this time, the applicant has secured site development plan approval from the Planning Commission. The Commission's recommendation of approval was contingent on several outstanding items, which have since been addressed by the applicant.

The next step is for the applicant to secure final approval from the Board of Trustees for the Cluster Housing Agreement. After this stage, the applicant can begin working with the Building Department on permits.

Enclosed is the proposed Cluster Housing Agreement (contract) and the development plan. The Township Attorney, Kevin Bennett, has reviewed the associated legal documents. Final approval of the Cluster Housing Development and Agreement by the Board of Trustees is contingent on Mr. Bennett's satisfaction that all legal documents are in compliance.

Full sized drawings of the development plan are available for review at Township Hall Offices, second floor counter (Public Services).

ACTION REQUESTED:

Notwithstanding any other comments by the Board or public, it is recommended that the Board of Trustees consider and approve the final Cluster Housing Development and Agreement for application #2366, Margate.

PROPOSED MOTION:

I move to adopt Resolution #2021-05-11-33 authorizing approval of the Margate Residential Cluster Housing Development and Agreement, as recommended by the Planning Commission, and contingent on final approval of all legal documents by the Township Attorney.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

Enclosure: Site and Legal Documents

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

**RESOLUTION TO APPROVE
MARGATE CLUSTER HOUSING DEVELOPMENT AND AGREEMENT**

RESOLUTION #2021-05-11-33

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on May 11, 2021, the following resolution was offered:

WHEREAS, the applicant of 9295 Canton Center Road (parcel IDs: R-78-056-99-0019-000, R-78-056-99-0018-002 and R-78-056-99-0007-000), Robertson Brothers Homes, has requested final approval for the Margate Residential Cluster Housing Development, and,

WHEREAS, the Board of Trustees, per Zoning Ordinance No. 99: Article 22, has final approval on the Cluster Housing Agreement (contract), which sets forth the conditions upon which approval of the Cluster Housing Development is based, and,

WHEREAS, the Planning Commission recommended approval, with conditions, for the Margate Development to the Board of Trustees on March 17, 2021, and,

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-05-11-33 authorizing the Margate Residential Cluster Housing Development and Agreement, contingent that all associated legal documents be addressed to the satisfaction of the Township Attorney.

Motion By: _____ **Seconded By:** _____

Roll Call:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

MOTION CARRIED _____

MOTION DEFEATED _____

**MARGATE
MASTER DEED**

This Master Deed is made and executed on this ____ day of _____, 2021, by Robertson Margate, LLC, a Michigan limited liability company, hereinafter referred to as the "Developer", whose post office address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301-3159, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended).

WHEREAS, the Developer desires by recording this Master Deed, together with the Bylaws attached hereto as Exhibit A and the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated herein by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish Margate as a Condominium Project under the Act and does declare that Margate shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed, the Bylaws and the Condominium Subdivision Plan, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer and any persons acquiring or owning an interest in the Condominium Premises and their respective successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

**ARTICLE I
TITLE AND NATURE**

The Condominium Project shall be known as Margate, Wayne County Condominium Subdivision Plan No. _____. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each, are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto. Each Unit is a separate building site, designed to contain a single residence and other improvements for dwelling purposes and each Unit is

capable of individual utilization on account of having its own entrance from and exit to a public right-of-way. The detailed architectural plans and specifications for the Project are filed with the Township of Plymouth. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium Project as are designated by the Master Deed.

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is described as follows:

Land in the Township of Plymouth, Wayne County, Michigan, described as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

Together with and subject to all easements and restrictions of record and all governmental limitations, including without limitation the Margate Cluster Housing Agreement recorded in Liber _____, at Page _____, Wayne County Records; Monument Sign and Landscape Easement Agreement recorded in Liber _____, at Page _____, Wayne County Records; and Reciprocal Easement Agreement recorded in Liber _____, at Page _____, Wayne County Records.

ARTICLE III

DEFINITIONS

Certain terms are utilized not only in this Master Deed and Exhibits A and B hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation, and any rules and regulations of the Margate Association, a Michigan non-profit corporation, and deeds, mortgages, liens, land contracts, easements, licenses and other instruments affecting the establishment of, or transfer of, interests in Margate as a condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

Section 1. Act. The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

Section 2. Association. "Association" means Margate Association, which is the non-profit corporation organized under Michigan law of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

Section 3. Bylaws. "Bylaws" means Exhibit A hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners and required by Section 3(9) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

Section 4. Cluster Housing Agreement. "Cluster Housing Agreement" means the Margate Cluster Housing Agreement recorded in Liber _____, at Page _____, Wayne County Records.

Section 5. Common Elements. "Common Elements", where used without modification, means both the General and Limited Common Elements described in Article IV hereof.

Section 6. Condominium Documents. "Condominium Documents" means and includes this Master Deed and Exhibits A and B hereto, and the Articles of Incorporation, and rules and regulations, if any, of the Association, as all of the same may be amended from time to time.

Section 7. Condominium Premises. "Condominium Premises" means and includes the land described in Article II above, all improvements and structures thereon, and all easements, licenses, rights and appurtenances belonging to Margate as described above.

Section 8. Condominium Project, Condominium or Project. "Condominium Project", "Condominium" or "Project" each mean Margate as a Condominium Project established in conformity with the Act.

Section 9. Condominium Subdivision Plan. "Condominium Subdivision Plan" means Exhibit B hereto.

Section 10. Consolidating Master Deed. "Consolidating Master Deed" means the final amended Master Deed which shall describe Margate as a completed Condominium Project and shall reflect the entire land area in the Condominium that has been added to or contracted from the Condominium and all Units and Common Elements therein, and which shall express percentages of value pertinent to each Unit as finally readjusted if any. Such Consolidating Master Deed, if and when recorded in the office of the Wayne County Register of Deeds, shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto. In the event the Units and Common Elements in the Condominium are constructed in substantial conformance with the proposed Condominium Subdivision Plan attached as Exhibit B to the Master Deed, the Developer shall be able to satisfy the foregoing obligation by the filing of a certificate in the office of the Wayne County Register of Deeds confirming that the Units and Common Elements "as built" are in substantial conformity with the proposed Condominium Subdivision Plan and no Consolidating Master Deed need be recorded.

Section 11. Co-owner or Owner. "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "Co-owner".

Section 12. Development and Sales Period. "Development and Sales Period", for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as the Developer owns any Unit which it offers for sale and for so long as the Developer continues or proposes to construct or is entitled to construct additional Units or other residences or owns or holds an option or other enforceable purchase interest in land for residential or recreational development within a three mile radius of the Condominium.

Section 13. Developer. "Developer" means Robertson Margate, LLC, a Michigan limited liability company, which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever, however and wherever such terms are used in the Condominium Documents.

Section 14. First Annual Meeting. "First Annual Meeting" means the initial meeting at which non-developer Co-owners are entitled to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting. Such meeting is to be held (a) in the Developer's sole discretion after 50% of the Units which may be created are conveyed, or (b) mandatorily within (i) 54 months from the date of the first Unit conveyance, or (ii) 120 days after 75% of all Units which may be created are conveyed, whichever first occurs.

Section 15. Township. "Township" shall mean the Township of Plymouth, Michigan.

Section 16. Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

Section 17. Unit or Condominium Unit. "Unit" or "Condominium Unit" each mean the space constituting a single complete Unit in Margate as such space may be described in Article V, Section 1 hereof and on Exhibit B hereto, and shall have the same meaning as the

term "Condominium Unit" as defined in the Act. All structures and improvements now or hereafter located within the boundaries of a Unit shall be owned in their entirety by the Co-owner of the Unit within which they are located and shall not, unless otherwise expressly provided in the Condominium Documents, constitute Common Elements.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate and vice versa.

ARTICLE IV

COMMON ELEMENTS

The Common Elements of the Project and the respective responsibilities for maintenance, decoration, repair or replacement thereof, are as follows:

Section 1. General Common Elements. The General Common Elements are:

(a) **Land.** The land described in Article II hereof, including the roads, excepting that portion thereof described in Article V, Section 1 below and in the Condominium Subdivision Plan as constituting the Condominium Units, and excepting any areas which may be identified in amendments to this Master Deed as Limited Common Elements.

(b) **Storm Water System.** The storm water system throughout the Project, including the detention basin, the pump servicing same, and access route to the detention basin, and any irrigation system operated to service the General Common Elements.

(c) **Electrical and Telephone.** The electrical transmission and telephone mains throughout the Project up to the point of lateral connection to a Unit, together with common lighting servicing the Project only, if any is installed.

(d) **Beneficial Easements.** Unless otherwise dedicated to the Township or other public entity, all easements referenced in Article II and in Article XI hereof, created herein or created after the recording hereof which benefit the Condominium as a whole.

(e) **Gas.** The gas mains throughout the Project up to the point of lateral connection to a Unit.

(f) **Water Transmission System.** The water transmission system throughout the Project up to the point of lateral connection to a Unit.

(g) **Sanitary Sewer System.** The sanitary sewer system throughout the Project up to the point of lateral connection to a Unit.

(h) **Telecommunications.** The telecommunications system, if and when it may be installed, up to the point of lateral connection to a Unit.

(i) **Mailbox Kiosk(s).** The mailbox kiosk(s) serving the Project.

(j) **Other.** Such other elements of the Project not herein designated as General or Limited Common Elements which are not located within the perimeter of a Unit and which are intended for common use or are necessary to the existence, upkeep and safety of the Project, including landscaping and hardscape elements located within the public right-of-way adjacent to the Condominium pursuant to the Township approved landscaping plan, excluding fences installed within Units which are the responsibility of the Co-owner of the Unit.

Section 2. Limited Common Elements. No Limited Common Elements have been assigned to Units. The Developer reserves the right to assign Limited Common Elements in the future pursuant to Article VIII below. Limited Common Elements shall be subject to the exclusive use and enjoyment of the Owner or Owners of the Unit to which the Limited Common Elements are assigned.

Section 3. Responsibilities. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) **Co-owner Responsibilities.**

(i) **Units and Limited Common Elements.** The responsibility for and the costs of maintenance, decoration, repair and replacement of each Unit, the dwelling and appurtenances contained therein and all improvements thereto and all landscaping, lawns and fences located within each Unit, as well as the Limited Common Elements assigned to the Unit, if any, shall be borne by the Co-owner of such Unit; provided, however, that the exterior appearance of the dwelling within Units, to the extent visible from any other dwelling within a Unit in the Project, shall be subject at all times to any and all reasonable aesthetic and maintenance standards prescribed by the Association in the Bylaws and in duly adopted rules and regulations. Each Co-owner shall also be responsible for maintenance of any areas lying between the street curb and each Co-owner's Unit, including the lawn area and street trees that lie between the street curb and the sidewalk.

(ii) **Utility Services.** All costs of electricity, natural gas, water, sanitary sewer, cable television, telephone, and any other utility services shall be borne by the Co-owner of the Unit to which such services are furnished. All utility laterals and leads shall be maintained, repaired and replaced at the expense of the Co-owner whose Unit they service, except to the extent that such expenses are borne by a utility company or a public authority and the Association shall have no responsibility therefor.

(iii) **Sump Pumps.** The responsibility for and the costs of maintenance, repair and replacement of all sump pumps and leads that service same shall be the responsibility of the Co-owner of the Unit served by the sump pump.

(b) **Association Responsibilities.** The obligation to maintain, repair and replace all General Common Elements, including without limitation the storm water system, mailbox kiosk(s), roads and sidewalk, and to pay all costs associated therewith shall be borne by the Association, subject to any provision of the Condominium Documents expressly to the contrary. Pursuant to and in accordance with the Cluster Housing Agreement, included as an Association responsibility are the maintenance, repair and replacement of Public Improvements, as defined therein. Additional standards for maintenance may be established by the Association through its Board of Directors. Additional maintenance assessments may be levied for individual Units requiring expenditures by the Association. The Association shall not be responsible, in the first instance, for performing any maintenance, repair or replacement with respect to residential dwellings and their appurtenances located within the Condominium Units. Nevertheless, in order to provide for flexibility in administering the Condominium, the Association, acting through its Board of Directors, may undertake such regularly recurring, reasonably uniform, periodic exterior maintenance functions with respect to dwellings constructed within any Unit boundaries as it may deem appropriate (including, without limitation, lawn mowing, snow removal and tree trimming). Nothing herein contained, however, shall compel the Association to undertake such responsibilities. Any such responsibilities undertaken by the Association shall be charged to any affected Co-owner on a reasonably uniform basis and collected in accordance with the assessment procedures established under Article II of the Bylaws. The Developer, in the initial maintenance budget for the Association, shall be entitled to determine the nature and extent of such services and reasonable rules and regulations may be promulgated in connection therewith.

Section 4. Utilities. Some or all of the utility lines, systems (including mains and service leads) and equipment and the telecommunications facilities, if any, described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and Developer makes no warranty whatsoever with respect to the nature or extent of such interest, if any.

Section 5. Use of Units and Common Elements. No Co-owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Project, or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.

Section 6. Margate Cluster Housing Agreement. The Cluster Housing Agreement provides for the development and use of the Condominium pursuant to and in accordance with the terms of the Cluster Housing Agreement, including for, among other things, the continued maintenance of the Public Improvements as defined therein (collectively "Public Improvements"). The cost of maintenance, repair, replacement and preservation of the Public Improvements will be borne by the Association. By taking title to a Unit in the Project, each Co-owner acknowledges and agrees to the requirements of the Cluster Housing Agreement, and the obligations of the Unit Co-owners related thereto.

Pursuant to Cluster Housing Agreement and after the Developer no longer owns any Unit in the Condominium, if the Township determines any maintenance, repair or replacement of Public Improvements is needed, the Township has reserved the right to give written notice of its intent to construct, maintain, repair or replace such Public Improvements ("Notice To Correct")

for or on behalf of and at the expense of the Association and the Co-owners. The written Notice To Correct is to contain the estimated cost thereof and the Township is to allow the Condominium Association sixty (60) days from the written Notice To Correct either to correct all items or to show cause why any items to be corrected as indicated within the written Notice To Correct do not need correction.

Upon receipt by the Association of the Township's Notice To Correct with respect to such Public Improvements, the directors of the Condominium Association shall forthwith, and in any event within ninety (90) days, weather permitting, to either correct the items to be corrected as indicated within the written Notice To Correct and assess the Co-owners in accordance with the Condominium Act and the Master Deed, in order to defray the actual costs or estimated costs of maintaining, repairing or replacing the Public Improvements as set forth in the Notice To Correct by the Township. It is the intent of this provision in the Cluster Housing Agreement to impose upon the Association and each Co-owner an affirmative obligation

- (i) to maintain, repair and replace, if necessary, the Public Improvements; and
- (ii) to cause the cost of maintenance, upkeep, repair and replacement to be assessed to and imposed as a lien upon each Condominium Unit within the Project.

If it deems it to be necessary in the interest of public health, safety or welfare of the Co-owners, residents of neighboring property, other residents of the Township, or the Township as a governmental unit including its employees, agents and contractors, the Township has the right, but not the duty, to immediately initiate and complete any maintenance, repair or replacement, and the entire cost thereof together with the Township standard charges therefor and including any reasonable and appropriate charges for related overhead, supervision and inspection, shall be assessed, collected and paid to the Township no later than one hundred eighty (180) days following submission by the Township of its bill; nonpayment of the amount billed after ninety (90) days shall bear interest on principal sum at the rate of five (5%) percent per annum, but such rate shall not exceed the generally accepted and utilized prime rate for commercial loans by commercial banks operating in the Township.

ARTICLE V

UNIT DESCRIPTION AND PERCENTAGE OF VALUE

Section 1. Description of Units. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Margate as prepared by Nowak & Fraus and attached as Exhibit B hereto. Each Unit is designated as a separate residential building site to contain a dwelling and related appurtenances and shall consist of the area contained within the Unit boundaries as shown in Exhibit B hereto and delineated with heavy outlines.

Section 2. Percentage of Value. The percentage of value assigned to each Unit in Margate shall be equal. The determination that percentages of value should be equal was made after reviewing the comparative characteristics of each Unit in the Project and concluding that there are not material differences among the Units insofar as the allocation of percentages of value is concerned. The percentage of value assigned to each Unit shall be determinative of

each Co-owner's respective share of the Common Elements of the Condominium Project, the proportionate share of each respective Co-owner in the proceeds and the expenses of administration and the value of such Co-owner's vote at meetings of the Association (which voting shall be in accordance with Article VIII, Section 1 of the Bylaws.) The total value of the Project is 100%.

ARTICLE VI

CONTRACTION OF CONDOMINIUM

Section 1. Right to Contract. As of the date this Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of 30 Units on the land described in Article II hereof all as shown on the Condominium Subdivision Plan. Subject to the requirements of the approved final site plan and the Cluster Housing Agreement, Developer reserves the right to establish a Condominium Project consisting of fewer Units than described by withdrawing from the Condominium all or portion(s) of the land described as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 349.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, 212.31 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 90.51 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 85.75 FEET TO THE POINT OF BEGINNING.

Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of Units in this Condominium Project may, at the option of the Developer, from time to time, within a period ending no later than six years from the date of recording this Master Deed or longer as permitted by the Act, be contracted to any number determined by the Developer in its sole judgment, but in no event shall the number of Units be less than two.

Section 2. Withdrawal of Land. In connection with such contraction, the Developer unconditionally reserves the right to withdraw from the Condominium Project such portion or portions of the land described in this Article VI as is not reasonably necessary to provide access to or otherwise serve the Units included in the Condominium Project as so contracted. There is no obligation on the part of the Developer to withdraw from the Condominium Project all or any portion of the contractible area described above, nor is there any obligation to withdraw portions thereof in any particular order. Developer reserves the right to use the portion of the land so withdrawn to establish, in its sole discretion, a rental development, a separate condominium project (or projects) or any other form of development.

ARTICLE VII

EXPANSION OF CONDOMINIUM

Section 1. Area of Future Development. The Condominium Project established pursuant to this Master Deed and consisting of 30 Units is intended to be the first stage of an "Expandable Condominium" under the Act to contain in its entirety a maximum of 100 Units. Subject to the requirements of the approved final site plan, the land, or any portion or portions thereof, that may be added to and incorporated in the Project is described as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 1323.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 398.18 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, 193.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 90.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST, 520.82 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST, 484.93 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 714.92 FEET TO THE POINT OF BEGINNING;

Excepting from the above description that portion described in Article II above as it may from time to time be amended ("Proposed Future Expansion Area").

Section 2. Increase in Number of Units. Any other provisions of this Master Deed notwithstanding, the number of Units in the Project may, at the option of the Developer, from time to time, within a period ending no later than six years from the date of recording this Master Deed, be increased by the addition to this Condominium of any portion of the area of future development and the establishment of Units thereon. The location, nature, appearance and design of all such additional Units shall be determined by the Developer in its sole discretion subject only to approval by the Township of Plymouth. No Unit shall be created within the Proposed Future Expansion Area that is not restricted exclusively to residential use and/or landscape area.

Section 3. Expansion Not Mandatory. Nothing herein contained shall in any way obligate the Developer to enlarge the Condominium Project beyond the phase established by

this Master Deed and the Developer may, in its discretion, establish all or a portion of said Proposed Future Expansion Area as a rental development, a separate condominium project (or projects) or any other form of development. There are no restrictions on the election of the Developer to expand the Project other than as explicitly set forth herein. There is no obligation on the part of the Developer to add to the Condominium Project all or any portion of the Proposed Future Expansion Area described in this Article VII, nor is there any obligation to add portions thereof in any particular order nor to construct particular improvements thereon in any specific locations.

ARTICLE VIII

CONVERTIBLE AREA

Section 1. Modification of Units; Convertible Areas. The size, location, design or elevation of Units and/or General or Limited Common Elements appurtenant or geographically proximate to any Units described in Exhibit B, as it may be revised or amended from time to time, may be modified, in Developer's sole discretion and in accordance with Township ordinances and the Cluster Housing Agreement, by conversion of any portion or portions of such Units and Common Elements. Developer also reserves the right, at its sole discretion, to construct amenities within the General Common Elements, the maintenance, repair and replacement of which shall be the administrative expense of the Association. Such modifications may be implemented by amendment to this Master Deed effected solely by the Developer and its successors without the consent of any person. The Developer's convertibility and modification rights hereunder shall be exercised by it within a period ending no later than six years from the date of recording this Master Deed.

Section 2. Nature of Modifications. Any such modifications shall be reasonably compatible, in nature and extent, with other improvements in the Project.

ARTICLE IX

OPERATIVE PROVISIONS

Any contraction, expansion or conversion in the Project pursuant to Articles VI, VII and VIII above shall be governed by the provisions as set forth below.

Section 1. Amendment of Master Deed and Modification of Percentages of Value. Such contraction, expansion or conversion of Common Elements in this Condominium Project shall be given effect by appropriate amendments to this Master Deed in the manner provided by law, which amendments shall be prepared by and at the discretion of the Developer and shall provide that the percentages of value set forth in Article V hereof shall be proportionately readjusted in order to preserve a total value of 100% for the entire Project resulting from such amendments to this Master Deed. The precise determination of the readjustments in percentages of value shall be made within the sole judgment of the Developer. Such readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon the original method of determining percentages of value for the Project.

Section 2. Redefinition of Common Elements. Such amendments to the Master Deed shall also contain such further definitions and redefinitions of General or Limited Common

Elements as may be necessary to adequately describe, serve and provide access to the parcel or parcels added or withdrawn by such amendments. In connection with any such amendments, the Developer shall have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article, including, but not limited to, the connection of driveways and sidewalks in the Project to any driveways and sidewalks that may be located on, or planned for the land described in Articles VI and VII and to provide access to any Unit that is located on, or planned for the land described in Articles VI and VII from the driveways and sidewalks located in the Project.

Section 3. Consolidating Master Deed. A Consolidating Master Deed (subject, however, to Article III, Section 9 of this Master Deed) shall be recorded pursuant to the Act when the Project is finally concluded as determined by the Developer in order to incorporate into one set of instruments all successive stages of development. The Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

Section 4. Consent of Interested Persons. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be proposed by the Developer to effectuate the purposes of Articles VI, VII and VIII above and to any proportionate reallocation of percentages of value of existing Units which the Developer may determine necessary in conjunction with such amendments. All such interested persons irrevocably appoint the Developer as agent and attorney for the purpose of execution of such amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording the entire Master Deed or the Exhibits hereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto.

ARTICLE X

SUBDIVISION, CONSOLIDATION AND OTHER MODIFICATIONS OF UNITS

Notwithstanding any other provision of the Master Deed or the Bylaws, Units in the Condominium may be subdivided, consolidated, modified and the boundaries relocated, in accordance with Sections 48 and 49 of the Act and this Article; such changes in the affected Unit or Units shall be promptly reflected in a duly recorded amendment or amendments to this Master Deed.

Section 1. By Developer. Developer reserves the sole right during the Development and Sales Period and without the consent of any other Co-owner or any mortgagee of any Unit to take the following action:

(a) **Subdivide Units; Consolidate Units; Relocate Units.** Subdivide or resubdivide any Units which it owns, consolidate under single ownership two or more Units which are located adjacent to one another, and relocate any boundaries between Units. Such subdivision or resubdivision of Units, consolidation of Units and relocation of boundaries of Units shall be given effect by an appropriate amendment or amendments to this Master Deed in the

manner provided by law, which amendment or amendments shall be prepared by and at the sole discretion of Developer, its successors or assigns.

(b) **Amend to Effectuate Modifications.** In any amendment or amendments resulting from the exercise of the rights reserved to Developer above, each portion of the Unit or Units resulting from such subdivision, consolidation or relocation of boundaries shall be separately identified by number and the percentage of value as set forth in Article V hereof for the Unit or Units subdivided, consolidated or as to which boundaries are relocated shall be proportionately allocated to the resultant new Condominium Units in order to preserve a total value of 100% for the entire Project resulting from such amendment or amendments to this Master Deed. The precise determination of the readjustments in percentage of value shall be within the sole judgment of Developer. Such amendment or amendments to the Master Deed shall also contain such further definitions of General or Limited Common Elements as may be necessary to adequately describe the Units in the Condominium Project as so modified. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and to any proportionate reallocation of percentages of value of Units which Developer or its successors may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of rerecording this entire Master Deed or the Exhibits hereto.

Section 2. By Co-owners - Consolidation of Units; Relocation of Boundaries. Co-owners of Units may relocate boundaries between their Units or eliminate boundaries between two or more Units upon written request to the Association in accordance with Section 48 of the Act. Upon receipt of such request, the president of the Association shall cause to be prepared an amendment to the Master Deed duly relocating the boundaries, identifying the Units involved, reallocating percentages of value and providing for conveyancing between or among the Co-owners involved in relocation of boundaries. The Co-owners requesting relocation of boundaries shall bear all costs of such amendment and shall obtain the approval of the Township. Such relocation or elimination of boundaries shall not become effective, however, until the amendment to the Master Deed has been recorded in the office of the Wayne County Register of Deeds.

Section 3. Limited Common Elements. Limited Common Elements shall be subject to assignment and reassignment in accordance with Section 39 of the Act and in furtherance of the rights to subdivide, consolidate or relocate boundaries described in this Article.

Section 4. Township Approval. All modifications contemplated by this Article X shall be subject to the requirements of the approved final site plan and the Cluster Housing Agreement.

ARTICLE XI

EASEMENTS

Section 1. Easement for Maintenance of Encroachments and Utilities. There shall be easements to, through and over the entire Project (including all Units) for the continuing

maintenance, repair, replacement and enlargement of any General Common Element utilities in the Condominium. In the event any portion of a structure located within a Unit encroaches upon a Common Element or other Unit due to shifting, settling or moving of a building, or due to survey errors or construction deviations or change in ground elevations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of destruction.

Section 2. Easement for Maintenance of Dwelling Exteriors, Limited Common Element Areas, etc. There shall be easements to and in favor of the Association, and its officers, directors, agents and designees, in, on and over all Units in the Project, for access to the Units and the exterior of each of the residential dwellings constructed within the Project to permit the maintenance, decoration, repair and replacement thereof in accordance with provisions of Article IV, Section 3(b) hereof and in accordance with the terms hereinafter set forth.

Section 3. Easements and Developmental Rights Retained by Developer.

(a) **Access Easements.** Developer reserves for the benefit of itself, its successors and assigns, and all future owners of the land described in Article VI and Article VII not located in the Condominium, or any portion or portions thereof, easements for the unrestricted use of all roads, walkways and other General Common Elements in the Condominium for the purpose of further development and construction (on or off the Condominium Premises) by it or its successors and assigns and also for the purpose of perpetual ingress and egress to and from all or any portion of the land described in Article VI and Article VII not located in the Condominium. In order to achieve the purposes of this Article and of Article VI and Article VII of this Master Deed, Developer shall have the right to alter any General Common Element areas existing between said road and any portion of the land described in Article VI and Article VII by installation of curb cuts, paving, roads, walks and roadway connections at such locations on and over the General Common Elements as Developer may elect from time to time. Developer shall also have the right, in furtherance of its construction, development and sales activities on the Condominium, to go over and across, and to permit its agents, contractors, subcontractors and employees to go over and across, any portion of the General Common Elements from time to time as Developer may deem necessary for such purposes. In the event Developer disturbs any area of the Condominium Premises adjoining such curb cuts, paving, roads, walks or roadway connections or other General Common Elements upon installation thereof or in connection with its construction, development and sales activities, Developer shall, at its expense, restore such disturbed areas to substantially their condition existing immediately prior to such disturbance. All continuing expenses of maintenance, repair, replacement and resurfacing of any road used for perpetual access purposes referred to in this Section shall be perpetually shared by this Condominium and any developed portions of the land described in Article VI and Article VII not lying within the Condominium whose closest means of access to a public road is over such road or roads. The Co-owners in this Condominium shall be responsible from time to time for payment of a proportionate share of said expenses which share shall be determined by multiplying such expenses times a fraction, the numerator of which is the number of completed dwelling Units in this Condominium, and the denominator of which is comprised of the number of such Units plus all other completed dwelling Units on the land described in Article VI and Article VII not lying within the Condominium whose closest means of access to a public road is over such road. Developer may, by a subsequent instrument prepared and recorded in its

discretion without consent from any interested party, specifically define by legal description the easements of access reserved hereby, if Developer deems it necessary or desirable to do so. Developer further reserves the right during the Development and Sales Period to install temporary construction roadways and accesses over the General Common Elements in order to gain access from the Project to a public road.

The Developer reserves the right at any time until the elapse of two (2) years after the expiration of the Development and Sales Period, and the Association shall have the right thereafter, to dedicate to the public a right-of-way of such width as may be required by the local public authority over any or all of the roadways in Margate, shown as General Common Elements on Exhibit B. Any such right-of-way dedication may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Wayne County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing right-of-way dedication.

(b) Utility Easements. Developer also hereby reserves for the benefit of itself, its successors and assigns and all future owners of the land described in Article VI and Article VII not located in the Condominium or any portion or portions thereof, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located in the Condominium Premises, including, but not limited to, water, gas, telephone, electrical, cable television, storm and sanitary sewer mains, and to connect to transformer(s) located on the Condominium Premises. In the event Developer, its successors or assigns, utilizes, taps, ties into, extends or enlarges any utilities located on the Condominium Premises, it shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to substantially their condition immediately prior to such utilization, tapping, tying-in, extension or enlargement. All expenses of maintenance repair and replacement of any utility mains referred to in this Section shall be shared by this Condominium and any developed portions of the land described in Article VI and Article VII not located in the Condominium which are served by such utility mains. The Co-owners of this Condominium shall be responsible from time to time for payment of a proportionate share of said expenses which share shall be determined by multiplying such expenses times a fraction, the numerator of which is the number of dwelling Units in this Condominium, and the denominator of which is comprised of the numerator plus all other dwelling Units in the land described in Article VI and Article VII not located within the Condominium which benefit from such mains. Provided, however, that the foregoing expenses are to be paid and shared only if such expenses are not borne by a governmental agency or public utility. Provided, further, that the expense sharing shall be applicable only to utility mains and all expenses of maintenance, upkeep, repair and replacement of utility leads shall be borne by the Association to the extent such leads are located on the Condominium Premises. The Co-owners and the Association shall have no responsibility with respect to any utility leads which service dwellings outside the Condominium Premises.

The Developer reserves the right at any time until the elapse of two (2) years after the expiration of the Development and Sales Period, and the Association shall have

the right thereafter, to grant easements for utilities over, under and across the Condominium, including without limitation for storm water purpose, to appropriate governmental agencies or public utility companies and to transfer title of utilities to governmental agencies or to utility companies. Any such grants of easement or transfers of title may be made by the Developer without the consent of any Co-owner, mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Wayne County Records. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed as may be required to effectuate any of the foregoing grants of easement or transfers of title.

Section 4. Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium; subject, however, to the approval of the Developer so long as the Development and Sales Period has not expired. No easements created under the Condominium Documents may be modified, or obligations with respect thereto varied, without the consent of each person benefited thereby.

Section 5. Telecommunications Agreements.

(a) Both the Developer during the Development and Sales Period and the Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Development and Sales Period, shall have the power to grant such easements, licenses and other rights of entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, fiber optic service, earth antenna and similar services (collectively "Telecommunications") to the Project or any Unit therein. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contract or agreement or grant any easement, license or right of entry or do any other act or thing which will violate any provision of any federal, state or local law or ordinance. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium project within the meaning of the Act and shall be paid over to and shall be the property of the Association, unless the company is operated by the Developer as reserved in sub-paragraph (b) below, or the easement is approved by the Developer during the Development and Sales Period, upon which event they shall be paid over to, and shall be the property of, the Developer.

(b) The Developer may establish cable and/or satellite service provide fiber optic service or other form of communication facility in the Project, but has no obligation to do so. In such event, the fiber optic cables and related equipment cable and/or satellite equipment and any other equipment installed by Developer to provide a communication facility ("Communication Improvements") located throughout the Project, up to the point of entry to

each residence, would be owned by the Developer. At all times the Developer provides any such services in the Project, the Communications Improvements will be installed, maintained, repaired and replaced by the Developer, at the Developer's sole cost and expense. The Developer hereby reserves an easement throughout the Project for the purpose of installing, maintaining, repairing and replacing the Communication Improvements, in the event the Communication Improvements are installed. The rights reserved in this paragraph can be assigned by the Developer or transferred to its successor, assign or designee.

Section 6. Emergency Vehicle and Service Vehicle Access Easement. There shall exist and it is hereby granted for the benefit of the Township, or other emergency or public service agency or authority, an easement over all roads in the Condominium for use by the emergency and/or service vehicles of the Township or such agencies. The easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulance and rescue services, school bus and mail or package delivery, and other lawful governmental or private emergency or other reasonable and necessary services to the Condominium Project and Co-owners thereof. This grant of easement shall in no way be construed as a dedication of any streets, roads or driveways to the public.

Section 7. Monument Sign and Landscape Easement Agreement. The Condominium benefits from a Monument Sign and Landscape Easement Agreement recorded in Liber ____, at Page ____, Wayne County Records. The monument sign for the Condominium and landscaping located within the easement areas described therein is the responsibility of the Association to maintain, repair and replace.

Section 8. Reciprocal Easement Agreement. The Condominium is subject to a certain Reciprocal Easement Agreement entered into with Plymouth Church of the Nazarene, a Michigan non-profit corporation ("Plymouth Church"), recorded in Liber ____, at Page ____, Wayne County Records ("REA"). The REA benefits and burdens both the Condominium and adjoining property owned by Plymouth Church and provides, among other things, for the construction, maintenance, repair and replacement of a water main either located in, or to be located in, the area described for that purpose in the REA. The Plymouth Church is also permitted to use certain open space within the Condominium and described in the REA for that purpose, for recreational purpose, including without limitation as a baseball diamond and related use.

ARTICLE XII

AMENDMENT

This Master Deed and the Condominium Subdivision Plan may be amended with the consent of 66-2/3 % of the Unit Co-owners, except as hereinafter set forth:

Section 1. Modification of Units or Common Elements. No Unit dimension may be modified in any material way without the consent of the Co-owner and mortgagee of such Unit nor may the nature or extent of Limited Common Elements or the responsibility for maintenance, repair or replacement thereof be modified in any material way without the written consent of the Co-owner and first mortgagee of any Unit to which the same are appurtenant, except as otherwise expressly provided above to the contrary.

Section 2. Mortgagee Consent. Amendments shall require the approval of first mortgagees in accordance with Section 90a of the Act. The notice is to be mailed to first mortgagees under Section 90a of the Act shall be sent to first mortgagees via certified mail, return receipt requested.

Section 3. By Developer. Pursuant to Section 90(1) of the Act, the Developer hereby reserves the right, on behalf of itself and on behalf of the Association, to amend this Master Deed and the other Condominium Documents without approval of any Co-owner or mortgagee for the purposes of correcting survey or other errors and for any other purpose as do not materially affect any rights of any Co-owners or mortgagees, in the Project.

Section 4. Change in Percentage of Value. The value of the vote of any Co-owner and the corresponding proportion of common expenses assessed against such Co-owner shall not be modified without the written consent of such Co-owner and his first mortgagee, nor shall the percentage of value assigned to any Unit be modified without like consent, except as provided in this Master Deed or in the Bylaws.

Section 5. Termination, Vacation, Revocation or Abandonment. The Condominium Project may not be terminated, vacated, revoked or abandoned without the written consent of the Developer and of 80% of all non-developer Co-owners and, in accordance with Section 90a of the Act, their mortgagees.

Section 6. Developer Approval. During the Development and Sales Period, the Condominium Documents shall not be amended nor shall the provisions thereof be modified by any other document without the written consent of the Developer.

ARTICLE XIII

ASSIGNMENT

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Wayne County Register of Deeds.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

ROBERTSON MARGATE, LLC,
a Michigan limited liability company
BY: ROBERTSON BROTHERS CO.,
a Michigan corporation, Manager

By: _____
James V. Clarke
Its: President

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this _____ day of _____, 2021, in Oakland County, Michigan, the foregoing Master Deed was acknowledged before me by James V. Clarke, the President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Margate, LLC, a Michigan limited liability company, on behalf of the corporation and company.

Notary Public, State of Michigan, _____ County
My commission expires: _____
Acting in Oakland County, Michigan

Master Deed drafted by and when recorded return to:
C. Kim Shierk of
Williams Williams Rattner & Plunkett, P.C.
380 North Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009

**MARGATE
CLUSTER HOUSING AGREEMENT**

THIS AGREEMENT (the "Agreement") entered into as of this ____ day of _____, 2021 by Plymouth Church of the Nazarene, a Michigan non-profit corporation, whose address is 45801 W. Ann Arbor Rd., Plymouth, Michigan 48170-3601, the owner of the property described in Section 1 below (the "Owner"); Robertson Margate, LLC, a Michigan limited liability company, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301-3159 the developer of the property described in Section 1 below (the "Developer"); Margate Association, a Michigan nonprofit corporation, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301-3159 (the "Condominium Association"), and the Charter Township of Plymouth, a Michigan municipal corporation, located at 9955 North Haggerty Road, Plymouth, Michigan 48170 (the "Township").

WITNESSETH:

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

WHEREAS, the Owner and the Developer desires to develop a project of not more than 30 dwelling units upon premises described in Section 1 below (the "Project"), said project to be developed by Developer as a residential building site condominium project to be known as Margate (sometimes hereinafter referred to as the "Condominium"), under the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Condominium Act"), and desires to obtain the benefit of the provisions of the cluster housing sections of Ordinance No. 99, which provisions require approval and execution of a contract providing assurances to the Township as to the installation of certain improvements and including, without limitation, the maintenance of public utilities, roadways and open spaces.

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

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

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 414.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

Property ID: 78-056-99-0019-000; 78-056-99-0018-002; 78-056-99-0007-000

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

3. Future Ownership of Land. The Real Property which is established as Margate by recording a Master Deed by the Owner and Developer will be owned by individual owners of condominium units as Co-owners pursuant to the Condominium Act and all responsibilities for the maintenance, upkeep, repair and replacement of all general common elements and storm drainage and landscape buffer easements shall be discharged by the Association which has been or will be formed by the Developer for the purpose of operating and managing the Project. Each future owner and/or the Association will acquire all mineral rights in his or her Unit.

4. Open Land and Public Improvements. The general common elements of the Project shall include those items identified in the Master Deed of the Condominium Project such as roads, streets and ways, open space land and underground utility mains for storm, sanitary sewers, water supply, natural gas and other fuels, electricity, and cable communications, including telephone and television (such specific general common elements being hereinafter referred to as "Public Improvements"). Further, the Public Improvements shall include all details noted as Public Improvements on the final Site Plan, a copy of which is attached as Exhibit A to this

Agreement and incorporated by reference, including the grading, landscaping and storm water drainage system. Nothing contained in this Agreement shall constitute or have the effect of making any Public Improvement on the general common elements "public property" or the property of the Township. Any of the Public Improvements may be accepted for either ownership or jurisdiction by the Township, in its sole discretion, by mutual agreement of Owner and Developer or the Association, by instruments separate from this Agreement. The Owner or Developer shall be responsible for completing, or posting security with the Building Department to insure completion of all required landscaping, roadways and other site improvements as shown on Exhibit A, prior to obtaining building permits for the residences to be constructed. The security shall be in the form of a bond, irrevocable letter of credit, or other security deemed sufficient by the Chief Building Official, and shall be in an amount sufficient to insure completion of all required improvements, as determined by the Chief Building Official.

5. Creation of Margate Association. Developer shall establish a Condominium Association for the purpose of operating and maintaining the common elements. It is intended that the Co-owners of each of the condominium units in Margate shall become the owners of the general common elements on the Real Property.

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

(a) If the Township shall determine any maintenance, repair or replacement of Public Improvements is needed (but for no other purpose), the Township shall give written notice of its intent to construct, maintain, repair or replace such Public Improvements (hereinafter called the "Notice To Correct") for or on behalf of and at the expense of the Developer, the Condominium Association, and the Co-owners, whichever may be applicable. The written Notice To Correct shall contain the estimated cost thereof and the Township shall allow the Developer or Condominium Association ninety (90) days from the written Notice To Correct either to correct all items or to show cause why any items to be corrected as indicated within the written Notice To Correct do not need correction.

(b) Upon receipt by the Association of the Township's Notice To Correct with respect to such Public Improvements, the directors of the Condominium Association shall forthwith, and in any event within ninety (90) days, weather permitting, either correct the items to be corrected as indicated within the written Notice To Correct and assess the Co-owners in accordance with the Condominium Act and the Master Deed, in order to defray the actual costs or estimated costs of maintaining, repairing or replacing the Public Improvements as set forth in the Notice To Correct by the Township. It is the intent of this provision to impose upon the Condominium Association and each Co-owner of any Condominium Unit (including the Owner and the Developer to the extent they own any Units) established upon the real Property described in Section 1 hereof, an affirmative obligation

- (i) to maintain, repair and replace, if necessary, the Public Improvements; and
- (ii) to cause the cost of maintenance, upkeep, repair and replacement to be assessed to and imposed as a lien upon each Condominium Unit within the Project.

(c) If it deems it to be necessary in the interest of public health, safety or welfare of the Co-owners, residents of neighboring property, other residents of the Township, or the Township as a governmental unit including its employees, agents and contractors, the Township has the right, but not the duty, to immediately initiate and complete any maintenance, repair or

replacement, and the entire cost thereof together with the Township standard charges therefor and including any reasonable and appropriate charges for related overhead, supervision and inspection, shall be assessed, collected and paid to the Township no later than one hundred eighty (180) days following submission by the Township of its bill; nonpayment of the amount billed after ninety (90) days shall bear interest on principal sum at the rate of five (5%) percent per annum, but such rate shall not exceed the generally accepted and utilized prime rate for commercial loans by commercial banks operating in the Township.

(d) Nothing contained herein shall be construed to create an obligation on the part of the Owner and the Developer to maintain, repair or replace the Public Improvements after control of the Public Improvements has passed to the Co-owners of the Condominium pursuant to the Master Deed and Bylaws of Margate, except as the Owner and the Developer may be required to share with other unit owners any such obligation as the owner of a unit in the Condominium.

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

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

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

or condominium unit and to advise such purchaser that he is purchasing a site condominium unit. The Township shall have the same rights to abate any violation of this requirement as set forth in Paragraphs 6 through 8 of this Agreement.

In particular, all houses erected in Margate shall adhere to the following standards (also contained in the Condominium Bylaws):

1. Minimum living area size: 1,700.
2. All exterior wall materials shall be Hardieboard or equal, brick, stone, or similar decorative masonry materials.
3. At least four (4) different floor plans will be offered in the development.
4. Each floor plan will provide for at least 3 different elevation treatments.
5. The same elevation and color package will not be built on one adjacent lot.

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

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

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

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

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

own any portion of the Real Property described in Section 1 hereof, and thereafter by the Condominium Association.

15. **Association Bound.** Margate Association joins in the execution of this Agreement for the purpose of undertaking the covenants required of it and the Co-owners of the Condominium as successors to Developer and as expressly set forth herein.

16. **Site Plan.** Exhibit A, attached hereto and incorporated by reference, is subject to approval by the Township pursuant to Ordinance No. 99.

17. **Modifications.** Amendments. No modifications or amendments of this Agreement shall occur without the written consent of the Township.

18. **Counterparts.** This agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all counterparts, when taken together, will constitute one and the same agreement. The parties agree that signatures on this agreement may be delivered by facsimile or electronically in lieu of an original signature and agree to treat facsimile or electronic signatures as original signatures that bind them to this agreement.

[The remainder of this page is intentionally blank, signature pages to follow.]

IN WITNESS WHEREOF, the parties have executed this instrument as of the dates indicated hereinbelow.

PLYMOUTH CHURCH OF THE NAZARENE, a
Michigan non-profit corporation

By: _____
Jeffrey S. Cardimen, Lead Pastor

And By: _____
Curtis E. Lynch, Chair Board Secretary

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this _____ day of _____, 2021, in Wayne County, Michigan, the foregoing instrument was acknowledged before me by Jeffrey S. Cardimen, Lead Pastor and Curtis E. Lynch, Chair Board Secretary, of the Plymouth Church of the Nazarene, a Michigan non-profit corporation, on behalf of the corporation.

Notary Public, State of Michigan, _____ County
My commission expires: _____
Acting in Oakland County, Michigan

ROBERTSON MARGATE, LLC, a
Michigan Limited Liability Company
By: Robertson Brothers Co., a
Michigan corporation, Manager

By: _____ James V. Clarke, President
"Developer"

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this ____ day of _____, 2021, in Oakland County, Michigan, the foregoing instrument was acknowledged before me by James V. Clarke, the President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Margate, LLC, a Michigan limited liability company, on behalf of the corporation and company.

Notary Public, State of Michigan, _____ County
My commission expires: _____
Acting in Oakland County, Michigan

MARGATE ASSOCIATION, a
Michigan non-profit corporation

By: _____,
President

"Condominium Association"

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this _____ day of _____, 2021, in Oakland County, Michigan, the foregoing instrument was acknowledged before me by _____, the President of Margate Association, a Michigan non-profit corporation, on behalf of the corporation.

Notary Public, State of Michigan, _____ County
My commission expires: _____
Acting in Oakland County, Michigan

By: Kurt L. Heise Its: Supervisor

By: _____
Jerry Vorva Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 by Kurt L. Heise, Supervisor for the Charter Township of Plymouth and Jerry Vorva, Clerk for the Charter Township of Plymouth, on behalf on behalf of said township.

____ County,
Michigan
My Commission Expires: _____

OWNER / DEVELOPER

ROBERTSON BROTHERS HOMES
6905 Telegraph Road
Suite 200
Bloomfield Hills, MI 48301

CONTACT: Tim Loughrin
Tel. (248) 282-1428

ARCHITECT

TX DESIGN & ASSOCIATES, INC.
26030 Pontiac Trail
South Lyon, MI 48178

CONTACT: Todd Hallett
Tel. (248) 446-1950

CIVIL ENGINEER

NOWAK & FRALS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-9032

CONTACT: Brad W. Erickel, P.E.
Tel. (248) 332-7931
Fax: (248) 332-8257

LANDSCAPE ARCHITECT

LAND DESIGN STUDIO
750 Forest Avenue
Suite 101
Birmingham, MI 48009

CONTACT: Eric James
Tel. (248) 594-3220

WAYNE COUNTY DPS GENERAL NOTES

1. ALL NOTES ON THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE WAYNE COUNTY DPS GENERAL NOTES AND THE WAYNE COUNTY DPS GENERAL NOTES TO THE WAYNE COUNTY DPS GENERAL NOTES.
2. THESE PLANS ARE NOT TO BE USED WITHOUT ATTACHMENT OF THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
7. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
8. ALL SHAPES SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
9. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
11. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
12. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
13. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
14. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
15. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
16. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
17. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.
18. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION. THE WAYNE COUNTY PERMIT APPLICATION FOR CONSTRUCTION SHALL BE SUBMITTED TO THE WAYNE COUNTY ENGINEERING DEPARTMENT AND SHALL BE REVIEWED BY THE WAYNE COUNTY ENGINEERING DEPARTMENT.

Plymouth Township, Wayne County, Michigan CONSTRUCTION DOCUMENTS

Prepared For Robertson Brothers Homes

PART OF THE SE 1/4 OF SECTION 33, T.1S., R.8E.,
PLYMOUTH TOWNSHIP,
WAYNE COUNTY, MICHIGAN



LOCATION MAP

LEGAL DESCRIPTION - PART OF PARCELS 1,2,3A3B,3C & 3D

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 33, 891.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.25 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 213.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 134.76 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 227.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 220.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS WEST ALONG IN PART THE NORTH LINE OF TRILLIUM WOODS CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 368 AS RECORDED IN THE MASTER DEED IN LIBER 27272, PAGE 617, WAYNE COUNTY RECORDS, 874.92 FEET TO THE NORTHWEST CORNER OF SAID TRILLIUM WOODS CONDOMINIUM; THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS WEST ALONG THE NORTH-SOUTH 1/8 LINE OF SAID SECTION 33, 434.66 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, 595.58 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 119.40 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG IN PART THE SOUTH LINE OF VILLAGE MANOR CONDOMINIUM, WAYNE COUNTY CONDOMINIUM PLAN NO. 910, AS RECORDED IN THE MASTER DEED IN LIBER 44564, PAGE 291, WAYNE COUNTY RECORDS, 284.24 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, 99.81 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS EAST, 435.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 460,745.06 SQUARE FEET OR 10.58 ACRES OF LAND,
CONTAINING A NET AREA OF 457,423.30 SQUARE FEET OR 10.50 ACRES OF LAND TO THE FUTURE 43 FOOT RIGHT OF WAY LINE.

Project Name

Margate - Single Family Condominium



SHEET INDEX

C00	Cover Sheet	C32	Weighted Run-off Coefficient Plan
C01	Overall Boundary Survey	C33	Notes & Details
C02	Boundary / Topographic / Tree Survey	C33.1	ADA Sidewalk Ramp Details
C03	Boundary / Topographic / Tree Survey	C34	Pump Details
C04	Survey Notes & Tree List	C35	Traffic Control Plan
C05	Tree List (Continued)	C36	Storm Maintenance Exhibits Plan
C06	Demolition Plan	C37	Soil Boring Location Plan
C07	Overall Site Plan	C38	Soil Boring Log
C08	Stringer Dimension Plan (1 of 2)	C39	Soil Boring Log
C09	Stringer Dimension Plan (2 of 2)	WC-1	Wayne County Standard Details
C10	Paving & Grading Plan (1 of 2)	WC-2	Wayne County Standard Details
C11	Paving & Grading Plan (2 of 2)	WC-3	Wayne County Standard Details
C11A	Road Profile Plan	L-1	Overall Landscape Plan
C11B	Road Profile Plan	L-2	Detention Pond Landscape Plan
C11C	Road Profile Plan	L-3	Landscape Interim Plan
C11D	Road Profile Plan	L-4	Tree Preservation Plan 1 of 2
C12	Canton Center Road Improvement Plans	L-5	Tree Preservation Plan 2 of 2
C13	ADA Intersection Grading Plan	L-6	Tree Survey 1 of 2
C14	Storm Drainage Plan (1 of 2)	L-7	Tree Survey 2 of 2
C15	Storm Drainage Plan (2 of 2)	L-8	Landscape Details & Maintenance Notes
C16	Detention System Detail Plan	1	Parallel Plan
C17	Sanitary Sewer & Water Main Plan (1 of 2)	G05	Grading, Drainage & Surfacing Standard Details
C18	Sanitary Sewer & Water Main Plan (2 of 2)	S-1	Standard Sanitary Sewer Notes
C19	Storm Drainage Profile Plan	S-2	Standard Sanitary Details
C20	Storm Drainage Profile Plan	W-1	Standard Water Main Details
C21	Storm Drainage Profile Plan	W-2	Standard Water Main Details
C22	Storm Drainage Profile Plan	W-5	Standard Sanitary Sewer & Water Service Details
C23	Storm Drainage Profile Plan		Architectural Elevations & Floor Plans (8.5x11)
C24	Storm Drainage Profile Plan		
C25	Storm Drainage Profile Plan		
C26	Storm Drainage Profile Plan		
C27	Sanitary Sewer Profile Plan		
C28	Sanitary Sewer Profile Plan		
C29	Sanitary Sewer Profile Plan		
C30	Soil Erosion Control / Drainage Area Plan		
C31	Storm Drainage Calculations Plans		

REVISIONS:
04-23-20 SURVEY ISSUED
04-23-20 REVISION TITLE COMMITMENT
04-23-20 ISSUED FOR SITE PLAN REVIEW
05-23-20 ISSUED FOR SITE PLAN REVIEW
12-07-20 ISSUED FOR ENGINEERING REVIEW
02-08-21 REVISIONS PER TOWNSHIP REVIEW
03-01-21 REVISIONS PER TOWNSHIP REVIEW
03-26-21 REVISIONS PER TOWNSHIP REVIEW

PERMITS REQUIRED	OBTAINED ON:
A. State Water Use Certificate	
B. State Water Use Certificate	
C. State Water Use Certificate	
D. State Water Use Certificate	
E. State Water Use Certificate	
F. State Water Use Certificate	
G. State Water Use Certificate	
H. State Water Use Certificate	
I. State Water Use Certificate	
J. State Water Use Certificate	
K. State Water Use Certificate	
L. State Water Use Certificate	
M. State Water Use Certificate	
N. State Water Use Certificate	
O. State Water Use Certificate	
P. State Water Use Certificate	
Q. State Water Use Certificate	
R. State Water Use Certificate	
S. State Water Use Certificate	
T. State Water Use Certificate	
U. State Water Use Certificate	
V. State Water Use Certificate	
W. State Water Use Certificate	
X. State Water Use Certificate	
Y. State Water Use Certificate	
Z. State Water Use Certificate	

NOTE
ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND GENERAL CONDITIONS OF PARTICULAR CONTRACT.

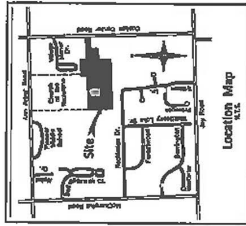


WAYNE COUNTY
REVIEW NO. R20-657
N & F JOB #1302



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRALS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-9032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRALS.COM



PROJECT
Margare - Single Family
Condo - Plymouth Twp., MI

QUEST
Robertson Brothers Homes
6905 Telegraph Road,
Suite 200
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Phone: 248.282.1428
Email: tloughrin@robertsonbones.com

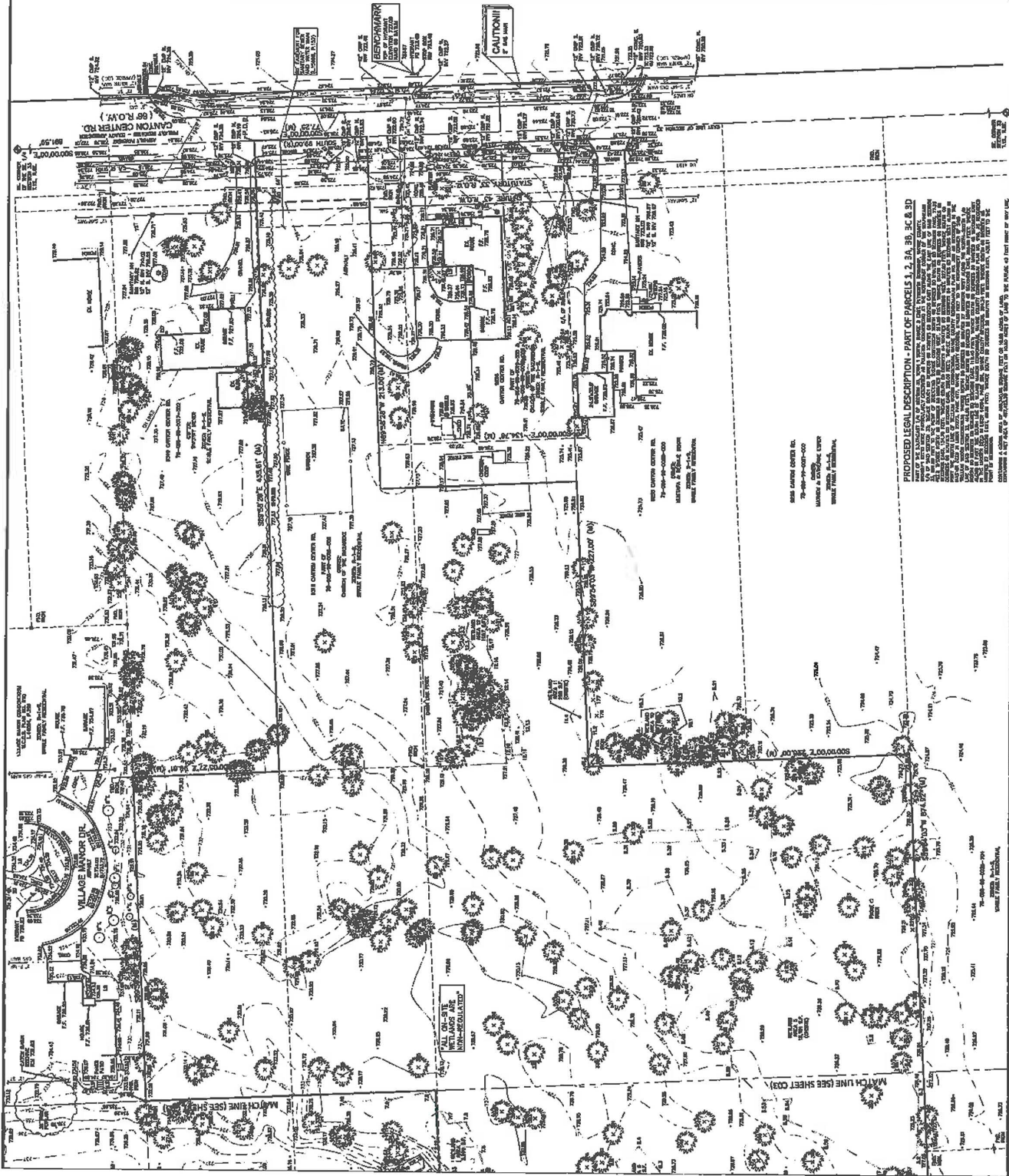
PROJECT LOCATION
Part of the SE 1/4
of Section 33
T.1S, R.9E,
Plymouth Township,
Wayne County, Michigan

SHEET
Boundary / Topographic /
Tree Survey

[illegible]

100

LEGEND	100% COTTON 100% POLYESTER 100% WOOL 100% RAYON 100% LINEN 100% SILK 100% CASHMERE 100% ALPACA 100% ANGORA 100% MOHAIR 100% TURTLENECK 100% V-NECK 100% POLO NECK 100% SHIRT NECK 100% JACKET NECK 100% COLLAR 100% CUFF 100% PANTS 100% SHOES 100% HAT 100% GLOVES 100% BAGS 100% LUGGAGE 100% TRUNKS 100% SUITCASES 100% CLOTHING 100% ACCESSORIES 100% HOME TEXTILES 100% BEDDING 100% BATHING 100% SPORTSWEAR 100% OUTERWEAR 100% UNDERWEAR 100% LINGERIE 100% Hosiery 100% SOCKS 100% TIGHTS 100% BRA 100% PANTYHOSE 100% SLIP 100% NIGHTGOWN 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports 100% Outerwear 100% Underwear 100% Lingerie 100% Hosiery 100% Socks 100% Tights 100% Bra 100% Pantyhose 100% Slip 100% Nightgown 100% PJamas 100% Robe 100% Bathrobe 100% Kimono 100% Cardigan 100% Sweater 100% Jacket 100% Coat 100% Suit 100% Dress 100% Skirt 100% Blouse 100% Shirt 100% T-shirt 100% Tank top 100% V-neck 100% Polo neck 100% Collar 100% Cuff 100% Pants 100% Shoes 100% Hat 100% Gloves 100% Bags 100% Luggage 100% Trunks 100% Suitcases 100% Clothing 100% Accessories 100% Home Textiles 100% Bedding 100% Bathing 100% Sports
--------	---

[illegible]

[illegible][illegible]

1502

PROJECT
 Morgan - Single Family
 Custer - Plymouth Twp., MI

CLIENT
 Morgan Brothers Homes
 6905 Taylor High Road,
 Suite 200
 Bloomfield Hills, MI 48301

DESIGNER
 Tim Longtin
 Phone: 248.262.1425
 Email: tim@timlongtin.com

LOCATION
 Part of the SE 1/4
 of Section 33
 T.15, R.2E,
 Plymouth Township,
 Wayne County, Michigan

FILED
 Tree List (Continued)



DATE 10/10/2019
PROJECT 10/10/2019
DESIGNER 10/10/2019
FILED 10/10/2019
LOCATION 10/10/2019
CLIENT 10/10/2019
PROJECT 10/10/2019
DESIGNER 10/10/2019
FILED 10/10/2019
LOCATION 10/10/2019
CLIENT 10/10/2019

DATE 10/10/2019
PROJECT 10/10/2019
DESIGNER 10/10/2019
FILED 10/10/2019
LOCATION 10/10/2019
CLIENT 10/10/2019

DATE 10/10/2019
PROJECT 10/10/2019
DESIGNER 10/10/2019
FILED 10/10/2019
LOCATION 10/10/2019
CLIENT 10/10/2019

Tree ID	Tree Species	Tree Size	Tree Location	Tree Status	Tree Notes
1	Red Maple	12"	100' N, 100' E	Dead	Dead
2	Red Maple	12"	100' N, 100' E	Dead	Dead
3	Red Maple	12"	100' N, 100' E	Dead	Dead
4	Red Maple	12"	100' N, 100' E	Dead	Dead
5	Red Maple	12"	100' N, 100' E	Dead	Dead
6	Red Maple	12"	100' N, 100' E	Dead	Dead
7	Red Maple	12"	100' N, 100' E	Dead	Dead
8	Red Maple	12"	100' N, 100' E	Dead	Dead
9	Red Maple	12"	100' N, 100' E	Dead	Dead
10	Red Maple	12"	100' N, 100' E	Dead	Dead
11	Red Maple	12"	100' N, 100' E	Dead	Dead
12	Red Maple	12"	100' N, 100' E	Dead	Dead
13	Red Maple	12"	100' N, 100' E	Dead	Dead
14	Red Maple	12"	100' N, 100' E	Dead	Dead
15	Red Maple	12"	100' N, 100' E	Dead	Dead
16	Red Maple	12"	100' N, 100' E	Dead	Dead
17	Red Maple	12"	100' N, 100' E	Dead	Dead
18	Red Maple	12"	100' N, 100' E	Dead	Dead
19	Red Maple	12"	100' N, 100' E	Dead	Dead
20	Red Maple	12"	100' N, 100' E	Dead	Dead
21	Red Maple	12"	100' N, 100' E	Dead	Dead
22	Red Maple	12"	100' N, 100' E	Dead	Dead
23	Red Maple	12"	100' N, 100' E	Dead	Dead
24	Red Maple	12"	100' N, 100' E	Dead	Dead
25	Red Maple	12"	100' N, 100' E	Dead	Dead
26	Red Maple	12"	100' N, 100' E	Dead	Dead
27	Red Maple	12"	100' N, 100' E	Dead	Dead
28	Red Maple	12"	100' N, 100' E	Dead	Dead
29	Red Maple	12"	100' N, 100' E	Dead	Dead
30	Red Maple	12"	100' N, 100' E	Dead	Dead
31	Red Maple	12"	100' N, 100' E	Dead	Dead
32	Red Maple	12"	100' N, 100' E	Dead	Dead
33	Red Maple	12"	100' N, 100' E	Dead	Dead
34	Red Maple	12"	100' N, 100' E	Dead	Dead
35	Red Maple	12"	100' N, 100' E	Dead	Dead
36	Red Maple	12"	100' N, 100' E	Dead	Dead
37	Red Maple	12"	100' N, 100' E	Dead	Dead
38	Red Maple	12"	100' N, 100' E	Dead	Dead
39	Red Maple	12"	100' N, 100' E	Dead	Dead
40	Red Maple	12"	100' N, 100' E	Dead	Dead
41	Red Maple	12"	100' N, 100' E	Dead	Dead
42	Red Maple	12"	100' N, 100' E	Dead	Dead
43	Red Maple	12"	100' N, 100' E	Dead	Dead
44	Red Maple	12"	100' N, 100' E	Dead	Dead
45	Red Maple	12"	100' N, 100' E	Dead	Dead
46	Red Maple	12"	100' N, 100' E	Dead	Dead
47	Red Maple	12"	100' N, 100' E	Dead	Dead
48	Red Maple	12"	100' N, 100' E	Dead	Dead
49	Red Maple	12"	100' N, 100' E	Dead	Dead
50	Red Maple	12"	100' N, 100' E	Dead	Dead
51	Red Maple	12"	100' N, 100' E	Dead	Dead
52	Red Maple	12"	100' N, 100' E	Dead	Dead
53	Red Maple	12"	100' N, 100' E	Dead	Dead
54	Red Maple	12"	100' N, 100' E	Dead	Dead
55	Red Maple	12"	100' N, 100' E	Dead	Dead
56	Red Maple	12"	100' N, 100' E	Dead	Dead
57	Red Maple	12"	100' N, 100' E	Dead	Dead
58	Red Maple	12"	100' N, 100' E	Dead	Dead
59	Red Maple	12"	100' N, 100' E	Dead	Dead
60	Red Maple	12"	100' N, 100' E	Dead	Dead
61	Red Maple	12"	100' N, 100' E	Dead	Dead
62	Red Maple	12"	100' N, 100' E	Dead	Dead
63	Red Maple	12"	100' N, 100' E	Dead	Dead
64	Red Maple	12"	100' N, 100' E	Dead	Dead
65	Red Maple	12"	100' N, 100' E	Dead	Dead
66	Red Maple	12"	100' N, 100' E	Dead	Dead
67	Red Maple	12"	100' N, 100' E	Dead	Dead
68	Red Maple	12"	100' N, 100' E	Dead	Dead
69	Red Maple	12"	100' N, 100' E	Dead	Dead
70	Red Maple	12"	100' N, 100' E	Dead	Dead
71	Red Maple	12"	100' N, 100' E	Dead	Dead
72	Red Maple	12"	100' N, 100' E	Dead	Dead
73	Red Maple	12"	100' N, 100' E	Dead	Dead
74	Red Maple	12"	100' N, 100' E	Dead	Dead
75	Red Maple	12"	100' N, 100' E	Dead	Dead
76	Red Maple	12"	100' N, 100' E	Dead	Dead
77	Red Maple	12"	100' N, 100' E	Dead	Dead
78	Red Maple	12"	100' N, 100' E	Dead	Dead
79	Red Maple	12"	100' N, 100' E	Dead	Dead
80	Red Maple	12"	100' N, 100' E	Dead	Dead
81	Red Maple	12"	100' N, 100' E	Dead	Dead
82	Red Maple	12"	100' N, 100' E	Dead	Dead
83	Red Maple	12"	100' N, 100' E	Dead	Dead
84	Red Maple	12"	100' N, 100' E	Dead	Dead
85	Red Maple	12"	100' N, 100' E	Dead	Dead
86	Red Maple	12"	100' N, 100' E	Dead	Dead
87	Red Maple	12"	100' N, 100' E	Dead	Dead
88	Red Maple	12"	100' N, 100' E	Dead	Dead
89	Red Maple	12"	100' N, 100' E	Dead	Dead
90	Red Maple	12"	100' N, 100' E	Dead	Dead
91	Red Maple	12"	100' N, 100' E	Dead	Dead
92	Red Maple	12"	100' N, 100' E	Dead	Dead
93	Red Maple	12"	100' N, 100' E	Dead	Dead
94	Red Maple	12"	100' N, 100' E	Dead	Dead
95	Red Maple	12"	100' N, 100' E	Dead	Dead
96	Red Maple	12"	100' N, 100' E	Dead	Dead
97	Red Maple	12"	100' N, 100' E	Dead	Dead
98	Red Maple	12"	100' N, 100' E	Dead	Dead
99	Red Maple	12"	100' N, 100' E	Dead	Dead
100	Red Maple	12"	100' N, 100' E	Dead	Dead



PROJECT
Mergate - Single Family
Coodo - Plymouth Twp., ME

CLIENT
Robertson Brothers Homes
1000 Main Street
Suite 200
Bloomfield Hills, MI 48301

DESIGNER
Kowak & Pauls Engineers
Phone: 617-333-8237
Email: kowak@kpw.com

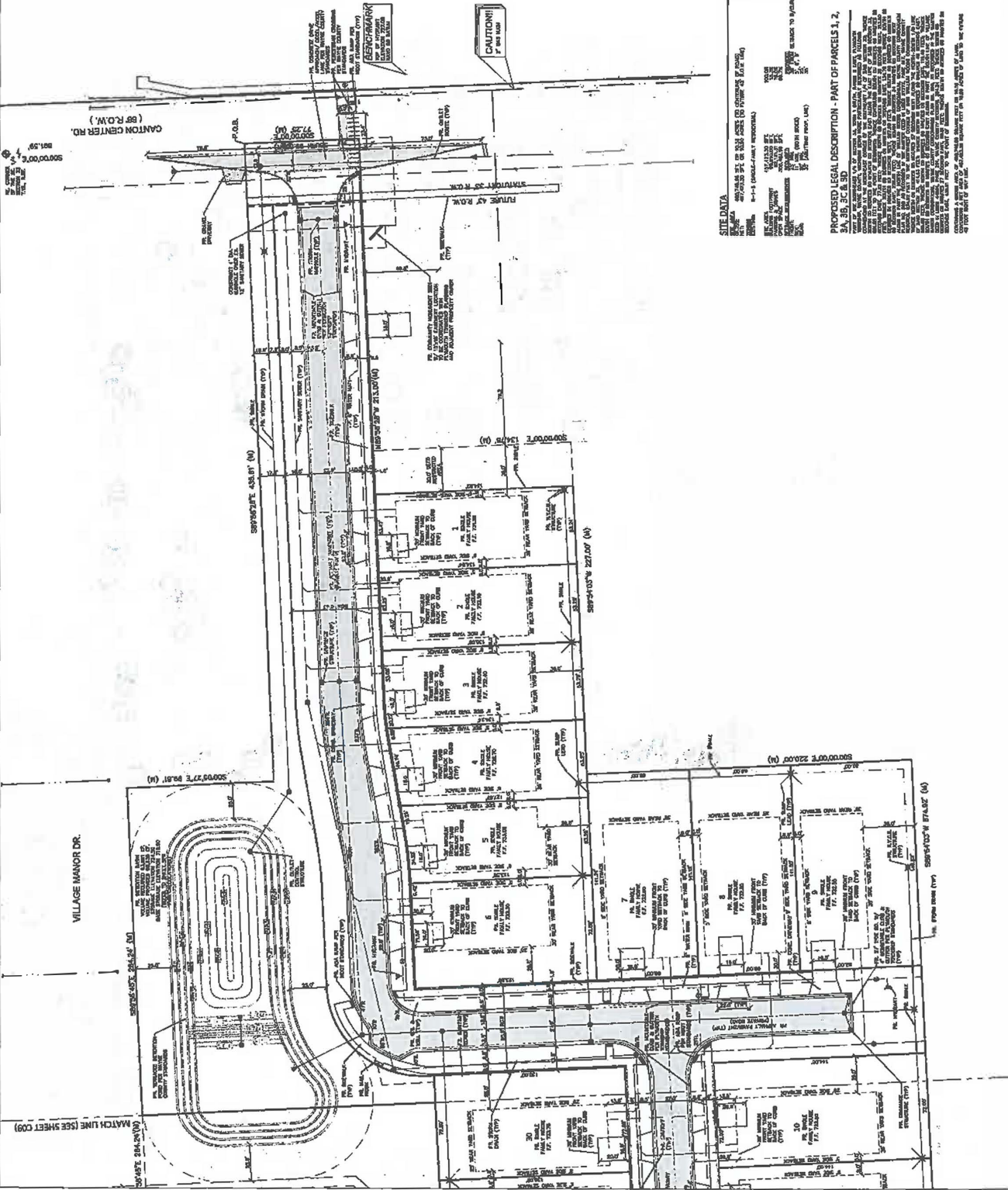
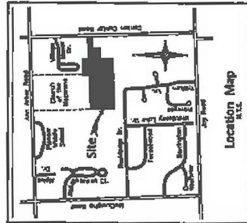
PROJECT LOCATION
Parcel 14 of Section 14
of Section 93
T.18, R.8E,
Plymouth Township,
Wayne County, Michigan

STREET
Stranger Denotation Plan
(1 of 2)



NOTES
1. ALL DIMENSIONS ARE TO CENTER OF ROAD.
2. ALL DIMENSIONS ARE TO CENTER OF ROAD.
3. ALL DIMENSIONS ARE TO CENTER OF ROAD.
4. ALL DIMENSIONS ARE TO CENTER OF ROAD.
5. ALL DIMENSIONS ARE TO CENTER OF ROAD.
6. ALL DIMENSIONS ARE TO CENTER OF ROAD.
7. ALL DIMENSIONS ARE TO CENTER OF ROAD.
8. ALL DIMENSIONS ARE TO CENTER OF ROAD.
9. ALL DIMENSIONS ARE TO CENTER OF ROAD.
10. ALL DIMENSIONS ARE TO CENTER OF ROAD.

DATE
2/1/2009
BY
J. L. LUTZ
CHECKED BY
B. Bickel
APPROVED BY
B. Bickel
TITLE
March 5, 2009
SCALE
1" = 30'
SHEET NO.
13802
CDS



PAVING LEGEND

[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED GRAVEL PAVEMENT
[Symbol]	PROPOSED CEMENT PAVEMENT

LEGEND

[Symbol]	EXISTING SHADY TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES
[Symbol]	EXISTING OPEN TREES

SITE DATA
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.
TOTAL AREA: 10.00 AC.

PROPOSED LEGAL DESCRIPTION - PART OF PARCELS 1, 2, 3, 25, 26 & 27
...
...
...
...
...
...
...
...
...
...

Ⓜ = Existing Trust To Remain

Proposed Countywide Minimum Sign Style. Signs shall comply with the requirements of Article 25 of the Township Code of Ordinances and be approved under separate permits issued by the Building Department. See Sheet L-3 for Sign Detail and Landscape Elevation.



as project title:

**Margate - Single
Family Condominium**

Plymouth Charter Township, Michigan

as prepared for:

Robertson Brothers Homes
6925 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301
Phone: 248.505.0888

W Job Number: 10014 W Date: 01/28/2008

drawn by:	checked by:
EMJ	WYS

Street Lawn Trees: Carlton Center Road
Length of Frontage: 77.25 LF

Required	1 <i>Quercus</i> Tree / 40 LF & 20' width Greenbelt
Required	2 <i>Diospyros</i> Trees / 20' width Greenbelt
Provided	2 <i>Diospyros</i> Trees & 20' width Greenbelt

Total Trees Removed: 487
 - Total Trees Onfile: 97
 Total Onfile Trees: 390

Total Trees Onfile Saved: 2

Total Trees Removed: 462 (includes 14 Onfile Trees)
 - Exempt Trees: 324*

*Exempt Trees include prohibited trees species, Common Buckhorn, and Poor Quality plant material

Replacement Requirements:

Required: 1" caliper in replacement plant matching per 4" DBH of the removed plant material

DBH Removed: 998.00'
 Required: 247.25'
 Provided: 404.60' (200% of Required)

LANDSCAPING MATERIALS	PERCENTAGE OF TOTAL	MINIMUM SIZE AT INSTALLATION	Projected Deciduous Shade Trees Total Projected
Deciduous Shade Trees	30%	3.0 - 3.5 inches caliper	84
	20%	3.5 - 4.0 inches caliper	48
	30%	4.0 inches caliper	25
Evergreen Trees	30%	8.0 feet high	86
	20%	10.0 feet high	33
	30%	12.0 feet high	30
Deciduous Ornamental Trees (Class A Plant)	50%	6.0 feet high	13
	30%	2.0 inches caliper	10
	20%	2.5 inches caliper	3
Deciduous Ornamental Trees (Class B Plant)	30%	3.0 inches caliper	1
Deciduous Shrubs	30%	30.0 inches high	32
	20%	35.0 inches high	22
	30%	30.0 inches high	32
Evergreen Shrubs	30%	30.0 inches high	32
	20%	35.0 inches high	22
	30%	30.0 inches high	32
Spreading Evergreen Shrubs	30%	24.0 inches high	32
	20%	30.0 inches spread	22

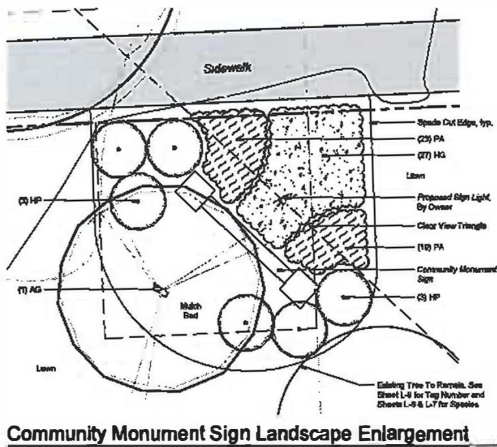
[illegible]

Revision	Description
03.12.2020	Per Engineering Revisions
04.27.2020	Per Engineering Revisions
09.11.2020	Issued for Site Plan Review
12.02.2020	Per Engineering Revisions
02.08.2021	Per Engineering Revisions

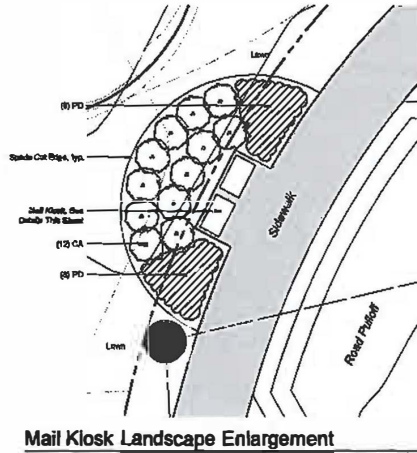


L-1

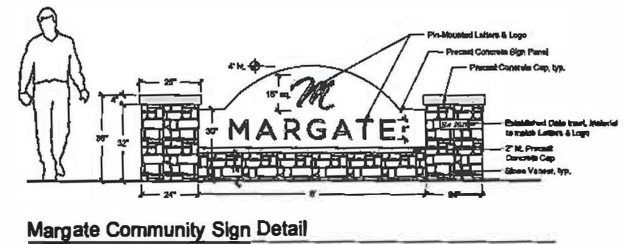
LEGEND



Community Monument Sign Landscape Enlargement



Mail Kiosk Landscape Enlargement



Margate Community Sign Detail

Sign Callouts Detail:
• Alternative Sign Height: 4' H.
• Proposed Sign Height: 4' H.
• Alternative Sign Area: 100 sq ft
• Proposed Sign Area: 15.42 sq ft
• Alternative Sign Spacing: 5' from Sidewalk
• Proposed Sign Spacing: 5' from Sidewalk

Scale: 1/2" = 1'



as noted on:

Landscape Enlargement Plans

as project title:

Margate - Single Family Condominium
Plymouth Charter Township, Michigan

as prepared for:
Robertson Brothers Homes
8805 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.505.0098

as job number: 15014
as date: 05.29.2020

as drawn by: EAU
as checked by: WTK

as reviewed:
08.12.2020 Per Engineering Revisions
08.27.2020 Per Engineering Revisions
09.11.2020 Issued for Site Plan Review
12.02.2020 Per Engineering Revisions
02.04.2021 Per Engineering Revisions



sheet no.

L-3

Plant Schedule This Sheet

Tree	Qty	Botanical Name	Common Name	Size	Spacing	Root	Notes
AG	1	Amelanchier canadensis 'Krysanthe Brillant'	April Pin Brilliance Serviceberry	6' H.	per plans	28.5	red flowers
Shrub	Qty	Botanical Name	Common Name	Size	Spacing	Root	Notes
HP	8	Hydrangea paniculata 'Lace Drift'	Little White Hydrangea	20' H.	40' o.c.	cont.	
Ornamental Grasses and Perennials	Qty	Botanical Name	Common Name	Size	Spacing	Root	Notes
BA	12	Callirhoe coccinea 'Red Wonder'	Red Wonder Flower	62	24" o.c.	cont.	
HS	22	Hebe 'Blueberry Bliss'	Little Blueberry	62	18" o.c.	cont.	
PA	38	Penstemon spicatus 'Little Beauty'	Little Beauty Penstemon	62	12" o.c.	cont.	
PD	16	Penstemon 'Dark Towers'	Dark Towers Penstemon	62	12" o.c.	cont.	



Decorative Mailbox - 16 Gang CBU

Manufacturer: Salisbury Industries
1070 E. 12th St.
Los Angeles, CA 90021
www.salisbury.com
Model: Regency Decorative CBU
802101
Black
Quantity: 1



Decorative Mailbox - 12 Gang CBU

Manufacturer: Salisbury Industries
1070 E. 12th St.
Los Angeles, CA 90021
www.salisbury.com
Model: Regency Decorative CBU
80212R
Black
Quantity: 1

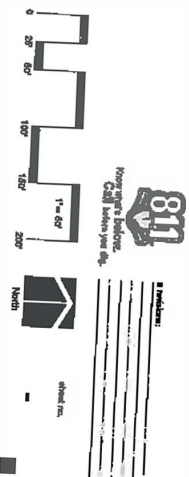


Rendered Site Plan

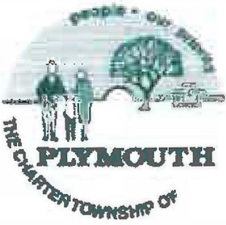
Margate - Single Family Condominium
 Plymouth Charter Township, Michigan
 as prepared by:
 Robertson Brothers Home
 6000 Telegraph Rd. • Suite 200
 Bloomfield Hills, MI 48301
 Phone: 248.215.0000

as plotted by:
 1/20/14
 as shown by:
 WFL

as checked by:
 02.14.2011
 as checked by:
 WFL



This drawing is the property of the design studio and is not to be reproduced or used in any way without the written consent of the design studio.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 11, 2021

ITEM: Draft 2025 Master Plan for Land Use: Distribution and Comment Period

Resolution #2021-05-11-34

PRESENTERS: Laura Haw, AICP, NCI, Township Planner, McKenna

BACKGROUND:

We are pleased to provide the Board of Trustees with this draft 2025 Master Plan, which the Planning Commission has thoughtfully guided over various meetings in 2020 and 2021.

In accordance with Public Act 33 of 2008, as amended, "Michigan Planning Enabling Act," the draft Master Plan must be approved for distribution by the legislative body, the Board of Trustees, and provided to all neighboring municipalities, regional planning agencies, and other utility entities. The 63-day comment period will commence following Board authorization. At the end of the 63-day comment period, the Planning Commission may incorporate any recommended changes to the Plan, hold a public hearing, and recommend adoption of the Plan by the Board.

The draft Plan is available for viewing on the Township's website at:

http://cms5.revize.com/revize/plymouthmi/Community%20Development/2021/2025_Master_Plan_for_Land_Use-Draft_210416.pdf

Below is a timeline of the next key steps in the adoption process:

May 11, 2021: Board of Trustees Meeting. Authorization to distribute the draft Master Plan for the required 63-day public comment period.

May 12, 2021: Plan Distribution. After the draft Master Plan has been approved for distribution, McKenna will support the Township in distributing the Master Plan to the surrounding communities for the mandatory 63-day review period.

July 21, 2021: Planning Commission Meeting. Hold public hearing and discuss any modifications. Recommendation to the Board of Trustees for final adoption.

TBD, 2021: Board of Trustees Meeting. Adoption of the 2025 Master Plan by resolution.

ACTION REQUESTED:

On April 21, 2021 the Planning Commission recommended the draft 2025 Master Plan for Land Use to the Board of Trustees for consideration and authorization of the required 63-day public comment and distribution period.

PROPOSED MOTION:

I move to authorize distribution of the draft Plymouth Township 2025 Master Plan for Land Use per the requirements of Public Act 33 of 2008, as amended, "Michigan Planning Enabling Act."

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

Paper Copies of the draft plan are available upon request to sbrams@plymouthtwp.org

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

**RESOLUTION TO APPROVE
2025 MASTER PLAN FOR LAND USE DISTRIBUTION**

RESOLUTION #2021-05-11-34

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on May 11, 2021, the following resolution was offered:

WHEREAS, the Public Act 33 of 2008, the Michigan Planning Enabling Act (MPEA), authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township, and,

WHEREAS, the Planning Commission prepared an update to the 2015 Master Plan, the 2025 Master Plan for Land Use, and submitted the Plan to the Township Board for the required 63-day distribution and public comment period on April 21, 2021, and,

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-05-11-34 authorizing the distribution of the draft 2025 Master Plan for Land Use, dated April 16, 2021, per the requirements of Public Act 33 of 2008, as amended.

Motion By: _____ **Seconded By:** _____

Roll Call:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

MOTION CARRIED _____

MOTION DEFEATED _____



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: May 11, 2021

ITEM: Text Amendment to the Zoning Ordinance No. 99 by Amending Article 20:
Schedule of Regulations Regarding Rear Yard Setbacks

Resolution #2021-05-11-35

PRESENTERS: Laura Haw, AICP, NCI, Township Planner, McKenna

BACKGROUND:

The Township's Zoning Ordinance regulates single-family residential rear-yard setbacks per Article 20: Schedule of Regulations. While there are four (4) different single-family zoning districts (R-1-E, R-1-H, R-1-S, and R-1) the required minimum rear-yard setback is 50-feet for all districts.

The Township proposes to amend Section 20.2, Footnote 'bb' which would permit the Zoning Board of Appeals (ZBA) the opportunity to grant dimensional variances, on a case-by-case basis, for a reduced rear-yard setback greater than 10-feet for outdoor living structures only. Currently, the Zoning Ordinance limits the ability of the ZBA from granting residential rear-yard setback variances greater than 10-feet.

The proposed change to the Schedule of Regulations would not impact the overall requirement for the minimum 50-foot rear-yard setback, rather, it would allow the ZBA to review a petition by a single property owner for a reduced rear-yard setback on a case-by-case basis. This exception does not apply to full building additions. A proposed text amendment for Footnote 'bb' is detailed on the following page, by adding subsection 10 (shown with underlined text).

Presently, the ZBA is charged with reviewing variances subject to the criteria outlined in Section 31.11: Variances of the Zoning Ordinance, which is already provided for in the Ordinance. The proposed text amendment before the Commission does not impact the seven (7) review criteria that are already established and put in place for the ZBA (Section 31.11).

Process. The first step in a text amendment to the Zoning Ordinance is for the Planning Commission to review the proposed language, hold a public hearing, and make a recommendation to the Board of Trustees (i.e., approval, denial, or approval with modifications). The public hearing was held at the April 21, 2021 Planning Commission meeting and the Commission subsequently recommended, with modifications, the proposed text amendment to the Board of Trustees.

SUBJECT TEXT AMENDMENT:

Footnote bb: *The rear yard in a R-l-E, R-l-H, R-l-S and R-1 Single Family Residential District may be reduced after approval of the Zoning Board of Appeals upon the Zoning Board of Appeals finding that the following have been met:*

- 1) The single-family structure may not extend more than ten (10) feet into the required fifty (50) foot rear yard.*
- 2) The rear yard of the residence must back to the rear yard of the adjoining residence and not to a side yard.*
- 3) The width of the single-family structure extending into the required fifty (50) foot rear yard shall not exceed one hundred (100) percent of the width of the portion of the single-family structure which must comply with the fifty (50) foot setback.*
- 4) The proposed penetration into the rear yard setback is the only practical location for the proposed addition.*
- 5) The completed structure will be consistent and compatible with the other houses in the immediate area in overall size, construction, quality, finish and aesthetic appearance.*
- 6) The proposed extension into the rear yard shall not have a substantial negative impact on the open and expected vistas for adjoining properties.*
- 7) The rear yard setback otherwise required is not less than fifty (50) feet, on account of a consent judgment or other special exceptions.*
- 8) The proposed structure shall comply with all other requirements of this Ordinance.*
- 9) The proposed addition shall be restricted to one story only and shall not exceed the height of the single-family structure.*
- 10) Exceptions to Footnote bb may be considered by the Zoning Board of Appeals for outdoor living space (such as attached, screened and/or covered decks/patios/porches, and three-season rooms). Exceptions shall not be permitted for full building additions.*

ACTION REQUESTED:

Notwithstanding any other comments by the Board or public, it is recommended that the Board of Trustees consider and approve the text amendments to the Charter Township of Plymouth Zoning Ordinance No. 99 by amending Article 20.2: Notes to Schedule of Regulations, Footnote 'bb'.

PROPOSED MOTION:

I move to adopt Resolution #2021-05-11-35 authorizing approval of a text amendment to the Charter Township of Plymouth Zoning Ordinance No. 99 by amending Article 20.2: Notes to Schedule of Regulations, Footnote 'bb'.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Clinton ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise

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

**RESOLUTION TO APPROVE
ZONING ORDINANCE NO. 99 TEXT AMENDMENT TO
ARTICLE 20.2, FOOTNOTE 'BB'**

RESOLUTION #2021-05-11-35

At a regular meeting of the Charter Township of Plymouth Board of Trustees (the 'board'), held at Township Hall, 9955 N. Haggerty Road, Plymouth, Michigan on May 11, 2021, the following resolution was offered:

WHEREAS, the Planning Commission has reviewed and discussed proposed text amendment to Article 20:2 Notes to Schedule of Regulations (footnote 'bb'), and,

WHEREAS, the Planning Commission held a public hearing on this matter on April 21, 2021, and,

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2021-05-11-35 authorizing a text amendment to Article 20.2 Notes to Schedule of Regulations (footnote 'bb') of Zoning Ordinance No. 99.

Motion By:_____ **Seconded By:**_____

Roll Call:

___Vorva ___Curmi ___Clinton ___Monaghan ___Doroshewitz ___Stewart ___Heise

MOTION CARRIED _____

MOTION DEFEATED _____