

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

Tuesday, July 12, 2022
7:00 PM



CALL TO ORDER AT _____ P.M.

A. ROLL CALL: Kurt Heise_____, Bob Doroshewitz _____, Jerry Vorva _____,
Jen Buckley_____, Chuck Curmi_____,
Audrey Monaghan_____, John Stewart_____

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Tuesday, July 12, 2022

D. APPROVAL OF CONSENT AGENDA

D.1 Approval of Minutes:

- a. Special Board of Trustees Meeting, June 21, 2022
- b. Regular Board of Trustees Meeting, June 28, 2022

D.2 Acceptance of Reports

- Building Department Monthly Report - June 2022
- Fire Department Monthly Report - June 2022
- Planning Department Monthly Report - June 2022
- Police Department Monthly Report - June 2022
- FOIA Monthly Report - Clerk's Office - June 2022
- FOIA Monthly Report - Police Department - June 2022

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BOARD OF TRUSTEES REGULAR MEETING**

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D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	396,304.95	350,896.55	747,201.60
Drug Forfeiture Federal	262	.00	00	00
Drug Forfeiture State	265	0.00	.00	0.00
Drug Forfeiture IRS	266	.00	.00	.00
ARPA	285	.00	30,830.25	30,830.25
Senior Transportation	588	3,021.43	.00	3,021.43
Water/Sewer Fund	592	46,510.32	29,957.52	76,467.84
Solid Waste Fund	596	2,913.37	1,171.00	4,084.37
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	00	.00	00
Special Assessment Capital	805	00	7,745.50	7,745.50
TOTALS:		448,750.07	420,600.82	869,350.89

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

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

F. NEW BUSINESS

1. Annual Water & Sewer Rate Recommendation, **Resolution # 2022-07-12-41**, *Treasurer Bob Doroshewitz and Public Services Director Patrick Fellrath*
2. Proposal for Technology Upgrades to Multi-Purpose Room, **Resolution #2022-07-12-42**, *Clerk Jerry Vorva and Supervisor Kurt Heise*
3. Cluster Housing Option for Purcell Property, **Resolution # 2022-07-12-43**, *Township Planner Laura Haw*

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

H. BOARD COMMENTS

I. ADJOURNMENT

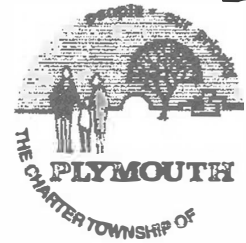
PLEASE TAKE NOTE: The Charter Township of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at all Township Meetings, to individuals with disabilities at the Meetings/Hearings upon two 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

D. l.a

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

Tuesday, June 21, 2022
7:00 PM



CALL TO ORDER AT 7:00 P.M.

- A. ROLL CALL:** Kurt Heise, Supervisor
Jerry Vorva, Clerk
Bob Doroshewitz, Treasurer
Chuck Curmi, Trustee
John Stewart, Trustee
Audrey Monaghan, Trustee

Also Attending: Police Chief Knittel
Fire Chief Conely
Kevin Bennett, Township Attorney
Sarah Vissel, Waste Management
Denisa Terrell, Recording Secretary
32 Members of the Public

- B. PLEDGE OF ALLEGIANCE:** Treasurer Doroshewitz

C. APPROVAL OF AGENDA – Tuesday, June 21, 2022

Moved by Clerk Vorva and supported by Trustee Monaghan to approve the agenda for the Special Board of Trustees meeting held on June 21, 2022.

All Ayes.

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

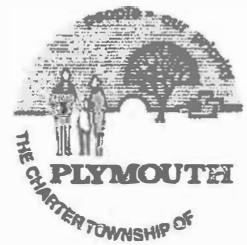
Duane Zantop share that D. Callahan submitted 51 letters of recommendation for the Trustee vacancy seat and wants to serve his community.

Brian Buckley expressed the need to have the trustee position be held by a conservative beyond 2024 and the police and fire unions support Jennifer Buckley. He also expressed the Board of Trustees is for the people by the people.

Steven Birmingham shared that he is the President of the Lakepoint Homeowners Association. He indicated a community member reached out to him and expressed concern about a weather-beaten sign at Soccer Park. He contacted the Supervisor's

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Office and the sign was replaced by the Township Parks people. He shared good people in the right position get things done.

Dan Callahan thanked the Board of Trustees and residents of Plymouth Township.

E. NEW BUSINESS

1. Appointment of New Township Trustee, *Clerk Jerry Vorva*

Clerk Vorva opened nominations for the appointment of Trustee. Board members nominated Jennifer Buckley, Gail Grieger, and Dan Callahan.

POLLING Jennifer Buckley
Clerk Vorva
Supervisor Heise
Trustee Monaghan

Gail Grieger
Trustee Stewart
Treasurer Doroshewitz

Dan Callahan
Trustee Curmi

It was moved by Supervisor Heise and supported by Clerk Vorva to have all future nominations for the position of Trustee closed and remove Dan Callahan from consideration for trustee due to lack of votes.

Ayes: Clerk Vorva, Supervisor Heise, Trustee Monaghan

Nays: Trustee Stewart, Treasurer Doroshewitz, Trustee Curmi

Motion Failed.

Supervisor Heise stressed the importance for the Board of Trustees to fill the trustee position.

Chairman James Hooper of Wayne 11th indicated it includes, Northville, Canton, Plymouth, and Livonia. He indicated that the Wayne 11th has a fiduciary responsibility to the Republican Party. He also indicated he lives in Livonia. The Wayne 11th would have to reach out to precinct delegates of the Republican Party for guidance on the best Republican candidate.

POLLING Jennifer Buckley
Supervisor Heise
Trustee Monaghan

Gail Grieger
Clerk Vorva
Treasurer Doroshewitz
Trustee Stewart

Dan Callahan
Trustee Curmi

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

Tuesday, June 21, 2022
7:00 PM



Moved by Supervisor Heise and supported by Clerk Vorva that future nomination be closed , and all other applicants be dismissed, and that the board be polled between Ms. Grieger and Ms. Buckley.

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

Nay: Trustee Curmi

Motion Passed.

POLLING

Jennifer Buckley

Trustee Monaghan
Supervisor Heise
Clerk Vorva
Trustee Curmi

Gail Grieger

Treasurer Doroshewitz
Trustee Stewart

Moved by Supervisor Heise and supported by Clerk Vorva to appoint Jennifer Buckley to fill the vacant position of Township Trustee for the unexpired term ending November 21, 2024. Said individual to be sworn in by the Township Clerk and installed immediately.

Ayes: Clerk Vorva, Trustee Curmi, Trustee Monaghan, Supervisor Heise

Nays: Trustee Stewart, Treasurer Doroshewitz

2. Formal Swearing in of New Trustee, *Clerk Jerry Vorva*

Clerk Vorva swore in Jennifer Buckley to the position of Trustee.

3. Waste Hauler RFP Interviews, *Supervisor Kurt Heise and Solid Waste*

Coordinator Sarah Visel Bid documents for waste hauler submissions can be found on the Township website at:

https://www.plymouthtp.org/government/departments/solid_waste_trash_collection/index.php

Supervisor Heise explained the waste hauler went out for bid in November 2021 and RFP's in April of 2022. The official selection will take place at the next Board of Trustees meeting giving the Township attorney the opportunity to go over contracts. Presentations for waste hauling were from GFL, Priority Waste, and Waste Management (WM). The Board of Trustees asked questions throughout each presentation including employee management, sustainability, recycling education and allowing residence to drop of material for a fee.

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

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BOARD OF TRUSTEES SPECIAL MEETING
PROPOSED MINUTES**

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Duane Zantop indicated he felt disrespected and requested an apology.

Ilene Coleman stated that some laws are immoral, and people are compelled to vote their conscience. Treasurer Doroshewitz indicated the Trustees take an oath to uphold the law. When individuals do the opposite, the Township will get sued and lose. Trustees must honor the oath they take.

G. BOARD COMMENTS

- Trustee Curmi inquired on the status of the sidewalk repairs program start date.
- Trustee Monaghan thanked everyone that came to give their bid proposal for waste hauling. She indicated she looks forward to working with the organization of choice. She also congratulated Ms. Buckley on her appointment to the Board. She apologized for some of the comments made.
- Clerk Vorva thanked everyone that applied for the Trustee position. He also advised over 5000 ballots will be sent out in the mail and individuals can come into the Township to pick up their ballots on June 22, 2022.
- Treasurer Doroshewitz thought it was unusual that the unions were involved. He also indicated tax bill will go out on time. He will also complete the analysis of the water rates soon.
- Trustee Stewart welcomed Trustee Buckley. "He who throws dirt loses ground and laws must be upheld."
- Trustee Buckley expressed that she holds no hard feelings. She indicated she is happy to put her best foot forward and serve for the good of the community.
- Supervisor Heise shared with Ms. Buckley and those present that he has a turtle in his office and much like the turtle, it is necessary to have a hard shell for protection but also to continue to move forward. He welcomed Ms. Buckley to the position of Trustee.

The next Board of Trustees meeting will be on June 28th which will include the selection of the trash hauler, award of the bid for the new ambulance paid for by ARPA Funds, and authorizing the payment for the automated stretcher for the ambulance. The presentation for the water rate will be on July 12, 2022. There will be a 4th of July parade this year.

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

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H. ADJOURNMENT

Moved by Clerk Vorva and supported by Trustee Monaghan to adjourn the Board of Trustees Special Meeting on June 21, 2022, at 10:11 p.m.
All Ayes.

Clerk, Jerry Vorva

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

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

Tuesday, June 28, 2022
7:00 PM



CALL TO ORDER AT 7:00 P.M.

- A. ROLL CALL:** Kurt Heise, Supervisor
Jerry Vorva, Clerk
Bob Doroshewitz, Treasurer
Chuck Curmi, Trustee
Trustee Buckley, Trustee
John Stewart, Trustee
Excused: Audrey Monaghan, Trustee

Also Attending: Police Chief Knittel
Deputy Police Chief Kudra
Fire Chief Conely
Kevin Bennett, Township Attorney
Denisa Terrell, Recording Secretary
13 Members of the Public

B. PLEDGE OF ALLEGIANCE: Trustee Buckley

C. APPROVAL OF AGENDA

Tuesday, June 28, 2022

Moved by Clerk Vorva and supported by Treasurer Doroshewitz to approve the agenda for the Regular Board of Trustees meeting held on June 28, 2022.

All Ayes.

D. APPROVAL OF CONSENT AGENDA

- D.1 Approval of Minutes:**
- a. Board of Trustees Study Session, June 7, 2022
 - b. Regular Board of Trustees Meeting, June 14, 2022
- D.2 Consent Agenda – New Business**
- a. Police Department Property Room Camera and Secure Fencing Enclosure Project, **Resolution #2022-06-28-36**, *Assistant Chief Daniel Kudra*

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BOARD OF TRUSTEES REGULAR MEETING
PROPOSED MINUTES**

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Trustee Curmi advised the New Capital Item was presented correctly and everyone should have an in-service to follow the same presentation model.

Moved by Trustee Curmi and supported by Trustee Buckley to approve Resolution #2022-06-28-36 authorizing the Police Department to purchase and install new security cameras for the property room and have a fencing contractor install a secure enclosure in the sally-port for a total cost not to exceed \$10,000.00 from the State Drug Law Enforcement Fund's Operational Tools & Supplies and Capital Outlay accounts and to authorize the Finance Director to appropriate fund balance in the amount of \$10,000 to the State Drug Law Enforcement Fund to pay for the projects.

Roll Call.

All Ayes.

- b. Board Resolutions calling Public Hearings for the 9075 General Drive and 41661 Plymouth Road Brownfield Plans, **Resolution #2022-06-28-37 and Resolution # 2022-06-28-38**, *Supervisor Kurt Heise*

D.3 Approval of Township Bills:

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL:
General Fund	101	729,714.16	53,654.23	783,368.39
Drug Forfeiture Federal	262	.00	475.00	475.00
Drug Forfeiture State	265	.00	.00	.00
Drug Forfeiture IRS	266	.00	.00	.00
Improvement Revolving (Capital)	446	.00	.00	.00
Water/Sewer Fund	592	190,856.75	42,717.99	233,574.74

**CHARTER TOWNSHIP OF PLYMOUTH
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PROPOSED MINUTES**

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Solid Waste Fund	596	4,597.90	1,433.78	6,031.68
Tax Pool	703	.00	.00	.00
Police Bond Fund	710	700.00	.00	700.00
Special Assessment Capital	805	.00	.00	.00
TOTALS:		930,696.52	99,281.00	1,029,977.52

Moved by Clerk Vorva and supported by Trustee Curmi to approve the consent agenda minus the item in question in the bills and D2a.

Roll Call Vote.

All Ayes.

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

Duane Zantop shared everyone he spoke to is satisfied with GFL services.

Paul Rutenberg, Priority Waste thanked the governing body and Sarah Visel for the bidding process.

B. NEW BUSINESS

1. Waste Hauler Selection, *Supervisor Kurt Heise and Solid Waste Coordinator Sarah Visel*

Supervisor Heise gave a recommendation of GFL. Sara Visel provided a recommendation of GFL based on price and customer service. Trustee Stewart indicated he asked Ms. Visel why was GFL her recommendation and she indicated price, responsiveness, communication, and the Supervisor.

Moved by Trustee Stewart and supported by Trustee Curmi that the Plymouth Township Board of Trustees authorized the Supervisor and the Township Attorney to negotiate a contract with GFL for waste hauling services including residential and commercial for calendar years 2022-2027; said draft contract to be presented to the Board for final review and approval at a later date, but no later than August 23, 2022.

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Roll Call Vote.
All Ayes.

2. Purchase of 2023 Life Line Ford F450 4x4 Type 1 Ambulance, **Resolution # 2022-06-28-39**, *Fire Chief Pat Conely*

Chief Conely provided details and answered questions concerning the ambulance purchase. The purchase will come from ARPA Funds, which would have been pulled from general funds.

Moved by Treasurer Doroshewitz and supported by Trustee Stewart that the Board of Trustees does hereby adopt Resolution #2022-06-25-39 to award the Fire Department ambulance replacement bid to R and R Fire Truck Repair Inc, for a Life Line Ford F450 4X\$4 Type 1 Ambulance for a cost not to exceed \$267,700.

Roll Call Vote.
All Ayes

3. Purchase of Stryker Power Load and Power Pro 2 Cot for New 2023 Ambulance, **Resolution # 2022-06-28-40**, *Fire Chief Pat Conely*

Chief Conley shared the stretcher is guaranteed to aid the paramedics to avoid dropping patients. If a patient is dropped the company will pay the liability. The stretcher must be purchased by November 1st to avoid the 10% price increase. He also shared a grant from MMRMA is also being sought to cover 25% of the cost.

Moved by Clerk Vorva and supported by Trustee Buckley to adopt Resolution #2022 -06-28-40 to purchase the demonstrator Stryker Power Loud system and demonstrator Power Pro 2 cot not to exceed \$54,700 and authorize the Finance Director to amend the FY2022 budget and appropriate \$54,700 in the General Fund balance to 101-336-970.00 Capital Outlay account for the purchase of said equipment.

Roll Call Vote.
All Ayes.

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

Ms. Steele inquired about the funds that were allocated to the Hilltop Golf Course entrance. Supervisor Heise indicated it will be revisited next year. Ms. Steele also inquired about the status of the pond. Supervisor Heise indicated the bid process has not provided an opportunity to move forward. The Township is working to

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preserve the wildlife.

D. BOARD COMMENTS

- Trustee Buckley shared that she is thankful to be on the Board. She gave a special shout-out to IT Mike Richardson. She is looking forward to new beginnings.
- Trustee Stewart indicated he did not get an opportunity to suggest that votes should be unanimous when appointing a new trustee.
- Treasurer Doroshewitz shared the tax bills went out on June 27th.
- Clerk Vorva shared that approximately 11,000 absentee voter applications were sent out and approximately 5300 ballots have also been sent out. Voters are welcome to come into the Township to receive both the application and ballot.
- Trustee Curmi inquired about the purchase of DPW.

E. ADJOURNMENT

Moved by Clerk Vorva and supported by Trustee Monaghan to adjourn the Regular Meeting for the Board of Trustees on June 28, 2022, at 8:34 p.m.
All Ayes.

Clerk, Jerry Vorva

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CHARTER TOWNSHIP OF PLYMOUTH
DEPARTMENT OF BUILDING & CODE ENFORCEMENT



MONTHLY REPORT

**June
2022**

New Commerical Building for 2022

Company Name	Property Address	Type of Work	Construction Value	Status	Month
LOT 20, BT Plymouth LLC.	44329 Plymouth Oaks Blvd.	New Building	900,000	Issued	Mar
St. Johns Inn Monastery	44045 Five Mile Rd.	Ceremony Pavilion	400,000	Issued	June

Total Construction Value

1,300,000

New Commercial Additions/Alterations for 2022

Company Name	Property Address	Type of Work	Construction Value	Status	Month
St. Johns Inn Monastery	44045 Five Mile Rd.	Interior Demo @ (2) Y Building	400,000	Issued	Jan
Materialise NV	44650 Helm Ct.	Interior Remodel	1,900,000	Issued	Jan
AT&T	40875 Ann Arbor Rd.	Tenant Finish	90,000	Issued	Jan
Burnoughs Q-hut #10	41100 Plymouth Rd.	Construct Office	60,000	Issued	Jan
P&L Foods	9030 General Dr.	Construct Addition	300,000	Issued	Jan
Webasto	14200 Haggerty	Construct (2) Interior Offices	50,000	Issued	Feb
Frito Lay	45325 Polaris Ct.	Construct Addition	8,000,000	Issued	Feb
Burger King	44475 Five Mile	Fire Damage Repair	15,000	Issued	Feb
Streamline Logistics	41100 Plymouth Rd. B1 102	Tenant Finish	107,868	Issued	Mar
Rivian	13250 Haggerty Rd.	Interior Remodel (2) lab areas	1,700,000	Issued	Mar
ADVICS	45300 Polaris Ct.	Interior Remodel	135,220	Issued	Mar
Fraudenberg	47774 Anchor Ct. W.	Interior Remodel	55,000	Issued	Mar
Sunny J's	521 Ann Arbor Rd.	Tenant Finish	78,000	Issued	Mar
Bank of America	40909 Ann Arbor Rd.	Dumpster Enclosure	15,000	Issued	Mar
Starbucks	15005 Beck Rd.	Tenant Finish	350,000	Issued	Mar
Sheesh Palace	15015 Beck Rd.	Tenant Finish	50,000	Issued	April
Brambo Brakes	47765 Halyard	Interior Remodel	125,000	Issued	April
Webasto	14200 Haggerty Rd.	Steel Racking	500,000	Issued	April
FSS Technologies	41100 Plymouth Rd B1 165	Tenant Finish	164,434	Issued	April
Pipetok Infrastructure	15155 Fogg St.	(2) Overhead Doors	25,000	Issued	April
Bank of America	40909 Ann Arbor Rd.	Interior Remodel	113,074	Issued	April
Alleluia Roman Church of God	46500 N Territorial	Interior Remodel	200,000	Issued	April
Plymouth House Apartments	42560 Postliff	New Walkways	48,000	Issued	May

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Consolidated Properties	15075 Northville Rd.	(2) New Bathrooms	43,700	Issued	June
Nativity of the Virgin Mary Church	39851 Five Mile	Garage Structure	160,000	Issued	June
Ann Arbor Road LLC.	40500 Ann Arbor Rd.	(2) Interior doors	500	Issued	June
Quick Pass Car Wash	39550 Ann Arbor Rd.	Free Standing Awning	12,918	Issued	June
Interek	45000 Helm	Interior Remodel	35,000	Issued	June
Sema	14655 Jib	15'x 27' open canopy garage	100,000	Issued	June

Total Construction Value	14,833,714
Grand Total Construction Value	<u>16,133,714</u>

* Operating on COVID-19 orders

Building Department 2022

<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>2022 Totals</u>
Total Building Permits	74	65	118	118	110	112							597
<u>Trade Permits</u>													
Electrical	30	31	29	27	47	48							210
Mechanical	56	48	61	65	76	74							380
Plumbing	11	28	24	33	25	26							147
Sewer & Water	8	17	6	8	9	9							57
Total Trade Permits	179	189	238	261	267	287	0	0	0	0	0	0	1391
<u>Miscellaneous</u>													
Special Inspections	0	0	0	1	0	0							1
Temp Certificate of Occupancy	6	2	5	1	0	3							17
Re-Occupancy	2	0	1	8	2	2							15
Plan Review	10	17	25	14	24	7							87
ZBA	0	0	0	0	2	3							5
Re-Inspection fees	3	5	8	6	8	9							37
Vacant Land Resignation	0	0	0	0	0	0							0
Total Miscellaneous	21	24	39	30	34	24	0	0	0	0	0	0	172
<u>Application Fee's</u>													
Building	80	55	105	103	98	100							519
Electrical	34	32	32	33	53	49							233
Mechanical	65	49	61	67	78	85							383
Plumbing	15	28	29	37	27	33							169
Total Misc/License/Application	185	188	288	270	286	291	0	0	0	0	0	0	1486
Grand Total	364	377	804	821	653	658	0	0	0	0	0	0	2877
<u>Staffing Levels</u>													
Chief Building Official	1	1	1	1	1	1	0	0	0	0	0	0	
Full Time Building Inspector	1	1	1	1	1	1	0	0	0	0	0	0	
Full Time Building Coordinator	1	1	1	1	1	1	0	0	0	0	0	0	
Full Time Building Administrator	1	1	1	1	1	1	0	0	0	0	0	0	
Part-time Time Ordinance Officer	1	1	1	1	1	1	0	0	0	0	0	0	

Residential Housing 2022

	<u>Single Family Detached</u>				<u>Single Family Attached (Townhouses/ Row Houses)</u>			
	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>
January	0	0	-	-	0			
February	10	0	3,068,536	16,041	0			
March	5	0	1,580,665	12,412	0			
April	2	0	1,111,040	7,781	0			
May	4	0	3,221,082	13,872	0			
June	5	0	1,622,728	12,772	0			
July					0			
August					0			
September					0			
October					0			
November					0			
December					0			
Totals	26	0	\$ 10,603,948	62,878	0	0	\$ -	-

	<u>Two-Family Buildings (Duplex)</u>				<u>Three-or-more Family Building (Apartments/Stacked Condos)</u>			
	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Total</u> <u>Value</u> <u>Construction</u>	<u>Total</u> <u>Square</u> <u>Feet</u>
January	0				0			
February	0				0			
March	0				0			
April	0				0			
May	0				0			
June	0				0			
July	0				0			
August	0				0			
September	0				0			
October	0				0			
November	0				0			
December	0				0			
Totals	0	0	\$ -	-	0	0	\$ -	-

	<u>Total #</u> <u>Buildings</u>	<u>Total #</u> <u>Dwelling</u>	<u>Value</u> <u>Construction</u>	<u>Square</u> <u>Feet</u>
Totals all categories	26	0	\$ 10,603,948	62,878



Revenue Breakdown Report

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07/01/2022

Filter: All Records, Transaction.DateToPostOn in <Previous month> [06/01/22 - 06/30/22] AND
Transaction.TransactionNumber Not = 67,079 AND
Transaction.TransactionNumber Not = 67,078

Unit Totals		
Unit Name	Records	Revenue
	267	153,035.91
TOTAL	267	153,035.91

Record Type Totals		
Unit	Records	Revenue
Permit	267	153,035.91
UNIT TOTAL:	267	153,035.91

Record Type Breakdowns		
Unit	Records	Revenue
Record Type: Permit		
Building	112	76,786.00
Electrical	46	9,593.00
Mechanical	74	12,223.00
Plumbing	26	4,788.00
Sewer & Water	9	49,645.91
TOTAL:	267	153,035.91

103,390

Record Categories By Type		
Unit		
Permit	Type: Building	
Basement Finish	1	1,585.00
Cell Towers	1	235.00
Deck	3	1,275.00
Demolition - house	1	280.00
Fence	7	1,345.00
Garage	2	400.00
Ind/Comm-alt/add	9	15,907.00
Ind/Comm-new	1	11,868.00
Mobile Home	1	295.00
Pool	1	535.00
Re-Occupancy	2	280.00
Residential-alt/add	6	2,580.00
Residential-new	7	26,306.00
Roof	31	5,625.00
Sign - Flagpole	8	1,830.00
Sunroom	2	1,220.00
Windows/Siding	29	5,220.00
TOTAL:	112	76,786.00

Permit	Type: Electrical	
Electrical	43	8,690.00
Fire Alarm	3	903.00
TOTAL:	46	9,593.00

Permit	Type: Mechanical	
Gas Piping	9	1,120.00
Heating	63	10,788.00
Pre-fab	2	315.00
TOTAL:	74	12,223.00

Certificate of Occupancy List

07/01/2022

1/1

CofO Number	Status	Issued To	Address	CofO and Permit Dates	
OF22-0030	ISSUED (FINAL)	D R GROUP LTD PARTNER	45889 MAST ST	CO Date Apply: 06/01/2022	CO Date Finaled: 06/01/2022
Permit Number PB22-0385	Applicant Name Power Process Piping Inc		Contractor	Permit Date Apply: 05/06/2022	Permit Date Issued: 05/09/2022
OF22-0031	ISSUED (FINAL)	Euro Star Gymnastics	47576 HALYARD	CO Date Apply: 06/01/2022	CO Date Finaled: 06/01/2022
Permit Number PB20-0791	Applicant Name Mosaic Building Group		Contractor Mosaic Building Group	Permit Date Apply: 09/22/2020	Permit Date Issued: 1/05/2020
OF22-0032	ISSUED (FINAL)	Plymouth Commercial Center L	15005 Beck RD	CO Date Apply: 06/23/2022	CO Date Finaled: 06/23/2022
Permit Number PB21-0900	Applicant Name Ryan Construction		Contractor Ryan Construction	Permit Date Apply: 09/20/2021	Permit Date Issued: 03/31/2022
OF22-0033	ISSUED (FINAL)	Burroughs Building	13250 Haggerty RD	CO Date Apply: 06/23/2022	CO Date Finaled: 06/23/2022
Permit Number PB22-0058	Applicant Name Boldt Company		Contractor Boldt Company	Permit Date Apply: 01/26/2022	Permit Date Issued: 03/07/2022
OF22-0034	ISSUED (FINAL)	Brembo Brakes	47765 Halyard	CO Date Apply: 06/27/2022	CO Date Finaled: 06/27/2022
Permit Number PB22-0230	Applicant Name PCI Industries Inc		Contractor PCI Industries Inc	Permit Date Apply: 03/28/2022	Permit Date Issued: 04/08/2022
OF22-0035	ISSUED (FINAL)	HEWITT, ADAM J - MORTE	8830 OAKVIEW	CO Date Apply: 06/30/2022	CO Date Finaled: 06/30/2022
Permit Number PB21-0062	Applicant Name Cook Building Co		Contractor Cook Building Co	Permit Date Apply: 02/01/2021	Permit Date Issued: 04/16/2021
OF22-0036	ISSUED (FINAL)	R & M ASSET MANAGEMEN	8836 OAKVIEW	CO Date Apply: 06/30/2022	CO Date Finaled: 06/30/2022
Permit Number PB21-0063	Applicant Name Cook Building Co		Contractor Cook Building Co	Permit Date Apply: 02/01/2021	Permit Date Issued: 04/16/2021
OF22-0037	ISSUED (FINAL)	JOSS, RYAN	8890 NORTHERN	CO Date Apply: 06/30/2022	CO Date Finaled: 06/30/2022
Permit Number PB21-1034	Applicant Name Joss Construction LLC.		Contractor Joss Construction LLC.	Permit Date Apply: 11/03/2021	Permit Date Issued: 1/08/2021

All Records

Co.DateFinaled in <Previous month> [06/01/22 - 06/30/22]

Number of CofO's:

8



Plymouth Township Fire Department

Monthly Report

June 2022

Response Information:

The Plymouth Township Fire Department responded to **284** emergencies this month.

There was an average of **9.46** runs per day this month.

PTFD's average response time was **5 min 8 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 Township	1	2
Hazmat	0	1
Northville City	1	0
Northville Township	0	9

Fire Loss:

There were **3** fires this month that accounted for **38,000.00** worth of damage to possessions and property. We prevented the destruction of **68,500.00** in property.

EMS Information:

HVA transported **88** patients to the hospital.

Plymouth Township Fire transported **40** patients to the hospital.

Plymouth transports billed out **24,031.83** this month, received **19,545.00** and have **5,547.55** in outstanding bills over 180 days.

Fire Prevention:

Plymouth Township Fire Department provided **66** comprehensive fire inspections to businesses within Plymouth Township. This month, the department conducted **2** ACLS Classes **1** PALS Class and **1** Special Event with a total of **24** participants.

Revised 11/8/19

J:/Fire/Monthly Reports/Monthly Report Form

save as PDF

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 Target Solutions Calendar

REPORT – INCLUDE TOTAL HEARTLINE TABLE

Revised 11/8/19

J:/Fire/Monthly Reports/Monthly Report Form

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Incident Type Count

For Dates 6/1/22 - 6/30/22



Incident Type and Description	Incident Count	% Type / % Total
100 - Fire, other	1	33.33 %
131 - Passenger vehicle fire	2	66.67 %
Total - Fires	3	1.06 %
321 - EMS call, excluding vehicle accident with injury	170	93.41 %
322 - Vehicle accident with injuries	10	5.49 %
324 - Motor vehicle accident with no injuries	1	0.55 %
360 - Water & ice related rescue, other	1	0.55 %
Total - Rescue & Emergency Medical Service Incidents	182	64.08 %
400 - Hazardous condition, other	2	13.33 %
411 - Gasoline or other flammable liquid spill	1	6.67 %
412 - Gas leak (natural gas or LPG)	2	13.33 %
413 - Oil or other combustible liquid spill	3	20.00 %
442 - Overheated motor	2	13.33 %
444 - Power line down	5	33.33 %
Total - Hazardous Conditions (No fire)	15	5.28 %
500 - Service Call, other	1	2.70 %
542 - Animal rescue	1	2.70 %
550 - Public service assistance, other	3	8.11 %
551 - Assist police or other governmental agency	3	8.11 %
553 - Public service	1	2.70 %
554 - Assist invalid	26	70.27 %
561 - Unauthorized burning	2	5.41 %
Total - Service Call	37	13.03 %
600 - Good intent call, other	1	4.35 %
611 - Dispatched & cancelled en route	14	60.87 %
6111 - Hospice Death	5	21.74 %
622 - No incident found on arrival at dispatch address	1	4.35 %
650 - Steam, other gas mistaken for smoke, other	1	4.35 %
651 - Smoke scare, odor of smoke	1	4.35 %
Total - Good Intent Call	23	8.10 %
700 - False alarm or false call, other	13	61.90 %
730 - System malfunction, other	1	4.76 %
735 - Alarm system sounded due to malfunction	2	9.52 %
740 - Unintentional transmission of alarm, other	2	9.52 %
745 - Alarm system sounded, no fire - unintentional	1	4.76 %
746 - Carbon monoxide detector activation, no CO	2	9.52 %
Total - False Alarm & False Call	21	7.39 %

Incident Type Count

Incident Type and Description	Incident Count	% Type / % Total
900 - Special type of incident, other	3	100.00 %
Total - Special Incident Type	3	1.06 %
	284	

Municipal Response Times Report

For Dates Beginning 6/1/22 Ending 6/30/22
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	146	54.89	146	54.89	98	39.36	98	39.36	9	3.75	9	3.75	6	2.34	6	2.34	13	5.08	13	5.08
1 - 2	82	30.83	228	85.71	105	42.17	203	81.53	23	9.58	32	13.33	6	2.34	12	4.69	7	2.73	20	7.81
2 - 3	21	7.89	249	93.61	37	14.86	240	96.39	63	26.25	95	39.58	7	2.73	19	7.42	25	9.77	45	17.58
3 - 4	10	3.76	259	97.37	8	3.21	248	99.60	42	17.50	137	57.08	26	10.16	45	17.58	45	17.58	90	35.16
4 - 5	3	1.13	262	98.50	0	0.00	248	99.60	37	15.42	174	72.50	39	15.23	84	32.81	45	17.58	135	52.73
5 - 6	1	0.38	263	98.87	0	0.00	248	99.60	28	11.67	202	84.17	46	17.97	130	50.78	39	15.23	174	67.97
6 - 7	0	0.00	263	98.87	1	0.40	249	100.00	15	6.25	217	90.42	34	13.28	164	64.06	41	16.02	215	83.98
7 - 8	1	0.38	264	99.25	0	0.00	249	100.00	12	5.00	229	95.42	36	14.06	200	78.13	9	3.52	224	87.50
8 - 9	2	0.75	266	100.00	0	0.00	249	100.00	4	1.67	233	97.08	18	7.03	218	85.16	14	5.47	238	92.97
9 - 10	0	0.00	266	100.00	0	0.00	249	100.00	3	1.25	236	98.33	13	5.08	231	90.23	7	2.73	245	95.70
10 +	0	0.00	266	100.00	0	0.00	249	100.00	4	1.67	240	100.00	25	9.77	256	100.00	11	4.30	256	100.00

Incident
Total*:

266

Average Times per Incident

Average PSAP Processing Time: 1 minute(s) 10 second(s)
(Alarm to Dispatch) Percent less than or equal to 60 Seconds: 54.89
Percent less than or equal to 90 Seconds: 75.19

Average Fire Department Turn Out Time: 1 minute(s) 15 second(s)
(Dispatch to Enroute)

Average Fire Department Turn Out and Travel Time: 5 minute(s) 8 second(s)
(Dispatch to Arrival)

Average Municipal Response Time: 6 minute(s) 19 second(s)
(Alarm to Arrival)

Percentile Response Times in Accordance with NFPA Standards

PSAP Processing Time less than 60 seconds: 54.89%
(Alarm to Dispatch)

Fire Department Turn Out Time less than 60 seconds: 39.36%
(Dispatch to Enroute)

Fire Department Travel Time less than 4 minutes: 57.08%
(Enroute to Arrival)

*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.*

Listing of Mutual Aid Responses by Mutual Aid Department



Time Period: 6/1/22 - 6/30/22

Department: Canton Twp FD

Mutual aid received

220001541	6/18/22 5:58:12AM	1	08204	11052 MILLWOOD DR
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<i>Subtotal Mutual aid received</i>	1
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Mutual aid given

220001608	6/24/22 3:52:10PM	3	08204	40045 CAMBRIDGE
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220001609	6/24/22 4:06:01PM	3	08204	41420 FORD
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<i>Subtotal Mutual aid given</i>	2
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<i>Subtotal Canton Twp FD</i>	3
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Department: Hazardous Materials Response Team

Mutual aid given

220001527	6/16/22 3:19:06PM	3	WWMA	6873 INKSTER RD
-----------	-------------------	---	------	-----------------

<i>Subtotal Mutual aid given</i>	1
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<i>Subtotal Hazardous Materials Response Team</i>	1
---	----------

Department: Northville City FD

Mutual aid received

220001541	6/18/22 5:58:12AM	1	08232	11052 MILLWOOD DR
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<i>Subtotal Mutual aid received</i>	1
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<i>Subtotal Northville City FD</i>	1
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Department: Northville Twp FD

Mutual aid given

220001442	6/7/22 8:28:36AM	3	08255	40669 N NORTHVILLE TRL
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220001474	6/10/22 6:41:22AM	3	08255	15855 WINCHESTER DR
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220001516	6/15/22 10:28:32AM	3	08255	19801 SILVER SPRING DR
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220001517	6/15/22 10:43:32AM	3	08255	42361 WATER WHEEL CT
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220001520	6/15/22 12:14:25PM	3	08255	18499 JAMESTOWN CIR
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220001522	6/15/22 1:23:05PM	3	08255	FIVE MILE RD
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220001565	6/20/22 7:18:28PM	3	08255	15543 NORTHVILLE FOREST DR
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220001576	6/21/22 2:31:24PM	3	08255	15311 MYSTIC CIR
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220001582	6/22/22 1:41:56PM	3	08255	47130 SEVEN MILE RD
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Printed: 7/5/22
Page 1 of 2

Time Period: 6/1/22 - 6/30/22

<i>Subtotal Mutual aid given</i>	9
<i>Subtotal Northville Twp FD</i>	9
<hr/>	
Total	13

Printed: 7/5/22
Page 2 of 2

*Note: Incidents may show more than once due to Mutual Aid being rendered to more than one agency. The total runs value does not include these duplicates.

Incident Summary by Incident Type

For Dates: 6/1/22 - 6/30/22



Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Shift: A				
Station: MA				
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	1	00:00:00	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	27	00:07:27	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	5	00:05:52	\$ 0.00	\$ 0.00
Service Calls	3	00:06:08	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:06:29	\$ 0.00	\$ 0.00
Special Incident Types	1	00:07:56	\$ 0.00	\$ 0.00
Total for Station: ST1	39	00:06:45	\$ 0.00	\$ 0.00
Station: ST2				
Fires	1	00:02:39	\$ 10,000.00	\$ 10,000.00
Rescue & Emergency Medical Service Incidents	13	00:05:03	\$ 0.00	\$ 0.00
Service Calls	8	00:07:12	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:04:42	\$ 0.00	\$ 0.00
Special Incident Types	1	00:02:52	\$ 0.00	\$ 0.00
Total for Station: ST2	26	00:05:30	\$ 10,000.00	\$ 10,000.00
Station: ST3				
Fires	1	00:07:43	\$ 0.00	\$ 0.00
Rescue & Emergency Medical Service Incidents	21	00:05:30	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:11:04	\$ 0.00	\$ 0.00
Service Calls	6	00:06:44	\$ 0.00	\$ 0.00
Good Intent Calls	2	00:04:11	\$ 0.00	\$ 0.00
False Alarm & False Calls	5	00:06:40	\$ 0.00	\$ 0.00
Total for Station: ST3	37	00:06:09	\$ 0.00	\$ 0.00
Total for Shift: A	103.00	00:06:09	\$ 10,000.00	\$ 10,000.00
Shift: B				
Station: MA				
Good Intent Calls	3	00:00:00	\$ 0.00	\$ 0.00
Total for Station: MA	3	00:00:00	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	19	00:06:59	\$ 0.00	\$ 0.00
Service Calls	4	00:05:02	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:02:19	\$ 0.00	\$ 0.00
Total for Station: ST1	26	00:06:03	\$ 0.00	\$ 0.00
Station: ST2				
Fires	2	00:08:28	\$ 28,000.00	\$ 58,500.00

Incident Summary by Incident Type

Incident Type	Incident Count	Average Response Time	Total Loss	Total Value
Rescue & Emergency Medical Service Incidents	25	00:06:27	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	1	00:07:06	\$ 0.00	\$ 0.00
Service Calls	3	00:04:12	\$ 0.00	\$ 0.00
Good Intent Calls	1	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	1	00:13:34	\$ 0.00	\$ 0.00
Total for Station: ST2	33	00:06:25	\$ 28,000.00	\$ 58,500.00
Station: ST3				
Rescue & Emergency Medical Service Incidents	18	00:06:58	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:03:32	\$ 0.00	\$ 0.00
Service Calls	4	00:06:51	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	3	00:05:28	\$ 0.00	\$ 0.00
Total for Station: ST3	30	00:05:53	\$ 0.00	\$ 0.00
Total for Shift: B				
	92.00	00:05:56	\$ 28,000.00	\$ 58,500.00
Shift: C				
Station: MA				
Hazardous Conditions (No fire)	1	00:00:54	\$ 0.00	\$ 0.00
Service Calls	1	00:07:11	\$ 0.00	\$ 0.00
Total for Station: MA	2	00:04:03	\$ 0.00	\$ 0.00
Station: ST1				
Rescue & Emergency Medical Service Incidents	15	00:06:33	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:08:28	\$ 0.00	\$ 0.00
Service Calls	1	00:01:38	\$ 0.00	\$ 0.00
Good Intent Calls	4	00:04:41	\$ 0.00	\$ 0.00
False Alarm & False Calls	2	00:08:25	\$ 0.00	\$ 0.00
Special Incident Types	1	00:07:46	\$ 0.00	\$ 0.00
Total for Station: ST1	25	00:06:24	\$ 0.00	\$ 0.00
Station: ST2				
Rescue & Emergency Medical Service Incidents	19	00:05:52	\$ 0.00	\$ 0.00
Service Calls	4	00:05:05	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:02:54	\$ 0.00	\$ 0.00
Total for Station: ST2	26	00:05:24	\$ 0.00	\$ 0.00
Station: ST3				
Rescue & Emergency Medical Service Incidents	25	00:06:14	\$ 0.00	\$ 0.00
Hazardous Conditions (No fire)	2	00:03:14	\$ 0.00	\$ 0.00
Service Calls	3	00:05:32	\$ 0.00	\$ 0.00
Good Intent Calls	3	00:00:00	\$ 0.00	\$ 0.00
False Alarm & False Calls	4	00:07:02	\$ 0.00	\$ 0.00
Total for Station: ST3	37	00:05:36	\$ 0.00	\$ 0.00
Total for Shift: C				
	90.00	00:05:44	\$ 0.00	\$ 0.00
Total	285.00	00:05:57	\$ 38,000.00	\$ 68,500.00

Agency Activity Summary

Plymouth Township Fire Dept

Agency: Plymouth Township Fire Dept | Service Date: From 06/01/2022 Through 06/30/2022

Total Number of ePCRs: 206

Total Number of Incidents: 205

By Branch

01 Station 1 = 57

02 Station 2 = 70

03 Station 3 = 79

Run Disposition

	#	%		#	%
Treated/Transported	40	19.4%	Dead Prior To Arrival	5	2.4%
Treated / Transferred Care	88	42.7%	Dead After Arrival	1	0.5%
Treated/No Transport (AMA)	45	21.8%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	N/A	N/A	Assist	24	11.7%
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	3	1.5%			
Left Blank	N/A	N/A			

Run Type

	#	%		#	%
Emergency Runs	206	100.0%	Non-Emergency Runs	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 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
ENG3	2	0	1	0	0	0	0	0	0	0	0	1	0	0
RES1	53	9	25	13	0	0	0	2	0	0	0	4	0	0
RES2	72	17	29	8	0	0	2	1	1	0	0	14	0	0
RES3	79	14	33	24	0	0	1	2	0	0	0	5	0	0
Total	206	40	88	45	0	0	3	5	1	0	0	24	0	0

Runs by Service Level

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	13	6.3%	BLS	139	67.5%
ALS	193	93.7%	ALS1	66	32.0%
SCT	N/A	N/A	ALS2	1	0.5%
			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	%
None	139	67.5%	66	32.0%	1	0.5%	N/A	N/A	N/A	N/A	206	100.0%

Runs by Primary Pi

Description	#	%
Abdominal Pain	5	2.4%
Airway Obstruction	1	0.5%
Allergic Reaction	1	0.5%
Alt. Level Conscious	6	2.9%
Anxiety	7	3.4%
Back Pain (No Trauma)	4	1.9%
Behavioral Disorder	1	0.5%
CVA/Stroke	3	1.5%
Cardiac Arrest	1	0.5%
Cardiac Symptoms	2	1.0%
Chest Pain	8	3.9%
Dehydration Symp.	3	1.5%
Diabetic Symptoms	5	2.4%
Dizziness	5	2.4%
Dyspnea-SOB	9	4.4%
Elevated Temp/Fever	1	0.5%
Flu Symptoms	1	0.5%
GI -Bleed	1	0.5%
GI -Constipation	2	1.0%
Headache (no trauma)	6	2.9%
Hemorrhage-(severe medical)	2	1.0%
Hyperthermia	1	0.5%
Malaise	4	1.9%
Monitoring Required	4	1.9%
Nausea	2	1.0%
No Medical Problem	8	3.9%
Not Applicable	1	0.5%
Obvious Death	5	2.4%
Psychiatric Emerg.	1	0.5%
Respiratory Failure	1	0.5%
Seizure	4	1.9%
Sore Throat	1	0.5%
Syncopal/Fainting	15	7.3%
Trauma Injury	29	14.1%
Unconscious	1	0.5%
Unknown Medical	2	1.0%
Urinary Bleeding	1	0.5%
Vomiting	1	0.5%
Weakness	28	13.6%
Left Blank	23	11.2%
Total	206	100.0%

Runs by Dispatch (EMD) Code

<u>Description</u>	<u>#</u>	<u>%</u>
1 Abdominal Pain	5	2.4%
10 Chest Pain [non-traumatic]	10	4.9%
12 Convulsions/Seizures	5	2.4%
13 Diabetic	6	2.9%
17 Falls	53	25.7%
18 Headache	4	1.9%
2 Allergies/Envenomations	1	0.5%
21 Hemorrhage/Lacerations	1	0.5%
23 Overdose/poisoning	1	0.5%
25 Psychiatric/Abnormal behavior/Suicide Attempt	4	1.9%
26 Sick Person	49	23.8%
28 Stroke [CVA]	5	2.4%
29 Traffic/Accidents	11	5.3%
3 Animal Bites/Attacks	1	0.5%
30 Traumatic Injuries	4	1.9%
31 Unconscious/Fainting	15	7.3%
32 Unknown Problem	2	1.0%
38 Medical Alarm	1	0.5%
38a Citizen assist	7	3.4%
5 Back Pain	2	1.0%
6 Breathing Problems	13	6.3%
9 Cardiac or Respiratory Arrest/Death	5	2.4%
99 Unknown	1	0.5%
<i>Left Blank</i>	0	0.0%
Total	206	100.0%

Transport From (Category)

	#	%
--Left Blank--	206	100.0%
Total	206	100.0%

Transport From (Facility)

	#	%
--Left Blank--	206	100.0%
Total	206	100.0%

Transport To (Destination Facility)

	#	%
St Mary Livonia ER	100	48.5%
--Left Blank--	77	37.4%
Providence Park ER-Novi	11	5.3%
St Joe Ann Arbor ER	7	3.4%
Henry Ford West Bloomfield	3	1.5%
UNIVERSITY OF MICHIGAN ER	3	1.5%
C.S. Mott Children's Hospital	2	1.0%
Annapolis (Beaumont Wayne)	1	0.5%
Beaumont Farmington Hills (Botsford)	1	0.5%
No transport	1	0.5%
Total	206	100.0%

PLYMOUTH AGING SUMMARY
PLYMOUTH MONTHLY AGING SUMMARY
 Report As Of June 30, 2022

ID	Description	Calls	Current	31 to 60	61 to 90	91 to 120	121 to 150	151 to 180	Over 180	Total
1CONS	PAPER - CONTRACT	1	0	0	0	705.88	0	0	0.00	705.88
APPL	APPEAL PATIENT 30	2	0	1275.73	0	0	0	0	0.00	1275.73
BCBS	ELECT BCBS	2	709.55	85.18	0	0	0	0	0.00	794.73
CAID	ELECT MEDICAID	2	0	0	701.69	0	0	0	732.20	1433.89
CAIP	PAPER MEDICAID R	4	712.87	1734.47	707.28	0	0	0	0.00	3154.62
CARE	ELECT - MEDICARE	5	2970.2	0	868.85	0	0	0	0.00	3840.05
CAREBL	ELECT MEDICARE P	5	3801.82	0	0	0	0	0	0.00	3801.82
COMP	PAPER WORK COM	1	0	0	0	555.88	0	0	0.00	555.88
CRED	MHR REFUND CREDI	2	0	0	0	0	-371.89	0	-266.69	-638.58
INSU	PAPER INS PRIMAR	7	2397.04	1774.98	719.85	0	462.8	0	0.00	5354.67
NEICCAID	ELECT MEDICAID NE	1	890.28	0	0	0	0	0	0.00	890.28
NEICCARE	ELECT INS NEIC ME	7	1335.8	1460.86	721.25	726.84	0	0	571.24	4815.79
PCAR	PAPER MEDICARE	2	733.82	714.28	0	0	0	0	0.00	1448.08
PRIV	REQUEST PRIVATE	1	0	541.91	0	0	0	0	0.00	541.91
PRV2	PAPER - PRIVATE P	44	5759.25	5335.1	2890.13	2118.21	1603.08	0	409.83	18115.6
REVIEW	REVIEW	19	0	841.91	597.79	4427.19	3693.08	0	2321.12	11881.09
SINS	PAPER INS SECOND	2	0	86.47	0	300	0	0	0.00	386.47
TIME	TIME PAY ACCOUNT	4	0	0	0	200	0	0	340.00	540
U	MHR HOLD FOR MH	1	0	0	0	705.88	0	0	0.00	705.88
ZIR	ZIRMED 2	1	0	0	0	0	0	0	224.76	224.76
ZIRCAID	ELECT MEDICAID ZI	4	0	568.45	0	738.01	0	0	1215.09	2521.55
ZIRMED	ELECT INS ZIRMED	1	0	0	0	0	708.67	0	0.00	708.67
Totals		118	19310.63	14419.12	7207.84	10477.89	6095.74	0	5547.55	63058.77

PLYMOUTH CHARGE SUMMARY
PLYMOUTH MONTHLY CHARGE REPORT
 REPORT AS OF JUNE 30, 2022

ID	Description	QTY	QTY %	Charge Count	Charge Count	Charges	%
427	ALS EMERGENCY	29	9.52	29	48.03	18850	78.44
428	BLS EMERGENCY	2	0.66	2	3.17	1000	4.16
0425MC	CMS MILEAGE	142.5	46.8	17	26.98	1990.73	8.28
425	MILEAGE	130	42.69	14	22.22	1816.1	7.56
MVA	MOTOR VEHICLE ACCIDENT	1	0.33	1	1.59	375	1.56
Totals		304.5		63		24031.83	

PLYMOUTH CREDIT SUMMARY
PLYMOUTH MONTHLY CREDIT REPORT
 REPORT AS OF JUNE 30, 2022

ID	Description	Credits	QTY %	Amount	Amount %
2	Adjustment	74	35.07	6042.13	19.58
1	Other Payment	105	49.78	15405.69	49.88
6	Patient Payment	17	8.06	4139.31	13.4
5	Write Off	15	7.11	5299.77	17.16
TOTALS		211		30886.90	

Inspection Volume

6/30/2022 4:16:13 PM

Filters:

- Inspection Source: **Internal Department Only**
- Start Date: **6/1/2022 12:00:00 AM**
- End Date: **7/1/2022 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-**
- Census: **-all-**
- District: **-all-**
- Section: **-all-**
- Station: **-all-**
- Zone: **-all-**

Volume by Inspector

	# of Inspections ¹	Violations Cited	Occupant Sq. Ft.
Randall, Jeff			
2-Year ^{FS}	9		1,556,208
3-Year ^{FS}	2		28,500
Annual ^{FS}	18		215,160
Business Update ^{FS}	11		60,908
Certificate of Occupancy ^{FS}	2		1,500
Freedom of Information ^{FS}	6		6,500
Hydrostratic Test ^{FS}	3		225,000
Semi-Annual (twice a year) ^{FS}	10		37,065
Site Plan/Plan Review ^{FS}	1		2,500
Special Event ^{FS}	3		44,000
Underground Flush ^{FS}	1		50,000
Total	66	12	2,227,341

Totals

	# of Inspections ¹	Violations Cited	Violations Cleared ²	Violations Remaining	Occupant Sq. Ft.
2-Year ^{FS}	9				1,556,208
3-Year ^{FS}	2				28,500
Annual ^{FS}	18				215,160
Business Update ^{FS}	11				60,908
Certificate of Occupancy ^{FS}	2				1,500
Freedom of Information ^{FS}	6				6,500
Hydrostratic Test ^{FS}	3				225,000
Semi-Annual (twice a year) ^{FS}	10				37,065
Site Plan/Plan Review ^{FS}	1				2,500
Special Event ^{FS}	3				44,000
Underground Flush ^{FS}	1				50,000
Total⁵	66	12	0	12	2,227,341

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).

PLYMOUTH TOWNSHIP FIRE DEPARTMENT



CPR CLASSES

OFFICE USE ONLY: SCAN&SEND COPY _____ ENTER ON CALENDAR _____

Available to Township based persons only.

DATE REQUEST MADE _____ ASSIGNED TO: _____

TRAINERS St. Jeff Mollasi

TYPE OF PROGRAM: Heartsaver (CPR & AED) & First Aid ACLS or BLS (Basic Life Support)

DATE OF PROGRAM: 6-6-22 TIME REQUIRED: 4 hours

ORGANIZATION: _____

LOCATION OF PROGRAM: A.D. making room

NUMBER OF PEOPLE EXPECTED: 3 AGE GROUP: _____

CONTACT PERSON: _____ PHONE # _____

Participants and phone numbers:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AUTHORIZED BY: [Signature]

FIRE CHIEF

DATE: 6-6-22

=====

NUMBER PEOPLE PRESENT: _____ AMOUNT OF TIME REQUIRED: _____

IF THIS PROGRAM DID NOT TAKE PLACE, WHY NOT? _____

COMMENTS: \$5.00 each - cards can be picked up (must show id)

PRESENTER'S NAME: _____ RETURN COMPLETED FORM TO FIRE CHIEF'S OFFICE

=====

Scheduling notes: This program for Plymouth Township residents and groups.

Small Groups - schedule to station covering home/business area.

1. Original to Chief for approval 2 Record on Fire Modules calendar 3. Scan and forward to Trainer

4. File original in notebook.

According to the Michigan Retention Schedule: Keep the completed copy for one year.

CPR-4-6 hrs, 3 to 6 students per instructor. 12 students per class.

Ratios 3:1 student per mannequin. Will need equipment to show video.

Check with Clerk for Twp Hall space available and reserve.

PLYMOUTH TOWNSHIP FIRE DEPARTMENT



CPR CLASSES

OFFICE USE ONLY: SCAN&SEND COPY _____ ENTER ON CALENDAR _____

Available to Township based persons only.

DATE REQUEST MADE _____ ASSIGNED TO: _____

TRAINERS LT Jeff Mallasi

TYPE OF PROGRAM: Heartsaver (CPR & AED) & First Aid ACLS or BLS (Basic Life Support) _____

DATE OF PROGRAM: 6-7-22 TIME REQUIRED: 4 hours

ORGANIZATION: _____

LOCATION OF PROGRAM: A.D. meeting room

NUMBER OF PEOPLE EXPECTED: 1 AGE GROUP: _____

CONTACT PERSON: _____ PHONE # _____

Participants and phone numbers:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AUTHORIZED BY: XPR DATE: 6-7-22

FIRE CHIEF

=====

NUMBER PEOPLE PRESENT: _____ AMOUNT OF TIME REQUIRED: _____

IF THIS PROGRAM DID NOT TAKE PLACE. WHY NOT? _____

COMMENTS: \$5.00 each - cards can be picked up (must show id)

PRESENTER'S NAME: _____ RETURN COMPLETED FORM TO FIRE CHIEF'S OFFICE

=====

Scheduling notes: This program for Plymouth Township residents and groups.

Small Groups - schedule to station covering home/business area.

1. Original to Chief for approval 2 Record on Fire Modules calendar 3. Scan and forward to Trainer

4. File original in notebook

According to the Michigan Retention Schedule: Keep the completed copy for one year.

CPR-4-6 hrs, 3 to 6 students per instructor. 12 students per class.

Ratios 3:1 student per mannequin. Will need equipment to show video

Check with Clerk for Twp Hall space available and reserve.

PLYMOUTH TOWNSHIP FIRE DEPARTMENT



CPR CLASSES

OFFICE USE ONLY: SCAN&SEND COPY _____ ENTER ON CALENDAR _____

Available to Township based persons only.

DATE REQUEST MADE _____ ASSIGNED TO: _____

TRAINERS: Linteroot Nakari

TYPE OF PROGRAM: Heartsaver (CPR & AED) & First Aid PPLS or BLS (Basic Life Support)

DATE OF PROGRAM: 6-2-22 TIME REQUIRED: 4 hours

ORGANIZATION: _____

LOCATION OF PROGRAM: FD Conference Room

NUMBER OF PEOPLE EXPECTED: 2 Nurses AGE GROUP: _____

CONTACT PERSON: _____ PHONE #: _____

Participants and phone numbers:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AUTHORIZED BY: [Signature]

DATE: 6-2-22

FIRE CHIEF

=====

NUMBER PEOPLE PRESENT: _____

AMOUNT OF TIME REQUIRED: _____

IF THIS PROGRAM DID NOT TAKE PLACE. WHY NOT? _____

COMMENTS: \$5.00 each - cards can be picked up (must show id)

PRESENTER'S NAME: _____ RETURN COMPLETED FORM TO FIRE CHIEF'S OFFICE

=====

Scheduling notes: This program for Plymouth Township residents and groups.

Small Groups -schedule to station covering home/business area.

1. Original to Chief for approval 2 Record on Fire Modules calendar 3. Scan and forward to Trainer

4. File original in notebook.

According to the Michigan Retention Schedule: Keep the completed copy for one year.

CPR-4-6 hrs, 3 to 6 students per instructor. 12 students per class.

Ratios 3:1 student per mannequin. Will need equipment to show video.

Check with Clerk for Twp Hall space available and reserve.

J:\Fire\Miscellaneous\FORMS\Community Education Request-CPR training.doc

PLYMOUTH TOWNSHIP FIRE DEPARTMENT
SPECIAL EVENT



OFFICE USE ONLY: SCAN&SEND COPY _____ ENTER ON CALENDAR _____

Available to Township based businesses/persons only

DATE REQUEST MADE: 5-16-22 ASSIGNED TO PLATOON#: 1
TYPE OF PROGRAM: Red Bell Summer Camp
DATE OF PROGRAM: 6-28-22 TIME REQUIRED: 1hr. 10:30 - 11:30
ORGANIZATION: _____

LOCATION OF PROGRAM: _____

NUMBER OF PEOPLE EXPECTED: 15 AGE GROUP: 6-7 year old's
CONTACT PERSON: Cam PHONE #: 834-453-5520

Special Instructions: Station Tour / Fire Safety

AUTHORIZED BY: [Signature]
FIRE CHIEF

DATE: 5-16-2022

=====

NUMBER PEOPLE PRESENT: 18 AMOUNT OF TIME REQUIRED: 45 min

IF THIS PROGRAM DID NOT TAKE PLACE, WHY NOT? _____

COMMENTS: All went well

PRESENTER'S NAME: Hansen / Tacoma RETURN COMPLETED FORM TO FIRE CHIEF'S OFFICE

=====

Scheduling notes: This program for Plymouth Township residents and groups.
Small Groups - schedule to station covering home business area
1. Original to Chief for approval 2. Record on Fire Modules calendar 3. Scan and forward to Platoon Officers
4. File original in notebook.

According to the Michigan Retention Schedule: Keep the completed copy for one year.

J:\Fire\Miscellaneous\FORMS\Community Education Request-Special Event.doc



Monthly Planning & Zoning Report

for June 2022

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

PLANNING, ZONING, DESIGN & 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. The following is a summary of active development projects; yellow highlighting indicates new updates for the month.

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#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.	CHO Agreement recorded on March 22, 2022. Final stamp pending.
#2332 <i>Boleski Funeral Home</i>	Final site plan, with conditions, granted by the Planning Commission on July 21, 2021.	Revised plans submitted to the administrative review committee; under review.
#2346 <i>Phoenix Mill</i>	Redevelopment of the former Wayne County Road Yard, adjacent to Hines Park, into an office and event space.	Final site plan granted by the Planning Commission on May 19, 2021; final stamp under review.
#2377 <i>Home for Mom & Dad</i>	Tentative site plan approval for a 20-unit assisted living facility granted by the Planning Commission on February 17, 2021.	The Planning Commission granted a one-year extension on February 16, 2022; the applicant must submit a final site plan by February 17, 2023 or the site plan will expire, and the file will be closed.
#2385 <i>Lot 1 - Metro Business Park</i>	Tentative site plan for a ±24,000 SF office and industrial spec building granted by the Planning Commission on March 17, 2021.	A one-year extension was granted by the Planning Commission on April 20, 2022; the applicant must submit a final site plan by March 17, 2023 or the site plan will expire, and the file will be closed.
#2386 <i>Lot 14 - Metro Business Park</i>	Tentative site plan for a ±26,000 SF office and industrial spec building granted by the Planning Commission on March 17, 2021.	
#2387 <i>Lots 17-20 - Metro Business Park</i>	Tentative site plan for an office and industrial spec building granted by the Planning Commission on April 21, 2021.	A one-year extension was granted by the Planning Commission on April 20, 2022; the applicant must submit a final site plan by April 21, 2023 or the site plan will expire, and the file will be closed.
#2394 <i>Purcell Place CHO</i>	Eight-unit residential subdivision at 46200 N. Territorial Road; Planning Commission approved the site development plan on July 21, 2021.	Legal documents provided to the Township Attorney for review, the final CHO review is scheduled for the Board of Trustees meeting on July 12, 2022

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2410 <i>Plymouth Ridge Rezoning</i>	Request for the Planning Commission to re-hear a rezoning request at the former Northridge residential site.	Planning Commission approved to re-hear the rezoning request on January 19, 2022. A conditional rezoning application was submitted in June, 2022.
#2415 <i>SW Corner of Schoolcraft and Haggerty</i>	Site plan for an RV storage facility.	Final site plan approval granted on March 16, 2022, with conditions. Applicant to finalize engineering and submit for final stamp.
#2416 <i>BCP Industries</i>	Site plan for a 280,000 SF industrial spec. building at the southeast corner of Ridge Road and Five Mile Road.	Final site plan approval granted on March 16, 2022. Applicant to finalize engineering and submit for final stamp.
#2419 <i>Towne Center PUD</i>	Proposal for a grocery store at the Towne Center PUD (NW corner of Haggerty Road and Ann Arbor Road).	Plans submitted to Building Department
#2420 <i>Inn at St. John's</i>	Site plan request for a 5,000 SF pavilion to the existing banquet and event facility.	Final stamp issued by Community Development on June 2, 2022. File to be closed
#2423 <i>ARC Signage</i>	New signage proposal for the Towne Carpet and Flooring building.	Waiting for revised plans to be submitted by the applicant.
#2425 <i>Taco Bell Expansion</i>	Proposal for a second drive-through lane, new signage, and new lighting at the existing Taco Bell restaurant.	Waiting for revised plans to be submitted by the applicant. Both non-conforming pole signs have been removed.
#2426 <i>13401 Beck Road</i>	Lot split application for the creation of two single-family lots.	Application under review; the applicant is seeking a variance on July 7, 2022 from the Zoning Board of Appeals (which would be necessary, prior to authorization of the proposed land division)
#2427 <i>SW Corner of Schoolcraft and Haggerty</i>	Land combination application for two industrial parcels (requirement of the RV Storage Facility site plan).	Revisions necessary; applicant to resubmit a revised land survey.
#2435 <i>41525 Ann Arbor Trail</i>	Lot split application for the creation of two single-family lots.	Application under review; revisions requested by the Township.
#2436 <i>11570 Napier Road</i>	Administrative request for a residential sports court.	Application under review; the applicant is seeking a variance on July 7, 2022 from the Zoning Board of Appeals (which would be necessary, prior to authorization of the proposed sports court)
#2437 <i>Towneplace Corner</i>	Rezoning application to the R-1, Single-Family Residential District at the NW corner of McClumpha and Ann Arbor Road (previously #2405, closed out following denial).	Public hearing held at the May 18, 2022 Planning Commission meeting; the Commission recommended denial of the proposed rezoning to the Board of Trustees. Applicant has requested the project to be considered by the Board of Trustees this fall; meeting date TBD.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
#2439 9075 General Drive	A brownfield plan has been submitted for the ±40,000 square foot industrial building that was significantly damaged by a fire.	The <u>Brownfield Redevelopment Authority</u> recommended approval of the proposed Brownfield Plan on Monday, June 13, 2022 to the Board of Trustees. The Board of Trustees is to consider the Plan on July 26, 2022.
#2440 1081 Ann Arbor Road	A new ground sign is proposed for the Red Olive restaurant in the ARC, Ann Arbor Road Corridor District.	The Planning Commission tabled this sign application at their June 15, 2022 meeting for future revisions.
#2441 39550 Ann Arbor Road	A new wall sign is proposed for the Quick Pass Car Wash in the ARC, Ann Arbor Road Corridor District, as well as a permanent awning structure over the payment booths.	Planning Commission approved the proposed awnings and signage at their June 15, 2022 meeting, final stamp to be issued and the file is to be closed.
#2442 14492 Sheldon Road	Lot split application for a proposed Montessori school.	Application under review.
#2443 14492 Sheldon Road	Special land use application for a Montessori school.	A public hearing is scheduled before the Planning Commission on July 20, 2022.
#2444 Plymouth Walk PUD	Site development plan submitted for the Plymouth Walk Residential Planned Unit Development (PUD).	Tentative site development plan review scheduled for the July 20, 2022 Planning Commission meeting.
#2445 11211 Haggerty Road	Lot split application for single-family residential developments.	Application under review.
#2446 15055 Sheldon Road	Administrative site plan review for minor façade improvements to the existing Wendy's restaurant at 15055 Sheldon Road.	Application under review.
#2447 8837 Corinne	Lot split application for single-family residential developments.	Application under review.

MISCELLANEOUS ON-GOING PROJECTS

Former Denny's Establishment. The Quick Pass Car Wash is now open business (as of July 5, 2022).

I-275 Landscaping/Screening. The Township met with MDOT regarding the I-275 interchange (as part of the larger I-275 roadway project) to create several berms within the cloverleaf to offer additional noise buffers for the surrounding neighborhoods. These areas will be further landscaped, and the Township is interested in exploring signage to create more of a gateway into the community.

Former Steak & Ale Site. Discussions on this challenging site continue to evolve; residential uses are currently being discussed with a developer. One major obstacle for redevelopment is the volume of Ann Arbor Road traffic and the proximity to the freeway exchange; this has created issues in ensuring safe access from Massey Drive (without a traffic light, which MDOT has stated is not possible).



Henry Ford Health System. The outbuilding at the corner has been constructed and will be occupied by the following three tenants: Chipotle, AT&T, and the Henry Ford OptimEyes Vision Center. Construction on the healthcare facility itself continues to progress, it is scheduled to open September 2022.

Amazon Facility. Amazon has moved into the existing warehouse facility at 9075 Haggerty Road. Final landscaping and other site improvements will be constructed this summer.

EV Charging Station at Township Hall. The Township is engaged with DTE on a grant to install an EV charging station for the public's use at Township Hall.

CSX Improvements. Progress continues to be made for the planned pedestrian and landscaping improvements to the CSX overpass on Ann Arbor Road; on January 25, 2022, the Board of Trustees entered into an agreement with MDOT regarding easements and maintenance (as Ann Arbor Road is a state roadway).

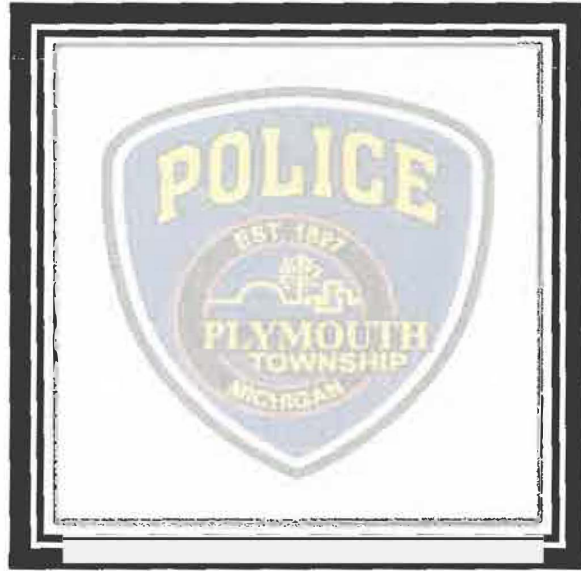
RECOMMENDATIONS / NEXT MONTH'S OUTLOOK

Joint Board of Trustees and Planning Commission meeting. A joint meeting was held on August 24, 2021; it was recommended that the Board of Trustees and Planning Commission have a second joint meeting in 2022 and further discuss planning related items, including the vision for future Cluster Housing Options (CHO).

CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your Plymouth Township team at:

- Laura Haw, AICP, NCI (lhaw@mcka.com)
- Nani Wolf (nwolf@mcka.com)



Plymouth Twp. Police

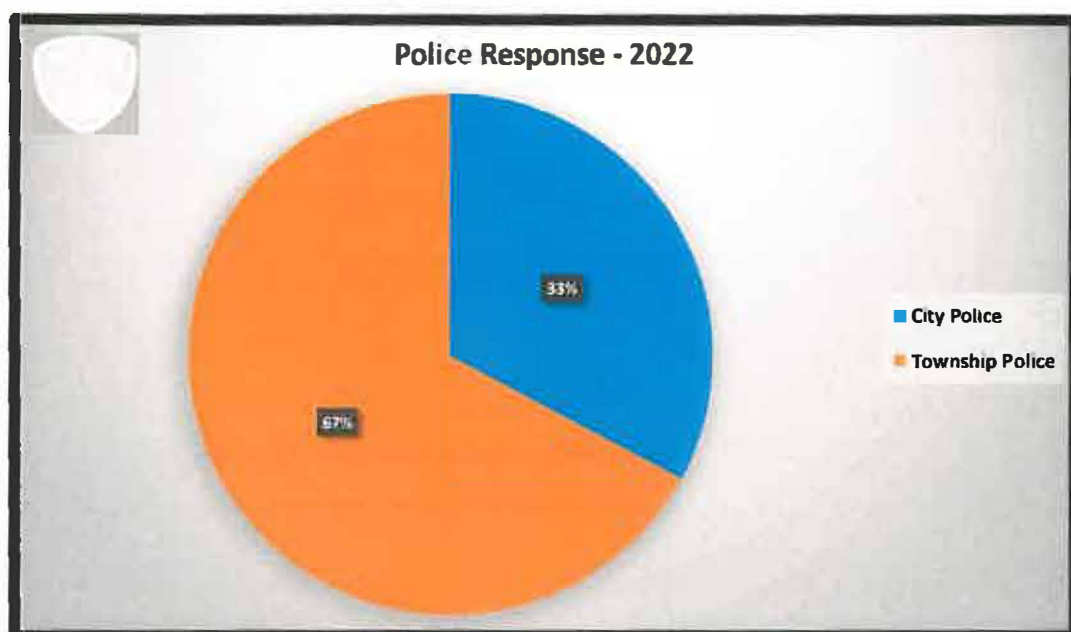
June 2022

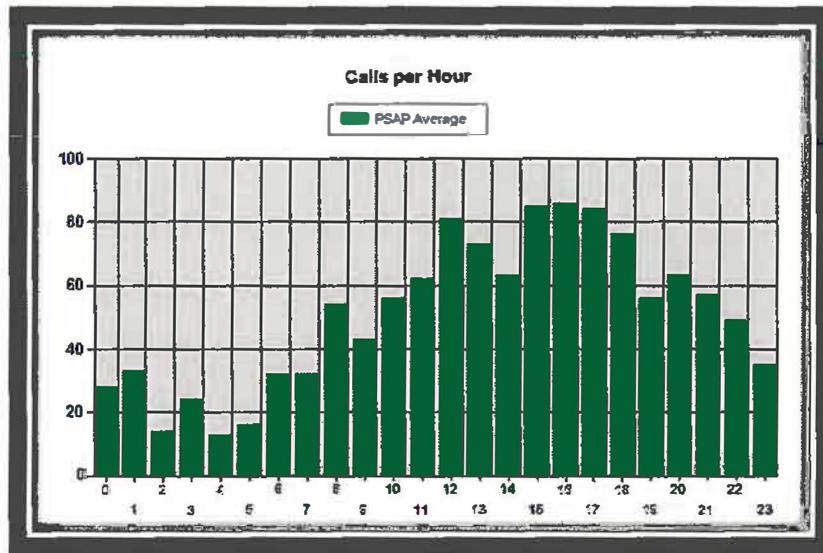
PART-ONE CRIMES

CLASS	Description	Jun/2022	Jun/2021	% CHG	YTD 2022	YTD 2021	% CHG
10001	KIDNAPPING/ABDUCTION	0	0	0%	0	1	-100.0%
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEG	0	0	0%	1	0	100.0%
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DE	0	0	0%	0	2	-100.0%
11003	SEXUAL PENETRATION ORAL/ANAL -CSC 1ST DEGR	0	0	0%	1	0	100.0%
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGR	0	0	0%	0	1	-100.0%
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	0	0	0%	0	2	-100.0%
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	0	0	0%	2	0	200.0%
12000	ROBBERY	0	0	0%	0	1	-100.0%
13001	NONAGGRAVATED ASSAULT	4	8	-50.0%	44	43	2.3%
13002	AGGRAVATED/FELONIOUS ASSAULT	0	0	0%	3	8	-50.0%
13003	INTIMIDATION/STALKING	2	0	0%	5	4	25.0%
20000	ARSON	0	0	0%	0	1	-100.0%
21000	EXTORTION	0	1	-100.0%	0	3	-100.0%
22001	BURGLARY -FORCED ENTRY	2	1	100.0%	5	4	25.0%
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Com	0	1	-100.0%	2	2	0%
23002	LARCENY -PURSESNATCHING	1	0	0%	1	0	100.0%
23003	LARCENY -THEFT FROM BUILDING	2	1	100.0%	11	9	22.2%
23005	LARCENY -THEFT FROM MOTOR VEHICLE	3	4	-25.0%	41	18	127.8%
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCE	1	3	-66.7%	28	15	46.7%
23007	LARCENY -OTHER	4	5	-20.0%	18	19	-5.3%
24001	MOTOR VEHICLE THEFT	3	2	50.0%	15	14	7.1%
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	0	0	0%	0	1	-100.0%
24002	MOTOR VEHICLE THEFT	0	0	0%	1	0	100.0%
25000	FORGERY/COUNTERFEITING	0	0	0%	2	0	200.0%
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE	4	4	0%	22	19	15.8%
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHIN	1	0	0%	5	5	0%
26005	FRAUD -WIRE FRAUD	0	0	0%	2	4	-50.0%
26007	FRAUD - IDENTITY THEFT	3	2	50.0%	22	22	0%
28000	STOLEN PROPERTY	0	0	0%	3	0	300.0%
29000	DAMAGE TO PROPERTY	3	1	200.0%	17	25	-32.0%
30002	RETAIL FRAUD -THEFT	3	2	50.0%	9	7	28.6%
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%	1	0	100.0%
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	2	0	0%	8	2	300.0%
35002	NARCOTIC EQUIPMENT VIOLATIONS	1	0	0%	7	1	600.0%
37000	OBSCENITY	0	0	0%	1	0	100.0%
52001	WEAPONS OFFENSE- CONCEALED	0	0	0%	6	3	100.0%
52003	WEAPONS OFFENSE -OTHER	0	0	0%	1	2	-50.0%
Totals for Part A		59	35	11.43%	284	203	20.34%

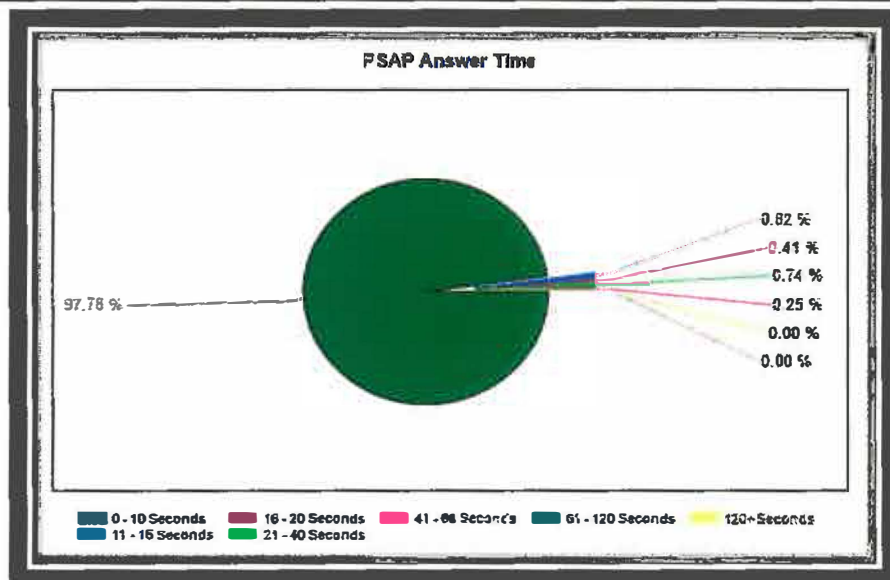
POLICE RESPONSE													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	370	357	514	537	525	569							2,872
Township Police	911	868	1,068	872	1,144	1,019							5,882
Total	1,281	1,225	1,582	1,409	1,669	1,588	0	0	0	0	0	0	8,754

POLICE RESPONSE													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
City Police	408	348	481	436	482	565	552	551	531	515	465	467	5,801
Township Police	750	765	953	854	866	916	950	924	1,018	856	890	801	10,543
Total	1,158	1,113	1,434	1,290	1,348	1,481	1,502	1,475	1,549	1,371	1,355	1,268	16,344





2022 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,053	978	1,179	1,060	1,113	1,136							6,619
# of Non-Emergency Calls	1,944	1,762	1,983	1,986	2,273	2,343							12,291
Total	2,997	2,740	3,162	3,046	3,386	3,479	0	0	0	0	0	0	18,810
2021 DISPATCH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
# of 911 Calls	1,014	961	805	716	1,151	1,254	1,472	1,538	1,448	1,246	1,159	1,172	13,936
# of Non-Emergency Calls	1,751	1,934	2,206	1,824	2,105	2,079	2,254	2,418	2,249	2,055	2,051	1,868	24,794
Total	2,765	2,895	3,011	2,540	3,256	3,333	3,726	3,956	3,697	3,301	3,210	3,040	38,730



2.2.1 Standard for answering 9-1-1 Calls

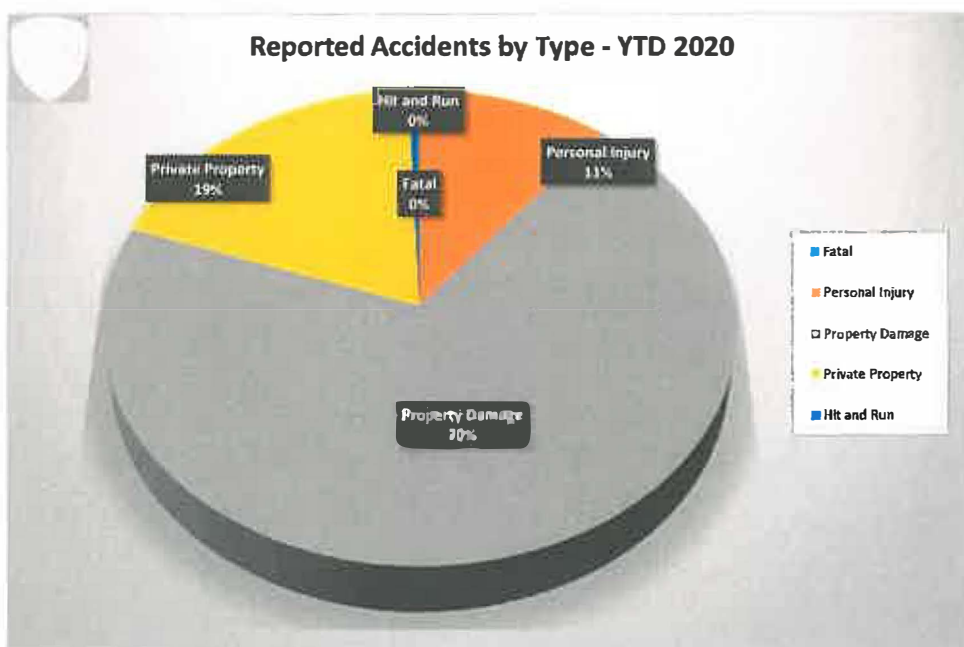
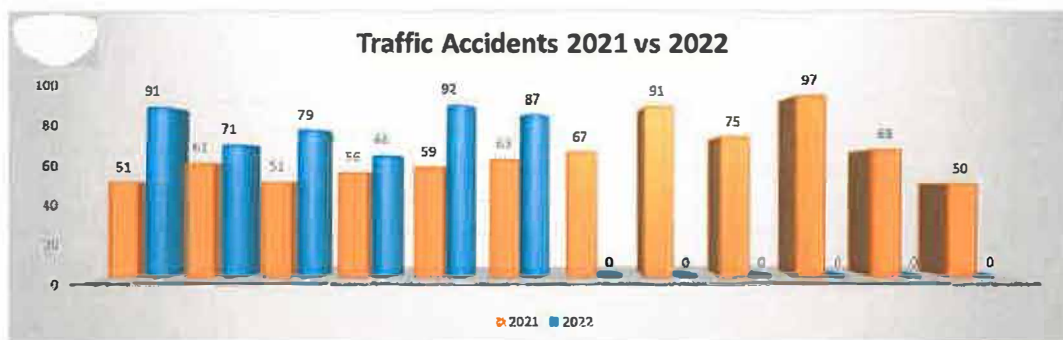
Ninety percent (90%) of all 9-1-1 calls arriving at the Public Safety Answering Point (PSAP) SHALL be answered within (\leq) fifteen (15) seconds. Ninety-five (95%) of all 9-1-1 calls SHOULD be answered within (\leq) twenty (20) seconds. A call flow diagram is available in Exhibit A.



% answer time 15 seconds	98.6 %
% answer time 20 seconds	99.01 %



TRAFFIC ACCIDENT SUMMARY													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Fatal	0	0	0	0	0	0							0
Personal Injury	14	4	9	6	13	6							52
Property Damage	58	59	53	44	63	61							338
Private Property	18	8	16	15	16	19							92
Hit and Run	1	0	1	0	0	1							3
Total	91	71	79	65	92	87	0	0	0	0	0	0	485
2021	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	9	8	7	8	10	7	13	17	10	13	7	6	115
Property Damage	37	41	29	35	37	45	42	61	50	67	50	39	533
Private Property	0	10	15	13	12	11	12	12	15	17	11	5	133
Hit and Run	5	2	0	0	0	0	0	1	0	0	0	0	8
Total	51	61	51	56	59	63	67	91	75	97	68	50	789



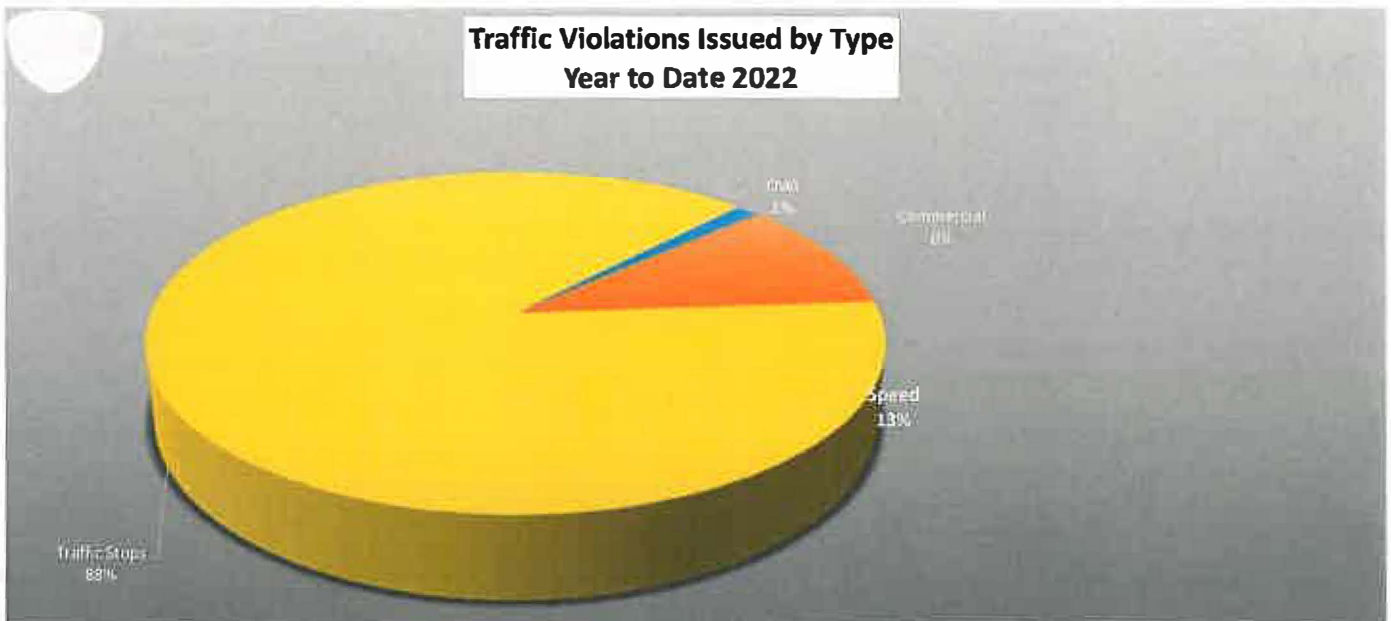
TRAFFIC VIOLATION SUMMARY

January 1, 2022 through December 31, 2022													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	3	5	6	1	2	9							26
Speed	47	33	33	34	46	24							217
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0
Traffic Stops	299	251	386	265	359	278							1,838

Number of Arrests													
2022	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	21	4	14	6	7	6							58
Misdemeanor	35	27	37	21	49	39							208
Citations	146	126	139	135	182	97							825
Total	202	157	190	162	238	142	0	0	0	0	0	0	1,091

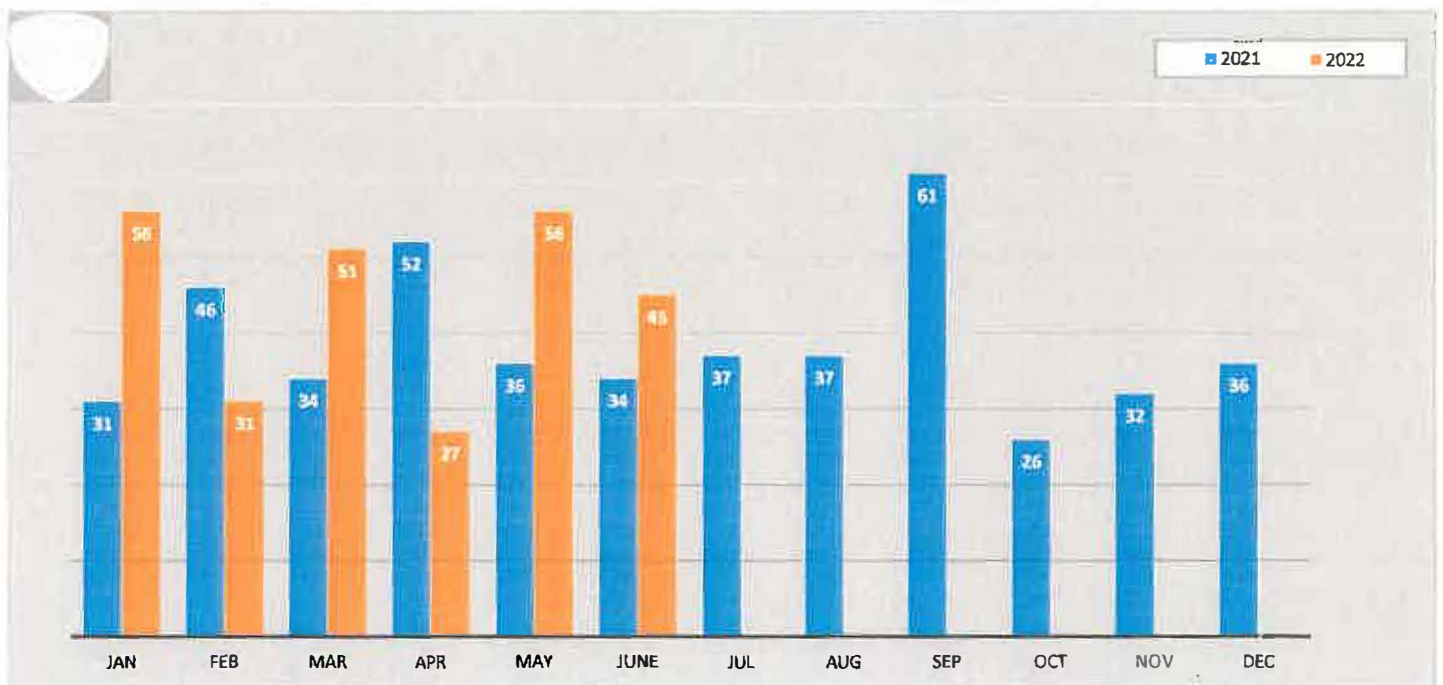
January 1, 2021 through December 31, 2021													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
OWI	3	3	4	4	3	4	2	3	13	3	7	8	57
Speed	45	16	40	35	30	21	34	25	35	40	42	21	384
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0
Traffic Stops	258	190	294	243	219	237	241	225	286	252	214	188	2,847

Number of Arrests													
2021	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
Felony	5	7	8	4	12	6	4	8	11	4	6	3	78
Misdemeanor	26	39	26	48	24	28	33	29	50	22	26	33	384
Citations	114	65	107	121	120	103	112	135	159	131	114	77	1,358
Total	145	111	141	173	156	137	149	172	220	157	146	113	1,820



NUMBER OF ARRESTS

YEAR	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	YTD TOTAL
2022	56	31	51	27	56	45							266
2021	31	46	34	52	36	34	37	37	61	26	32	36	462



FOIA Monthly Report

Run Date: 07/01/2022 8:00 AM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
6/1/2022		Mr. Mark Edwards	Meeting Minutes Other	
6/3/2022	Kukun / (www.mykukun.com)	Ms Nelja Holmquist	Building	
6/6/2022	Black Knight Data & Analytics	Acquisitions Donna Finegan	Accounting Records Assessing Records	
6/6/2022	SME	Ms. Alicia Henderson	EMS Report Fire Report Police Records	
6/13/2022		Susan Bondie	Planning Other	
6/15/2022		Mr Duane Zantop	Other	
6/20/2022	Partner Engineering and Science	Project Obed Ombongi	Building Code of Ordinance Records Fire Report Public Services-Works Zoning	
6/27/2022	BuildZoom	Janine Rugas	Building	
Total Requests: 8				Total Dollars: 0

FOIA Monthly Report - PD

Run Date: 07/01/2022 9:10 AM

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W003552-060222	6/2/2022	Partial Release	Police Department	Superior Investigative Services	Field investigator rebecca mikonczyk	Police Records	0.00	
W003554-060322	6/3/2022	Partial Release	Police Department	Oak Haven MHC LLC	cara Czarnoia	Police Records	0.00	
W003557-060622	6/6/2022	Partial Release	Police Department		MELISSA THOMPSON	Police Records	0.00	
W003558-060622	6/6/2022	Partial Release	Police Department		KRISHNA KARANAM	Police Records	0.00	
W003559-060722	6/7/2022	Clarification Requested	Police Department		George Shea	Police Records	0.00	
W003560-060622	6/8/2022	Partial Release	Police Department		Anthony Hanks	Police Records	0.00	
W003561-060822	6/8/2022	Partial Release	Police Department	Growing Hope Through Love	Ashley Smith	Police Records	0.00	
W003562-060822	6/8/2022	Partial Release	Police Department		Mrs. Renee Munguia	Police Records	0.00	
W003563-060922	6/9/2022	Partial Release	Police Department		ELON FERGUSON	Police Records	0.00	
W003564-060922	6/9/2022	Waiting for Payment	Police Department	Boulahanis & Associates P.C.	Gregory Boulahanis	Police Records	6.94	43.43
W003565-060922	6/9/2022	Partial Release	Police Department		BRIAN BRAFFORD	Police Records	0.00	
W003566-061022	6/10/2022	Partial Release	Police Department	Cincinnati Insurance Company	SIU Investigator Robert Ashenfelter	Police Records	0.00	
W003567-061222	6/12/2022	Partial Release	Police Department		Mr. Nick Glud	Police Records	0.00	
W003568-061322	6/13/2022	Partial Release	Police Department		ALEJANDRO LEON	Police Records	0.00	
W003569-061322	6/13/2022	No Records Exist	Police Department		Stephen Rich	Police Records	0.00	
W003571-061322	6/13/2022	Partial Release	Police Department		Danielle Trapiss	Police Records	0.00	
W003572-061422	6/14/2022	Partial Release	Police Department	Oak Haven MHC LLC	cara Czarnoia	Police Records	0.00	
W003574-061622	6/16/2022	Partial Release	Police Department		Mr. Michael Nunley	Police Records	0.00	
W003575-061722	6/17/2022	Partial Release	Police Department		Robert Harris	Police Records	0.00	
W003576-062022	6/20/2022	Partial Release	Police Department	Rockind Law	Colin Daniels	Police Records	4.04	63.84
W003577-062022	6/20/2022	Full Release	Police Department		SUSAN KALLIE	Police Records	0.00	
W003579-062122	6/21/2022	Full Release	Police Department	State of Michigan-CPS specialist	Mrs. Michelle Davis	Police Records	0.00	
W003580-062222	6/22/2022	No Records Exist	Police Department		Ms. Gloria Liu	Police Records	0.00	
W003581-062422	6/24/2022	Partial Release	Police Department		Mr Nicholas Morris	Police Records	0.00	

7/1/22, 9:10 AM

Document

FOIA Monthly Report

Run Date: 07/01/2022 9:10 AM

Reference No	Create Date	Request Status	Assigned Dept	Company Name	Customer Full Name	Type of Information Requested	Total Fees Charged (\$)	Amount of Payment
W003582-062622	6/26/2022	Waiting for Payment	Police Department		Mr James Lucas	Police Records	0.69	
Total Requests: 25							11.67	Total Dollars: 107.27

BOARD DATE

7/12/2022

FUND NAME	FUND NUMBER	TOTAL INC PAYROLL	PAYROLL & INVOICES PAID PRIOR TO MEETING	INVOICES PAID AFTER BOARD REVIEW
GENERAL FUND	101	747,201.50	396,304.95	350,896.55
DRUG FORFEITURE	262	-	-	
DRUG FORFEITURE	265	-	-	
DRUG FORFEITURE	266	-	-	
ARPA	285	30,830.25	-	30,830.25
IMPROV. REV.	446	-	-	
SENIOR TRANSPORTATION	588	3,021.43	3,021.43	
WATER & SEWER	592	76,467.84	46,510.32	29,957.52
SWD	596	4,084.37	2,913.37	1,171.00
TAX POOL	703	-	-	
POLICE BOND FUND	710	-	-	
SPECIAL ASSESS CAPITAL	805	7,745.50	-	7,745.50
	TOTAL	869,350.89	448,750.07	420,600.82
GRAND TOTAL		869,350.89		

BR 7/6/22 Page: 1/11

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

Advanced Satellite Communications		Invoice Amount:	\$468.00
ASC -ACCESS SERVICE AGR - QTLY BILLING-SOC		Check Date:	07/12/2022
101-751-801.000	QTLY BILLING FOR SOCCER PARK #10146		468.00
Advanced Satellite Communications		Invoice Amount:	\$105.00
INV# 10167 QUARTERLY ALARM MONITORING P		Check Date:	07/12/2022
101-336-801.000	INV # 10167 QUARTLERY ALARM MONITOR		105.00
Advanced Satellite Communications		Invoice Amount:	\$2,445.00
INV. 10134 6/21/2022 CCTV SERVICE AGREEME		Check Date:	07/12/2022
101-301-801.000	COVERAGE PERIOD 7/1/2022 - 9/30/2022		2,445.00
Advanced Satellite Communications		Invoice Amount:	\$344.00
PANIC BUTTON FOR ASSESSING DEPT. REPAIR -		Check Date:	07/12/2022
101-257-801.000	PANIC BUTTON REPAIR-ASSESS DEPT #10080		344.00
AMAZON CAPITAL SERVICES, INC.		Invoice Amount:	\$55.77
INV. 11FD-WLG6-NPW4 6/29/2022 SCRUBS IN A		Check Date:	07/12/2022
101-301-752.000	SCRUBS IN A BUCKET - 2 PACK		38.16
101-301-752.000	EMBOSSSED NOTE CARDS		17.61
AMAZON CAPITAL SERVICES, INC.		Invoice Amount:	\$79.99
INV. 1MFT-DLR3-LJQ9 6/6/2022 DIGITAL EARBU		Check Date:	07/12/2022
101-301-778.000	WALKER'S SILENCER DIGITAL EARBUDS		79.99
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$1,201.96
INV. 87659 6/24/2022 UNIFORM EQUIP/BODY AR		Check Date:	07/12/2022
101-301-767.000	UNIFORM TAPERSING S/S PROVIDED SHIRT		16.00
101-301-767.000	UNIFORM ZIPPER ADDED TO PROVIDED SHIRT		15.00
101-301-767.000	UNIFORM S/S SHIRT WITH ZIPPERS		129.98
101-301-767.000	UNIFORM TAPERING ABOVE SHIRTS		64.00
101-301-767.000	SERIAL 220000068171/220000068184		750.00
101-301-767.000	UNIFORM VELCRO ADDED TO ABOVE		22.00
101-301-767.000	UNIFORM JACKET		139.99
101-301-767.000	UNIFORM TRAFFIC VEST		64.99
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$11.99
INV. 87718 6/28/2022 UNIFORM EQUIPMENT/CY		Check Date:	07/12/2022
101-325-767.000	UNIFORM DICKIE		11.99
ALLIE BROTHERS UNIFORMS		Invoice Amount:	\$477.96
INV# 87452 UNIFORM CLOTHING / UNIFORM ZM		Check Date:	07/12/2022
101-336-767.000	INV# 87452 UNIFORM HAT		59.99
101-336-767.000	UNIFORM PANTS		89.99
101-336-767.000	UNIFORM DRESS JACKET		279.99
101-336-767.000	UNIFORM L/S SHIRT		47.99
ALPHAGRAPHS #336		Invoice Amount:	\$86.00
BUSINESS CARDS - L. HAW		Check Date:	07/12/2022
101-701-752.000	BUSINESS CARDS - L. HAW		86.00
ALPHAGRAPHS #336		Invoice Amount:	\$87.75
INV. 135890 6/20/2022 ABANDONED VEHICLE N		Check Date:	07/12/2022
101-301-752.000	BOX OF 200 7 X 5.5 RED 60#		87.75
ALPHAGRAPHS #336		Invoice Amount:	\$68.00
BUSINESS CARDS - NEW CHIEF OF POLICE JAME		Check Date:	07/12/2022

Charter Township of Plymouth

AP Invoice Listing - Board Report

Page: 2/11

VENDOR INFORMATION		INVOICE INFORMATION	
	101-301-752.000	CHIEF OF POLICE JAMES H. KNITTEL, JR.	68.00
APOLLO FIRE EQUIPMENT		Invoice Amount:	\$59.04
INV# 109345 EXTENDER, BELT ASSEMBLY, G1		Check Date:	07/12/2022
101-336-767.000	INV# 109345 EXTENDER, BELT ASSEMBLY, G1		48.00
101-336-767.000	UPS		11.04
B & R JANITORIAL SUPPLY		Invoice Amount:	\$1,145.90
INV # 194581 OIL DRY DIATOMITE		Check Date:	07/12/2022
101-336-773.000	INV # 194581 OIL DRY DIATOMITE		1,145.90
B & R JANITORIAL SUPPLY		Invoice Amount:	\$2,939.50
INV.#194616 B & R JANITORIAL SUPPLIES JUNE		Check Date:	07/12/2022
101-265-775.000	INV#194616		1,469.75
101-673-775.000	INV#194616		88.19
101-301-775.000	INV#194616		734.88
101-325-775.000	INV#194616		235.16
101-351-775.000	INV#194616		58.79
101-336-775.000	INV#194616		58.79
592-537-775.000	INV#194616		293.94
BATTERY SOLUTIONS, LLC.		Invoice Amount:	\$491.59
BATTERY RECYCLE - A774036 - DRUM PICK-UP 0		Check Date:	07/12/2022
596-528-816.000	BATTERIES-55 GAL DRUM RECYCLED 467 LBS.		491.59
BENNETT & DEMOPOULOS, PLLC		Invoice Amount:	\$15,546.50
LEGAL SERVICES - JUNE 2022		Check Date:	07/12/2022
101-261-807.000	ORDINANCE PROSECUTIONS		6,405.00
101-701-806.000	COMMUNITY DEVELOPMENT		6,405.00
101-261-806.000	ADMINISTRATION		2,677.50
101-261-806.000	MISCELLANEOUS		6.50
592-536-806.000	PUBLIC SERVICES		52.50
CINTAS CORPORATION - 300		Invoice Amount:	\$247.83
INV. 4122811811 6/17/2022 MAT SERVICE FOR		Check Date:	07/12/2022
101-301-822.000	Mats for pd		247.83
CODE SAVVY CONSULTANTS LLC		Invoice Amount:	\$385.00
INV.#2013 BURROUGH BUILDING 1 SUITE 165 F		Check Date:	07/12/2022
101-371-801.000	INV#2013 FIRE ALARM REVIEW		385.00
Contractors Connection Inc.		Invoice Amount:	\$1,597.35
HUSQQVARNA 16"GAS CUT OFF SAW 6/22/22		Check Date:	07/12/2022
592-537-757.000	K970/3- 16" GAS POWERED CUT OFF SAW		1,597.35
Contractors Connection Inc.		Invoice Amount:	\$163.70
6/23/22 #7166198		Check Date:	07/12/2022
592-537-757.000	16" DIAMOND CUTTING BLADE FOR NEW SAW		163.70
CORRIGAN OIL COMPANY		Invoice Amount:	\$3,990.30
#7552448 6/21/22		Check Date:	07/12/2022
592-537-759.000	Fuel Tax Recap		11.38
592-537-759.000	Environmental Fee		9.95
592-537-759.000	GE87 GAS-ETHANOL		2,455.65
592-537-759.000	DYDLSMIX		1,513.32
DON'S SMALL ENGINE REPAIR, INC		Invoice Amount:	\$168.63
INV. # 61973 - FUSE BOX HOUSING AND BATTE		Check Date:	07/12/2022

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

	101-751-931.000	#61973 - FUSE BOX HOUSING & BATTERY	168.63
ELLSWORTH INDUSTRIES		Invoice Amount:	\$2,680.94
#23629 DATED 6/15/22 SAND TO PORT		Check Date:	07/12/2022
	592-537-938.000	6/14/22 CI-2 SAND TO PORT	844.37
	592-537-938.000	6/14/22 CI-2 SAND TO PORT	841.86
	592-537-938.000	6/17/22 1X3 CC TO PORT	750.99
	592-537-938.000	6/20/22 FUEL SURCHARGE	243.72
ETNA SUPPLY		Invoice Amount:	\$630.00
6/23/22 ETNA SUPPLIES #S104616558.001		Check Date:	07/12/2022
	592-537-757.000	B44 333 Q NL 3/4" CURB STOP BOTH ENDS QU	630.00
FEDEX		Invoice Amount:	\$4.70
INV. 9-627-24038 6/8/2022 LATE FEE		Check Date:	07/12/2022
	101-301-851.000	INV. 7-745-11247 5-4-2022	4.70
FELLRATH, PATRICK		Invoice Amount:	\$184.28
MILEAGE REIMBURSEMENT JUNE 2022		Check Date:	07/12/2022
	592-537-861.000	MILEAGE REIMBURSEMENT JUNE 2022	184.28
GDI Services Inc.		Invoice Amount:	\$416.00
INV#MIINV20210303 JUNE DPW CLEANING		Check Date:	07/12/2022
	592-537-822.000	INV#MIINV20210303 JUNE DPW CLEANING	416.00
GDI Services Inc.		Invoice Amount:	\$273.00
INV#MIINV20210302 JUNE CLEANING FRIENDS		Check Date:	07/12/2022
	101-673-822.000	INV#MIINV20210302 JUNE SENIOR CLEAN	273.00
GDI Services Inc.		Invoice Amount:	\$2,686.00
INV#MIINV20210301 JUNE TOWNSHIP HALL CLE		Check Date:	07/12/2022
	101-301-822.000	INV#MIINV20210301 JUNE POLICE	1,181.84
	101-336-822.000	INV#MIINV20210301 JUNE FIRE	107.44
	101-265-822.000	INV#MIINV20210301 JUNE TWP HALL	1,396.72
GDI Services Inc.		Invoice Amount:	\$2,686.00
INV#MIINV20209954 MAY TOWNSHIP HALL CLE		Check Date:	07/12/2022
	101-301-822.000	INV#MIINV20209954 MAY POLICE	1,181.84
	101-336-822.000	INV#MIINV20209954 MAY FIRE	107.44
	101-265-822.000	INV#MIINV20209954 MAY TWP HALL	1,396.72
GDI Services Inc.		Invoice Amount:	\$273.00
INV#MIINV20209955 MAY CLEANING FRIENDSH		Check Date:	07/12/2022
	101-673-822.000	INV#MIINV20209955 MAY SENIOR CLEAN	273.00
GDI Services Inc.		Invoice Amount:	\$416.00
INV#MIINV20209956 MAY DPW CLEANING		Check Date:	07/12/2022
	592-537-822.000	INV#MIINV20209956 MAY DPW CLEANING	416.00
GFL Environmental USA, Inc.		Invoice Amount:	\$450.00
#0055966526 DPW RECYCLE CENTER		Check Date:	07/12/2022
	596-528-816.000	06/09/22- CARDBOARD/PAPER	225.00
	596-528-816.000	06/09/22-PLASTICS/TIN	225.00
GFL Environmental USA, Inc.		Invoice Amount:	\$200.00
1661574.SP622 SPECIAL PICKUP-13398 ANDOVE		Check Date:	07/12/2022
	596-528-815.000	SPECIAL PICKUP - 06/23/22	200.00

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION**INVOICE INFORMATION**

Great Lakes Ace Hardware		Invoice Amount:	\$29.02
INV# 8183/876 FASTENERS, DRILL BIT		Check Date:	07/12/2022
101-336-757.000	INV# 8183/876 FASTENERS		8.70
101-336-757.000	FASTENERS		1.33
101-336-757.000	FASTENERS		2.47
101-336-757.000	FASTENERS		1.33
101-336-757.000	DRILL BIT		15.19
Great Lakes Ace Hardware		Invoice Amount:	\$28.47
6*/22/22 E6000 ADHESIVE #8192/876		Check Date:	07/12/2022
592-537-757.000	E6000 ADHESIVE		28.47
Great Lakes Water Authority		Invoice Amount:	\$136.29
GLWA - INDUSTRIAL WASTE CONTROL BILL 5/1/		Check Date:	07/12/2022
592-538-827.000	GLWA - INDUSTRIAL WASTE CONTROL BILL		136.29
HUMANE SOCIETY OF HURON VALLEY		Invoice Amount:	\$50.00
INV. 202206 6/30/2022 STRAY IMPOUND SERVIC		Check Date:	07/12/2022
101-301-836.000	STRAY IMPOUND SERVICES		50.00
Huron Valley Guns, LLC		Invoice Amount:	\$40.00
INV. 203547 3/7/2022 BARREL THREADING ON S		Check Date:	07/12/2022
101-301-931.000	LABOR 40		40.00
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$255.00
ORDER # 676834		Check Date:	07/12/2022
101-336-773.000	COVIDIEN 530 SERIES ECG ELECTRODES ECG		255.00
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$8.67
ORDER # 672452		Check Date:	07/12/2022
101-336-773.000	MEDSOURCE INTERNATIONAL SUCTION CATH		8.67
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$14.90
ORDER # 676834		Check Date:	07/12/2022
101-336-773.000	RUSCH ENDOTRACHEAL TUBES - MURPHY/NO		14.90
J & B MEDICAL SUPPLY INC		Invoice Amount:	\$100.07
ORDER # 676834		Check Date:	07/12/2022
101-336-773.000	DIAMOND GRIP POWDER-FREE LATEX GLOVES		100.07
Deere & Company		Invoice Amount:	\$16,223.84
DEERE & CO - INVOICE # 117346716 - GATOR H		Check Date:	07/12/2022
101-751-970.000	INVOICE # 117346716- GATOR HPX615E		16,223.84
KNIGHT TECHNOLOGY GROUP, INC.		Invoice Amount:	\$1,500.00
DATTO CLOUD BACKUP SUBSCRIPTION FOR 202		Check Date:	07/12/2022
101-261-831.000	CLOUD BACKUP MONTHLY SUBSCRIPTION-202		1,500.00
Linguistica International		Invoice Amount:	\$39.01
INV. 52726 5/31/2022 INTERPRETING SERVICES		Check Date:	07/12/2022
101-351-801.000	PSA CLARK/SPANISH 6.03 MINUTES		3.44
101-351-801.000	PSA CLARK/SPANISH 24.72 MINUTES		14.09
101-351-801.000	PSA SPAULDING/SPANISH 37.68 MINUTES		21.48
MAPLES ENVIRONMENTAL PEST CONTROL		Invoice Amount:	\$175.00
QUARTERLY PEST CONTROL SENIOR CENTER JU		Check Date:	07/12/2022
101-673-823.000	QUARTERLY PEST CONTROL SENIOR CENTER		175.00

Charter Township of Plymouth

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INVOICE INFORMATION

Midwest Netting Solutions, Inc.		Invoice Amount:	\$14,791.11
INSTALL 3 NEW NETTING PANELS @ LAKEPOINT		Check Date:	07/12/2022
101-751-970.000	INV. # 1037 -LAKEPOINTE NETTING		14,791.11
MCKENNA ASSOCIATES INC		Invoice Amount:	\$3,010.00
PROFESSIONAL SERVICES MAY 2022- 90047-68		Check Date:	07/12/2022
101-701-804.000	SENIOR PLANNER & ASST. PLANNER		467.50
101-701-804.000	#2435-41525 E AA TRAIL-LOT SPLIT #1		200.00
101-701-804.000	#2437-TOWN PLACE CTR - REZONING REV. #1		1,225.00
101-701-804.000	#2439-GEN. DR. STORAGE LANDSCAPE #1		350.00
101-701-804.000	#2351 - SUBURBAN LANDSCAPE #1		350.00
101-701-804.000	EURO STARS GYMNASTICS - LANDSCAPE #2		175.00
101-701-804.000	ADDTL SERV - PRINCIPAL PLANNER		242.50
MCKENNA ASSOCIATES INC		Invoice Amount:	\$4,770.50
PROFESSIONAL SERVICES - MAY 2022 - INVOI		Check Date:	07/12/2022
101-701-804.000	11.20 - 1/2 DAY ON-SITE SERVICES		4,256.00
101-701-804.000	.70 - FULL DAY ON SITE SERVICE		514.50
MICHIGAN.COM		Invoice Amount:	\$576.00
WORLD STONE GROUP PUBLICATION ON DET N		Check Date:	07/12/2022
101-215-901.000	FREE PRESS		288.00
101-215-901.000	DET NEWS		288.00
MICHIGAN.COM		Invoice Amount:	\$34.56
WORLD STONE GROUP PUBLICATION ON DET N		Check Date:	07/12/2022
101-215-901.000	PAST DUE AMT		34.56
MICHIGAN MUNICIPAL RISK MGMT		Invoice Amount:	\$157,130.50
MMRMA POLICY # M0001041 INSTALLMENT #1		Check Date:	07/12/2022
101-272-955.000	#M0001041 - #1 FOR POLICY 7/1/22--7/1/23		157,130.50
MICHIGAN MUNICIPAL RISK MGMT		Invoice Amount:	\$37,500.00
MMRMA - INSTALLMENT #1 POLICY # R0001041		Check Date:	07/12/2022
101-272-955.000	#R0001041 - #1 - 7/1/2022 - 7/1/2023		37,500.00
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
INV#470754 6/17/22		Check Date:	07/12/2022
592-537-767.000	6/17/22		88.35
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
#470348 6/10/22		Check Date:	07/12/2022
592-537-767.000	6/10/22		88.35
MICHIGAN LINEN SERVICE		Invoice Amount:	\$88.35
INV#471149 6/24/22		Check Date:	07/12/2022
592-537-767.000	6/24/22		88.35
MICHIGAN LINEN SERVICE		Invoice Amount:	\$64.50
INV. 471100 6/23/2022 PRISONER BLANKET CLE		Check Date:	07/12/2022
101-351-822.000	BLANKET CLEANING		52.50
101-351-822.000	ENVIRONMENTAL FEE		8.00
101-351-822.000	TEMPORARY FUEL SURCHARGE		4.00
United States Treasury		Invoice Amount:	\$287.28
3RD QUARTER 2022 PCORI FEE FEDERAL EXCIS		Check Date:	07/12/2022
101-261-801.000	3RD QUARTER 2022 PICORI FEE		287.28

Charter Township of Plymouth

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NAPA Auto Parts		Invoice Amount:	\$137.24
#772260 6/21/22 PARTS FOR STREET SWEEPER		Check Date:	07/12/2022
592-540-931.000	PARTS		137.24
NAPA Auto Parts		Invoice Amount:	\$64.15
#772371 6/22/22 PARTS FOR STREET SWEEPER		Check Date:	07/12/2022
592-540-931.000	PARTS		64.15
Navigate360, LLC.		Invoice Amount:	\$749.00
INV. E-9924 6/17/2022 ALICE INSTRUCTOR CERT		Check Date:	07/12/2022
101-301-958.000	OFFICER JAW - JUNE 28, 2022		749.00
O K FIRE EQUIPMENT CO		Invoice Amount:	\$681.00
INV#09826 TWP HALL/POLICE/FIRE 1/FIRE 2/SE		Check Date:	07/12/2022
101-265-930.000	TWP HALL YEARLY FIRE EXT. INSPECTION		230.00
101-301-930.000	POLICE DEPT. YEARLY FIRE EXT. INSPECTION		254.00
101-336-930.000	FIRE STATION 1 YEARLY FIRE EXT. INSP.		125.00
101-336-930.000	FIRE STATION 2 YEARLY FIRE EXT. INSP.		54.00
101-673-930.000	SENIOR CENTER YEARLY FIRE EXT. INSP.		18.00
O K FIRE EQUIPMENT CO		Invoice Amount:	\$1,017.00
INV#09827 DPW/FIRE STATION 3/LAKE POINTE		Check Date:	07/12/2022
592-537-930.000	DPW YEARLY FIRE EXTINGUISHER		590.00
101-336-930.000	FIRE STATION 3 YEARLY FIRE EXTINGUISHER		421.00
101-751-930.000	LAKE POINTE SOCCER YEARLY FIRE EXT.		6.00
OBSERVER & ECCENTRIC NEWSPAPERS		Invoice Amount:	\$664.79
DIRECTORY & LISTING , TRUSTEE VACANCY WA		Check Date:	07/12/2022
101-215-901.000	0004673392 OBSERVER DIRECTORY & LISTIN		20.00
101-215-901.000	0004673392 DIECTORY & LISTING		13.60
101-215-901.000	0004673392 DIRECTORY & LISTING		6.40
101-215-901.000	004673392 CANTON 5/18 PLAN COM PO 36207		54.30
101-215-901.000	004673392 PLYMOUTH 5/18 PLAN COM		54.30
101-215-901.000	004673392 CANTON OB ANNUAL WATER REPO		17.46
101-215-901.000	004673392 FARMINGTON OBS WATER REPORT		17.46
101-215-901.000	004673392 LIVIONIA OB ANNUAL WATER REP		17.46
101-215-901.000	004673392 PLYMOUTH ANNUAL WATER REOR		17.46
101-215-901.000	004673392 WESTLAND ANNUAL WATER REPO		17.46
101-215-901.000	004673392 FARMINGTON TRUSTEE VACANCY		18.60
101-215-901.000	004673392 LIVVONIA TRUSTEE VACANCY		20.37
101-215-901.000	004673392 PLYMOUTH TRUSTEE VACANCY		20.37
101-215-901.000	004673392 WESTLAND TRUSTEE VACANCY		20.37
101-215-901.000	004673392 BIRMINGTON ECENTRIC GENERAL		29.68
101-215-901.000	004673392 CANTON OBSERVER GENERAL DR		29.68
101-215-901.000	004673392 FARMINGTON OBSERVER GENERAL		29.68
101-215-901.000	004673392 LIVONIA OBSERVER GENERAL DR		29.68
101-215-901.000	004673392 PLYMOUTH OBSERVER GENERAL D		27.93
101-215-901.000	004673392 WESTLAND OBSERVER GENERAL D		27.93
101-215-901.000	004673392 BIRMINGHAM ECCENT PLYMOUTH		29.68
101-215-901.000	004673392 CANTON OBSERVER PLYMOUTH RD		29.68
101-215-901.000	004673392 FARMINGTON OBSERVER PLYMOUT		29.68
101-215-901.000	004673392 LIVONIA OBSERVER PLYMOUTH RD		29.68
101-215-901.000	004673392 PLYMOUTH OBSERVER PLYMOUTH		27.93
101-215-901.000	0004673392 WESTLAND OBSERVER PLYMOUT		27.95
OBSERVER & ECCENTRIC NEWSPAPERS		Invoice Amount:	\$217.20
PUD HEARING & WORLD STONE GROUP		Check Date:	07/12/2022

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INVOICE INFORMATION

	101-215-901.000	0004327497 CANTON PUD HEARING PO 360770	54.30
	101-215-901.000	0004327497 PLYMOUTH PUD HEARING PO 3607	86.88
	101-215-901.000	0004327497 CANTON WORLD STONE PO 3607	38.01
	101-215-901.000	0004327497 PLYMOUTH WORLD STONE PO360	38.01
OFFICE DEPOT		Invoice Amount:	\$24.39
OFFICE SUPPLIES FOR FD & STATIONS		Check Date:	07/12/2022
	101-336-752.000	O D BRANK BLANK INDEX CARDS	2.06
	101-336-752.000	O D BRAND RUBBER BANDS	3.45
	101-336-752.000	O D BRAND MANILLA FOLDERS	5.73
	101-336-752.000	O D BRAND CLEANING DUSTER AIR	5.69
	101-336-752.000	O D LINED INDEX CARDS	2.07
	101-336-752.000	POST IT PK OF 12	5.39
OFFICE DEPOT		Invoice Amount:	\$17.29
OFFICE SUPPLIES FOR FD & STATIONS		Check Date:	07/12/2022
	101-336-752.000	SPARCO LEATHERETTE PAPER STOCK FOLDER	17.29
OFFICE DEPOT		Invoice Amount:	\$38.09
OFFICE SUPPLIES FOR FD & STATIONS		Check Date:	07/12/2022
	101-336-752.000	O D BRAND COMP BOOKS	38.09
OFFICE DEPOT		Invoice Amount:	\$59.90
OFFICE SUPPLIES JUNE 2022		Check Date:	07/12/2022
	592-536-752.000	GEL MOUSE PAD	17.33
	592-536-752.000	WRITING PADS	6.78
	101-701-752.000	AVERY DIVIDERS	5.52
	592-536-752.000	POST IT NOTES	16.38
	592-536-752.000	PAPER CLIPS	5.40
	592-536-752.000	MOUSE PAD	8.49
OFFICE DEPOT		Invoice Amount:	\$6.52
OFFICE SUPPLIES JUNE 2022		Check Date:	07/12/2022
	592-536-752.000	JUMBO PAPER CLIPS	6.52
OFFICE DEPOT		Invoice Amount:	\$(25.92)
CREDIT - BROTHER LABEL MAKER		Check Date:	07/12/2022
	101-253-752.000	RETURN - LABEL MAKER	(25.92)
OFFICE DEPOT		Invoice Amount:	\$(6.49)
CREDIT - MOUSE PAD		Check Date:	07/12/2022
	592-536-752.000	RETURN - MOUSE PAD	(6.49)
OFFICE DEPOT		Invoice Amount:	\$6.49
OFFICE SUPPLIES JUNE 2022		Check Date:	07/12/2022
	592-536-752.000	MOUSE PAD	6.49
OFFICE DEPOT		Invoice Amount:	\$212.76
INV. 249192030001 6/13/2022 OFFICE SUPPLIES		Check Date:	07/12/2022
	101-301-752.000	CANVIO PORTABLE HARD DRIVE/DET BUREAU	212.76
OFFICE DEPOT		Invoice Amount:	\$828.12
BLACK STICK PENS FOR PRECINCTS 1-12, CORRE		Check Date:	07/12/2022
	101-262-752.000	BLACK STICK PENS	750.68
	101-215-752.000	CORRECTION TAPE	9.37
	101-262-752.000	PENDAFLEX HANGING FOLDERS	31.09
	101-215-752.000	FILE FOLDERS 1/3 CUT 100	25.00
	101-215-752.000	EXHIBIT DIVIDERS	11.98

Charter Township of Plymouth

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OFFICE DEPOT		Invoice Amount:	\$82.73
BLACK STICK PENS FOR PRECINCTS 1-12, CORRE		Check Date:	07/12/2022
101-215-752.000	SMART SORTER		47.29
101-215-752.000	NUMBER TABS 1-25		9.58
101-215-752.000	NUMBER TABS 51-75		7.29
101-215-752.000	INDEX JAN-DEC MULTI COLOR		18.57
OFFICE DEPOT		Invoice Amount:	\$75.38
INV. 246334631001 6/14/2022 OFFICE SUPPLIES		Check Date:	07/12/2022
101-301-752.000	FILES FOLDERS		75.38
OFFICE DEPOT		Invoice Amount:	\$18.96
INV. 250264427001 6/8/2022 OFFICE SUPPLIES		Check Date:	07/12/2022
101-301-752.000	BUBBLE WRAP		18.96
OFFICE DEPOT		Invoice Amount:	\$22.59
INV. 250265074001 6/9/2022 OFFICE SUPPLIES		Check Date:	07/12/2022
101-301-752.000	1 X 25 TAPE RULE		22.59
OFFICE DEPOT		Invoice Amount:	\$108.09
INV. 250265072001 6/9/2022 OFFICE SUPPLIES (Check Date:	07/12/2022
101-351-752.000	WATERLESS WIPES		108.09
OCCUPATIONAL HEALTH CENTERS OF MI		Invoice Amount:	\$55.00
DPW - TEMPORARY HELP PREPLACEMENT PHYSI		Check Date:	07/12/2022
592-537-835.000	ETHAN KLINE # 714351549		55.00
OAKLAND COUNTY		Invoice Amount:	\$6,128.00
INV. CI003482 6/30/2022 CLEMIS FEES - APRIL-		Check Date:	07/12/2022
101-325-801.000	CLEMIS MEMBERSHIP USAGE FEE		2,044.50
101-325-801.000	CLEMIS MDC PARTICIPATION FEE		3,008.50
101-325-801.000	CRIMEMAPPING		75.00
101-325-801.000	MUG CAPTURE STN MAINT (JULY-SEPT 2022)		1,000.00
PHOENIX SAFETY OUTFITTERS, LLC.		Invoice Amount:	\$1,188.56
INV # SI-125367 HELMETS		Check Date:	07/12/2022
101-336-767.000	INV# SI-125367 LION LEGEND X HELMET BLK		594.28
101-336-767.000	LION LEGEND X HELMET RED		297.14
101-336-767.000	LION LEGEND X HELMET WHT		297.14
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$3,348.04
SENIOR TRANSPORTATION - MAY 2022		Check Date:	07/12/2022
101-673-860.000	SENIOR TRANS 5/22		3,348.04
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$6,458.57
COMERICA BANK - TOWNSHIP CREDIT CARDS -		Check Date:	07/12/2022
101-336-958.000	CONLEY-FDIC SHOW - LUNCH W/ VILLET 4/28		25.50
101-336-958.000	CONLEY-FDIC SHOW - PARKING		20.00
101-336-958.000	CONLEY-FDIC SHOW-LUNCH W/ VILLET 4/29		21.00
101-336-958.000	CONLEY-FDIC SHOW-DINNER W/VILLET 4/28		37.01
101-336-958.000	CONLEY-FDIC SHOW-HOTEL ROOM (VILLET)		139.70
101-336-958.000	CONLEY-FDIC SHOW - HOTEL ROOM		139.70
101-336-767.000	CONLEY-ENGRAVING CONN - NAMETAGS		24.00
101-253-958.000	DOROSHEWITZ-TREASUER'S TRAINING		99.00
101-751-757.000	ANDERSON-HD-POWER WASHER REPLACEMEN		53.23
101-325-958.000	FELL-DINNER (TRAINING IN KZOO)-TOTAL (3)		77.00
101-325-958.000	FELL-HOTEL-(TRAINING IN KZOO)-TURLEY		183.75

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101-325-958.000	FELL-HOTEL (2 ROOMS) (TRAINING IN KZOO)	387.50
101-325-958.000	FELL-BREAKFAST (TRAINING IN KZOO) TTL 2	15.27
101-336-757.000	FOX (BUKIS)-PAINTERS SUPPLY-REPAIR U-3	56.20
101-301-958.000	GORDON-BOTTLED WATER - WEST. WAYNE M	4.99
101-301-958.000	GORDON-COFFEE/DONUTS-WEST WAYNE MEE	33.12
101-301-958.000	GORDON-BAGELS & CREAM CHEESE-WEST WA	32.20
101-000-255.305	GORDON-JERSEY MIKE'S-TIDERINGTON RETIR	9.19
101-000-255.305	GORDON-JERSEY MIKE'S-TIDERINGTON RETIR	395.70
101-673-757.000	HAACK-HD-SENIOR CENTER SUPPLIES	50.64
101-336-757.000	HAACK-HD-SUPPLIES FOR FD	9.47
596-528-757.000	HAACK-HD-SUPPLIES FOR RUBBISH	2.68
101-265-757.000	HAACK-BATTERIES&BULBS-BAT. FOR SIEMENS	96.96
101-673-757.000	HAACK-SAMS-SUPPLIES FOR SENIOR CENTER	301.57
101-301-757.000	HAACK-ENGRAVING-NAMEPLATE-POLICE CHIE	18.96
101-336-757.000	HAACK-ENGRAVING-NAMEPLATE-FIRE CHIEF	18.00
101-101-757.000	HAACK-ENGRAVING-NAMEBLOCK-TREASURER	40.85
101-265-757.000	HAACK-TARGET-TOASTER FOR TWP. KITCHEN	25.43
101-673-822.000	HAACK-CAROUSEL-CARPET CLEAN SENIOR CE	165.00
101-301-930.000	HAACK-CAROUSEL-CARPET CLEAN PD	610.00
101-371-757.000	HAACK-ENGRAVING-NAMETAG-MACDONALD	19.44
101-336-757.000	HAACK-HD-LAMP SOCKET	5.18
101-265-757.000	HAACK-HD-HOSE NOZZLE	12.98
101-265-757.000	HAACK-LIGHTING SUPPLY-LIGHT BULBS	192.62
101-265-757.000	HAACK-LIGHTING SUPPLY-LIGHT BULBS	14.06
596-528-815.000	HAACK-ACE-TRASH CAN FOR RESIDENT	26.73
101-265-757.000	HAACK-SAM'S-SUPPLIES FOT TWP HALL	42.34
592-537-757.000	HAACK-HD-TOOL BOX, LUMBER	866.67
592-537-757.000	HAMANN-HD-AA BATTERIES	59.61
592-537-757.000	HAMANN-HD-2" PVC PLUMBING	116.36
592-537-757.000	HAMANN-HD-BLACK PIPES & FITTINGS	91.45
592-537-757.000	HAMANN-HD-SUPPLIES TO PAINT FIRE HYD	173.36
592-537-757.000	HAMANN-HD-PAINT BUSCKETS FOR FIRE HYD	13.12
592-537-757.000	HAMANN-HD-2" PLUMBING PARTS	29.09
592-537-931.000	HAMANN-HD-SUMP PUMP + TOOLS, ETC	415.98
101-336-757.000	HARRELL-HD-SMOKE DETECTORS	49.97
101-261-852.000	HEISE-CONSTANT CONTACT-MAY WOWWW	70.00
101-261-831.000	JANKS-ZOOM SUBSCRIPTION APRIL 2022	154.99
592-537-757.000	JANKS-AMAZON-COMPUTER RACK SHELF	70.82
101-301-957.000	KREBS-IACP MEMBERSHIP	190.00
101-301-752.000	KUDRA-SUPPLIES FOR MOCK ASSESSMENT	191.72
101-301-757.000	KUDRA-GRACO CHILD SEAT FOR SAFE TRANSP	233.19
101-371-767.000	MAC DONALD-SHOES FOR DAN ATKINS	111.29
101-301-957.000	TIDERINGTON-MACP DUES	115.00
101-262-757.000	VORVA-DUST COVERS FOR AV SCANNERS	98.98

PROGRESSIVE PRINTING

2022 SUMMER TAX BILLS, ENVELOPES, MAIL & D

101-253-900.000	12,500 TAX BILLS	1,444.00
101-253-900.000	14,500 #10 BLUE WINDOW ENVELOPES	2,352.00
101-253-900.000	15,000 #9 RETURN ENVELOPES	1,107.00
101-253-900.000	Mail/Distribution services	778.00

Invoice Amount:**\$5,681.00****Check Date:****07/12/2022****RC Telecom LLC**

QUOTE #1091 4/1/2022 PROVIDE AND INSTALL

101-301-831.000	2 SINGLE CABLE RUN UP TO 175 FT.	119.99
101-301-831.000	2 CAT 5E/6 CABLE CERTIFICATION	10.00
101-301-831.000	CAT 6 CABLE/300 FT.	143.55
101-301-831.000	2 CAT 6 JACKS	11.92

Invoice Amount:**\$289.38****Check Date:****07/12/2022**

Charter Township of Plymouth AP Invoice Listing - Board Report

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VENDOR INFORMATION

INVOICE INFORMATION

	101-301-831.000	2 SURFACE BOX	3.92
RC Telecom LLC		Invoice Amount:	\$110.40
NETWORK CABLING		Check Date:	07/12/2022
	101-261-831.000	NETWORK CABLE INSTALL SVR ROOM	110.40
RELIABLE LANDSCAPING INC.		Invoice Amount:	\$75.00
INVOICE #99244 5/24/22		Check Date:	07/12/2022
	592-537-938.000	TOPSOIL #33516	75.00
RITTER GIS, IIC		Invoice Amount:	\$1,000.00
CITYWORKS GIS/AMS SPECIALIST JUNE 22		Check Date:	07/12/2022
	592-537-803.000	CITYWORKS GIS/AMS SPECIALIST JUNE 22	1,000.00
SCHOOLCRAFT COLLEGE		Invoice Amount:	\$75.00
INV. 0000002875 - SPONSOR #0544339 6/29/20		Check Date:	07/12/2022
	101-301-958.000	DREJEWSKI, JAW & RUPARD	75.00
Joseph Smitherman		Invoice Amount:	\$1,374.00
TUITION REIMBURSEMENT - LIBERTY UNIVERSI		Check Date:	07/12/2022
	101-301-958.000	CRIMINAL JUSTICE REPORT WRITING	687.00
	101-301-958.000	JUVENILE JUSTICE	687.00
SPALDING DEDECKER ASSOCIATES, INC.		Invoice Amount:	\$79,914.85
SPALDING DE DECKER - SERVICES FOR MAY 202		Check Date:	07/12/2022
	805-444-974.022	#90885-2022 SIDEWALK REPLACE. PROG.	7,745.50
	592-537-970.000	#90889-PORT ST VACTOR PAD & GRADING	971.00
	592-537-970.000	#90891-2022 CIPP SEWER LINING	13,846.50
	101-261-803.000	#90892-PLY TWP ENGINEERING TASKS	2,247.00
	285-000-970.000-20	#90893-2022 AA TRAIL SIDEWALK GAP	30,830.25
	592-537-831.000	#90894 - GIS - WATER & SEWER	433.20
	101-257-831.000	#90894 - GIS - ASSESSING	72.20
	101-371-831.000	#90894 - GIS - BUILDING	144.40
	101-261-831.000	#90894 - GIS - TOWNSHIP	72.20
	101-261-803.000	#90896 - POWELL RD EXTENSION	12,664.50
	101-261-803.000	#90906 - PWP PARK DRIVE PAVING	7,921.50
	101-261-803.000	#90913 - 47802 W ANCHOR CT METRO ACT	720.00
	101-261-803.000	#90914 - COMCAST 51150 N. TERRITORIAL M	339.00
	101-261-803.000	#90915 - 123NET - 14900 GALLEON CT METRO	625.00
	101-261-803.000	#90916 - COMCAST - 47460 GALLEON DRIVE	582.60
	101-701-803.000	#90918 - 41525 E ANN ARBOR TR LOT SPLIT	200.00
	101-261-803.000	#909917 - PLY TWP ENG. MEETINGS 2022	500.00
TOWN LOCKSMITH		Invoice Amount:	\$7.50
2 KEYS FOR TOWNSHIP PARK PADLOCKS (ALL) -		Check Date:	07/12/2022
	101-751-930.000	PADLOCK KEYS #59960	7.50
SIMPLIFILE, LC		Invoice Amount:	\$33.25
INVOICE 15004874794 RECORD SIDEWALK EASE		Check Date:	07/12/2022
	592-537-969.000	INVOICE 15004874794 RECORD SIDEWALK EA	33.25
BLUE 360 MEDIA, LLC		Invoice Amount:	\$77.75
INV. IN2204100969 5/26/2022 MICHIGAN PENAL		Check Date:	07/12/2022
	101-301-958.000	SPRING 2022 EDITION	69.00
	101-301-958.000	Shipping/Handling	8.75
VC3, Inc.		Invoice Amount:	\$150.00
INV. 70359 12/31/2021 REMOTE SUPPORT SESSI		Check Date:	07/12/2022

Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION		INVOICE INFORMATION	
	101-301-831.000	EVENT SENTRY SERVICE CALL	150.00
VC3, Inc.		Invoice Amount:	\$337.50
INV. 70371 12/31/2021 REMOTE SUPPORT SESSI		Check Date:	07/12/2022
	101-301-831.000	EVENT SENTRY SERVICE CALL	337.50
VC3, Inc.		Invoice Amount:	\$187.50
INV. 72163 1/31/2022 REMOTE SUPPORT SESSIO		Check Date:	07/12/2022
	101-301-831.000	EVENT SENTRY SERVICE CALL	187.50
VC3, Inc.		Invoice Amount:	\$225.00
INV. 72164 1/31/2022 REMOTE SUPPORT SESSIO		Check Date:	07/12/2022
	101-301-831.000	EVENT SENTRY SERVICE CALL	225.00
W.J.O'NEIL COMPANY		Invoice Amount:	\$1,812.89
INV#42691 REPAIR RTU 2/ CHANGED ALL BELTS		Check Date:	07/12/2022
	101-265-930.000	INV#42691 SERVICED ALL ROOF TOP UNITS	1,812.89
WAYNE COUNTY		Invoice Amount:	\$226.40
TRAFFIC SIGNAL ENERGY - MAY 2022 - INV # 10		Check Date:	07/12/2022
	101-441-923.000	TRAFFIC SIG - MAY 2022 - INV#1011149	226.40
WAYNE COUNTY		Invoice Amount:	\$35.00
INV. 311495 6/15/2022 FEBRUARY 2022 PRISON		Check Date:	07/12/2022
	101-351-839.000	FEBRUARY PRISONER HOUSING	35.00
WCA ASSESSING		Invoice Amount:	\$26,599.50
APPRAISAL SERVICES RENDERED - JULY 2022		Check Date:	07/12/2022
	101-257-801.000	Appraisal Services Rendered (Contract)	26,442.83
	101-257-801.000	Co-Star Services	156.67
SUPERIOR GLASS BLOCK		Invoice Amount:	\$80.00
PERMIT REFUND PB22-0368		Check Date:	07/12/2022
	101-371-964.000	PERMIT REFUND PB22-0368	80.00
GREAT PROVIDER PLUMBING CO.		Invoice Amount:	\$35.00
PERMIT REFUND PP22-0127		Check Date:	07/12/2022
	101-371-964.000	PERMIT REFUND PP22-0127	35.00
Total Amount to be Disbursed:			\$420,600.82

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

VENDOR INFORMATION

INVOICE INFORMATION

A T & T

AT&T - TELEPHONE/INTERENET ALLOC -- JUNE 2

101-228-852.000	INFORMATION SERVICES	44.13
101-257-852.000	ASSESSING	73.55
101-371-852.000	BUILDING	80.90
101-336-852.000	FIRE	154.45
101-301-852.000	POLICE	176.54
101-171-852.000	SUPERVISOR	73.55
101-253-852.000	TREASURER	66.19
101-215-852.000	CLERK	110.32
101-701-852.000	PLANNING	14.71
101-325-852.000	DISPATCH	125.03
101-673-852.000	SENIOR CENTER	14.71
101-751-852.000	PARK	7.35
596-528-852.000	RUBBISH	14.71
101-191-852.000	FINANCE	58.84
101-101-859.000	TOWNSHIP BOARD	14.71
101-261-852.000	GENERAL OPERATING	80.90
101-262-852.000	ELECTIONS	29.42
101-265-852.000	BUILDING AND GROUNDS	14.71
101-351-852.000	JAIL/CORRECTIONS	7.35
588-596-852.000	TRANSPORTATION	7.35
592-536-852.000	PUBLIC SERVICES	73.55
592-537-852.000	PUBLIC WORKS	44.13

Invoice Amount:

\$1,287.10

Check Date:

07/06/2022

A T & T

MAY 2022 PAYMENT - ACCT. 734-453-4461-659-5

101-336-850.000	Fire	144.53
101-673-850.000	Twp. Hall	34.01
101-751-850.000	Parks	34.01
592-537-850.000	DPW	212.54

Invoice Amount:

\$425.09

Check Date:

07/06/2022

BUONO, DUANE

MECHANICAL INSPECTOR PAY JUNE 2022

101-371-801.000	MECHANICAL INSPECTOR PAY JUNE 2022	5,404.75
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Invoice Amount:

\$5,404.75

Check Date:

07/06/2022

COMCAST

COMCAST HIGH SPEED INTERNET AUG 2022 - 99

101-261-852.000	HIGH SPEED INTERNET - 8/22	131.90
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Invoice Amount:

\$131.90

Check Date:

07/06/2022

COMCAST

HIGH SPEED INTERNET - TOWNSHIP PARK JULY

101-751-852.000	TWP PARK PAV INTERNET 7/22	217.38
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Invoice Amount:

\$217.38

Check Date:

07/06/2022

DTE ENERGY

STREET LIGHTS - JUNE 2022 -- ACCT # 9100-40

101-441-923.000	STREET LIGHTS - JUNE 2022	5,194.94
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Invoice Amount:

\$5,194.94

Check Date:

07/06/2022

Flis, Joe

ELECTRICAL INSPECTOR 2 JUNE 2022 PAY

101-371-801.000	ELECTRICAL INSPECTOR JUNE 2 PAY	1,215.00
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Invoice Amount:

\$1,215.00

Check Date:

07/06/2022

HEILEMAN, JAMES

ELECTRICAL INSPECTOR JUNE 2022 PAY

101-371-801.000	ELECTRICAL INSPECTOR PAY JUNE 2022	2,540.93
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Invoice Amount:

\$2,540.93

Check Date:

07/06/2022

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

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VENDOR INFORMATION

INVOICE INFORMATION

MUNSON, STEVE		Invoice Amount:	\$1,304.25
PLUMBING INSPECTOR PAY JUNE 2022		Check Date:	07/06/2022
101-371-801.000	PLUMBING INSPECTOR PAY JUNE 2022		1,304.25
PLYMOUTH POSTMASTER		Invoice Amount:	\$500.00
ELECTION RETURN POSTAGE -		Check Date:	07/06/2022
PERMI	ELEC RETURN POSTAGE		500.00
101-262-851.000			
VERIZON WIRELESS		Invoice Amount:	\$1,404.52
JULY 2022-- WIRELESS BILLING ACCT #2 MI DE		Check Date:	07/06/2022
592-537-850.000	DPW		814.99
101-228-850.000	INFO SERVICES WIRELESS DEVICES		0.23
101-336-850.000	FIRE WIRELESS DEVICES		200.05
101-751-850.000	PARK FOREMAN WIRELESS DEVICE IPAD		40.01
588-596-850.000	FRIENDSHIP STATION		107.74
101-325-850.000	DISPATCH		141.22
596-528-850.000	SOLID WASTE		49.87
101-371-850.000	BUILDING INSPECTOR		50.41
VERIZON WIRELESS		Invoice Amount:	\$880.45
JULY 2022-- WIRELESS BILLING ACCT #1 - 5857		Check Date:	07/06/2022
592-537-850.000	DPW WIRELESS DEVICES		40.07
101-228-850.000	INFO SERVICES WIRELESS DEVICES		77.31
101-336-850.000	FIRE WIRELESS DEVICES		107.38
101-751-850.000	PARK FOREMAN WIRELESS DEVICE		67.31
101-253-850.000	TREASURER WIRELESS SERVICE		67.31
101-301-850.000	POLICE DEPT. WIRELESS SERVICE		299.74
101-371-850.000	BUILDING DEPT. WIRELESS SERVICES		154.02
101-265-850.000	TWP. HALL		67.31
William C. Weidendorf		Invoice Amount:	\$495.00
PLUMBING INSPECTOR 2 PAY JUNE 2022		Check Date:	07/06/2022
101-371-801.000	PLUMBING INSPECTOR 2 JUNE 2022 PAY		495.00
Total Amount to be Disbursed:			\$21,001.31

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Charter Township of Plymouth AP Invoice Listing - Board Report

VENDOR INFORMATION

INVOICE INFORMATION

A T & T LONG DISTANCE

AT&T LONG DISTANCE - POLICE LINE - BAN8363

101-301-850.000

BAN836376571 - MAY 2022

Invoice Amount:

\$1.49

Check Date:

06/29/2022

1.49

ALERUS FINANCIAL

MERS - DC FT EMPL. -- EMPLOYER CONT. 7-1-22

101-171-716.000

SUPERVISOR

1,045.15

101-191-716.000

FINANCE

925.80

101-215-716.000

CLERK

1,364.77

101-228-716.000

INFORMATION SYSTEMS

600.77

101-253-716.000

TREASURER

1,312.87

101-265-716.000

BUILDING & GROUNDS

263.14

101-301-716.000

POLICE

6,660.61

101-325-716.000

DISPATCH

2,274.48

101-336-716.000

FIRE

6,971.34

101-351-716.000

LOCK UP

301.28

101-371-716.000

BUILDING DEPT

1,536.74

588-596-716.000

TRANSPORTATION

245.91

592-536-716.000

PUBLIC SERVICES

909.34

592-537-716.000

PUBLIC WORKS

3,840.47

596-528-716.000

RUBBISH

348.64

101-262-716.000

ELECTIONS

313.76

ALERUS FINANCIAL

MERS-457 PLAN - ALL EMPLOYEES 7-1-22 PAYDA

101-000-239.000

457 CONT. PRE-TAX

21,649.78

101-000-239.000

457 CONT. ROTH POST-TAX

717.95

101-000-239.000

457 CONT. LOANS

197.68

ALERUS FINANCIAL

MERS-DC FT EMPLOYEE CONTRIBUTIONS 6-17-

101-000-238.000

MERS EMPLOYEE PRE TAX

8,079.97

101-000-238.000

MERS EMPLOYEE POST TAX

1,109.61

101-000-238.000

LOANS

695.73

A T & T

AT&T - TELEPHONE ALLOCATION JUNE 2022- AC

101-265-850.000

BUILDING AND GROUNDS

53.89

101-301-850.000

POLICE

161.70

101-325-850.000

DISPATCH

53.90

101-336-850.000

FIRE

215.60

101-426-850.000

EMERGENCY MANAGEMENT

323.40

101-673-850.000

SENIOR CENTER

53.90

592-537-850.000

PUBLIC WORKS - T&D

53.90

CBTS TECHNOLOGY SOLUTIONS LLC

CBTS PHONE SERVICES - JUNE 2022 (5/20/22 TO

101-101-850.000

TOWNSHIP BOARD

24.53

101-171-850.000

SUPERVISOR

118.33

101-228-850.000

INFORMATION SYSTEMS

74.73

101-257-850.000

ASSESSING

82.22

101-215-850.000

CLERK

158.04

101-253-850.000

TREASURY

82.21

101-261-850.000

GEN. OP. - EXC RM

20.30

101-262-850.000

ELECTIONS

31.42

101-265-850.000

BUILDING AND GROUNDS

15.97

101-673-850.000

SENIOR SERVICES

15.95

Charter Township of Plymouth

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VENDOR INFORMATION**INVOICE INFORMATION**

	101-301-850.000	POLICE	515.56
	101-325-850.000	DISPATCH	286.04
	101-351-850.000	JAIL/CORRECTIONS	16.43
	101-336-850.000	FIRE/TWP. HALL	597.47
	101-371-850.000	BUILDING	115.82
	101-751-850.000	PARKS & REC	27.52
	101-701-850.000	PLANNING	15.97
	596-528-850.000	RUBBISH	18.29
	588-596-850.000	TRANSPORTATION	40.84
	592-536-850.000	WATER & SEWER	113.65
	101-191-850.000	FINANCE/ACCOUNTING	61.47
<hr/>			
C.O.A.M. - PLYMOUTH TOWNSHIP		Invoice Amount:	\$395.70
COAM UNION DUES -JULY 2022 (DETAILS ATTAC		Check Date:	06/29/2022
	101-000-240.305	MICHAEL FRITZ	79.14
	101-000-240.305	JASON HAYES	79.14
	101-000-240.305	MARC HOFFMAN	79.14
	101-000-240.305	BRYAN RUPARD	79.14
	101-000-240.305	SCOTT TIDERINGTON	79.14
<hr/>			
COMCAST		Invoice Amount:	\$293.35
FIRE INTERNET STATION 2 -JULY 2022 ACCT 85		Check Date:	06/29/2022
	101-336-852.000	JULY 2022 FIRE INTERNET STA #2	293.35
<hr/>			
COMCAST		Invoice Amount:	\$171.85
INTERNET - JUNE 2022 ACCT 8529 10 216 1472		Check Date:	06/29/2022
	101-261-852.000	INTERNET (GEN) JUNE 2022	171.85
<hr/>			
COMCAST		Invoice Amount:	\$151.85
INTERNET PORT STREET - JULY 2022-- ACCT 85		Check Date:	06/29/2022
	592-537-852.000	INTERNET PORT STREET 7/22	151.85
<hr/>			
COMCAST		Invoice Amount:	\$238.99
SENIOR CENTER INTERNET - JUNE 2022-- ACCT		Check Date:	06/29/2022
	101-673-852.000	INTERNET SERVICE - TWP GROUNDS	224.65
	588-596-852.000	SENIOR SERVICES INTERNET	14.34
<hr/>			
DTE ENERGY		Invoice Amount:	\$19.74
DTE SERVICE -- MILLER PARK JUNE 2022- 9100-		Check Date:	06/29/2022
	101-751-920.000	MILLER PARK ELECTRIC JUNE 2022--5316-9	19.74
<hr/>			
DTE ENERGY		Invoice Amount:	\$540.30
BASEBALL DIAMONDS MAY 2022 -- 9100-157-687		Check Date:	06/29/2022
	101-751-920.000	BASEBALL DIAMONDS 5/22	540.30
<hr/>			
HONKE, ANITA		Invoice Amount:	\$170.10
HONKE - MEDICARE PART B - JULY 2022		Check Date:	06/29/2022
	101-336-875.000	MEDICARE PART B - JULY 2022	170.10
<hr/>			
KNUPP, LINDA		Invoice Amount:	\$170.10
KNUPP - 2022 MEDICARE PART B - JULY 2022		Check Date:	06/29/2022
	101-336-875.000	KNUPP-MEDICARE PART B - JULY	170.10
<hr/>			
MAAS, CARLAS		Invoice Amount:	\$221.10
MEDICARE PART B - JULY 2022		Check Date:	06/29/2022
	101-336-875.000	MEDICARE PART B - JULY 2022	221.10

Charter Township of Plymouth

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VENDOR INFORMATION**INVOICE INFORMATION**

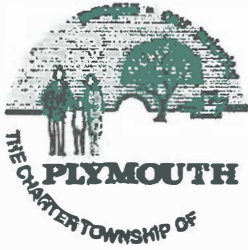
P.O.A.M. - PLYMOUTH TOWNSHIP		Invoice Amount:	\$2,250.48
POAM & DISPATCH UNION DUES -JULY 2022 (2 S		Check Date:	06/29/2022
101-000-240.301	POAM UNION DUES @79.14		1,661.94
101-000-240.325	DISPATCH UNION DUES		588.54
PLYMOUTH POSTMASTER		Invoice Amount:	\$1,350.00
WATER BILL POSTAGE - PERMIT #218 JUNE		Check Date:	06/29/2022
592-536-851.000	PERMIT #218 JUNE 2022 POSTAGE		1,350.00
CHARTER TWSP OF PLYMOUTH		Invoice Amount:	\$13,307.22
PLYMOUTH TOWNSHIP - WATER/SEWER -- JUNE		Check Date:	06/29/2022
101-171-922.000	SUPERVISOR		22.89
101-228-922.000	INFO SERVICES		19.31
101-257-922.000	ASSESSORS		7.87
101-215-922.000	CLERK		32.70
101-253-922.000	TREASURER		11.80
101-673-922.000	BUILDING-SENIOR SERVICES		269.08
101-301-922.000	POLICE		99.41
101-325-922.000	DISPATCH		37.19
101-351-922.000	LOCK UP		30.40
101-336-922.000	FIRE		1,577.87
101-371-922.000	BUILDING		28.25
101-701-922.000	PLANNING		2.15
101-751-922.000	PARK		9,955.90
596-528-922.000	RUBBISH		1.07
592-536-922.000	ADM/GEN EXPENSE		32.54
592-537-922.000	POWER & PUMPING		776.19
588-596-922.000	FRIENDSHIP STATION		17.11
101-265-922.000	BUILDING		0.72
592-537-938.000	WATER FLUSHING		372.05
101-191-922.000	FINANCE DEPT.		12.72
TEAMSTER LOCAL # 214		Invoice Amount:	\$537.00
TEAMSTER LOCAL #214 JULY 2022 (DETAILS AT		Check Date:	06/29/2022
101-000-240.592	BARTLETT, JAMES		64.00
101-000-240.592	KITCHEN, SPENCER		61.00
101-000-240.592	MELOW, STEVEN		64.00
101-000-240.592	NELSON, DAVID		61.00
101-000-240.592	OVERAITIS, JOSEPH		61.00
101-000-240.592	PUMPHREY, Z		61.00
101-000-240.592	SCHOLTEN, JAMES		61.00
101-000-240.592	THOMAS, JAMES		58.00
101-000-240.592	BUMP, CAMERON		46.00
TECHNICAL, PROFESSIONAL AND OFFICE-		Invoice Amount:	\$542.50
TPOAM UNION DUES - JULY 2022 (DETAILS ATT		Check Date:	06/29/2022
101-000-240.000	TPOAM UNION DUES JULY 2022		542.50
SIMPLIFILE, LC		Invoice Amount:	\$63.25
BD Bond Refund		Check Date:	06/29/2022
101-371-283.015	BLE21-0007		63.25
SIMPLIFILE, LC		Invoice Amount:	\$33.26
BD Bond Refund		Check Date:	06/29/2022
101-371-283.018	BBD22-0063		33.26

Charter Township of Plymouth AP Invoice Listing - Board Report

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INVOICE INFORMATION

VERIZON WIRELESS			Invoice Amount:	\$82.45
VERIZON - CELL PHONES FOR PARK & FIRE (ACC			Check Date:	06/29/2022
	101-751-850.000	PARK CELL PHONE		40.01
	101-336-850.000	FIRE - (LIFEPACKS)		42.44
KENDRA, CAROL			Invoice Amount:	\$31.74
BD Bond Refund			Check Date:	06/29/2022
	101-371-283.018	BBD22-0063		31.74
Indigo Pool and Spa			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	06/29/2022
	101-371-283.001	BP22-0143 - PB22-0206		1,500.00
Starbucks Coffee			Invoice Amount:	\$1,500.00
BD Bond Refund			Check Date:	06/29/2022
	101-371-283.001	BP21-0122 - PB21-0900		1,500.00
Boldt Company			Invoice Amount:	\$3,000.00
BD Bond Refund			Check Date:	06/29/2022
	101-371-283.003	BP22-0133 - PB22-0058		3,000.00
Boldt Company			Invoice Amount:	\$10,000.00
BD Bond Refund			Check Date:	06/29/2022
	101-371-283.010	BTCO22-0038 - PB22-0058		10,000.00
Total Amount to be Disbursed:				\$101,287.31



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 12, 2022

ITEM: Resolution to revise the water and sewer rate schedule effective August 1, 2022

PRESENTER: Bob Doroshewitz, Treasurer

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

Data and analysis supporting a 1% rate increase are provided. Such an increase would:

- Increase the Water Consumption Rate from \$5.82 to \$5.88 per 1000 gallons
- Increase the Sewer Disposal Use Rate from \$4.79 to \$4.84 per 1000 gallons

ATTACHMENTS:

- 1) Breakeven Rate Analysis
- 2) Impact of a 1% through 2% Water & Sewer Rate Increase

PROPOSED MOTION: I move to approve Resolution # **2022-07-12-41**, effective August 1, 2022, to revise the Plymouth Township Comprehensive Fee Schedule to reflect a 1% water and sewer rate increase. The new Water Consumption Rate will be \$5.88 per 1000 gallons and the new Sewer Disposal Use Rate will be \$4.84 per 1000 gallons.

Moved By _____ Seconded By _____

ROLL CALL:

____JB____ CC ____ BD ____ KH ____ AM ____ JS ____ JV

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

RESOLUTION # 2022-07-12-41

WATER & SEWER RATE ADJUSTMENT

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 July 12, 2022, the following resolution was offered:

WHEREAS, it is the intention of the Board to comply with the Water & Sewer Ordinance which requires that all pertinent fees and rates for connection to, use, access, construction and service by the Township Water and Sewer System be set by board resolution; and

WHEREAS, effective July 1, 2022, the Great Lakes Water Authority will increase the wholesale water rates charged to Plymouth Township by 3.3% per 1,000 gallons; and

WHEREAS, to continue to cover annual operating expenses of the Water & Sewer Department while setting aside money for future capital improvements, a 1% increase in both water and sewage usage rates is justified and necessary;

NOW, THEREFORE BE IT RESOLVED that, effective August 1, 2022, the water rate be increased from \$5.82 to \$5.88 and the sewage disposal rate be increased from \$4.79 to \$4.84 per 1,000 gallons of water.

Present: [Buckley, Cummi, Doroshewitz, Heise, Monaghan, Stewart, Vorva]

Moved by:

Supported by:

Roll Call Vote

Ayes:

Nays:

Adopted: Regular Meeting of the Board of Trustees on July 12, 2022

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: 2022-07-12-41

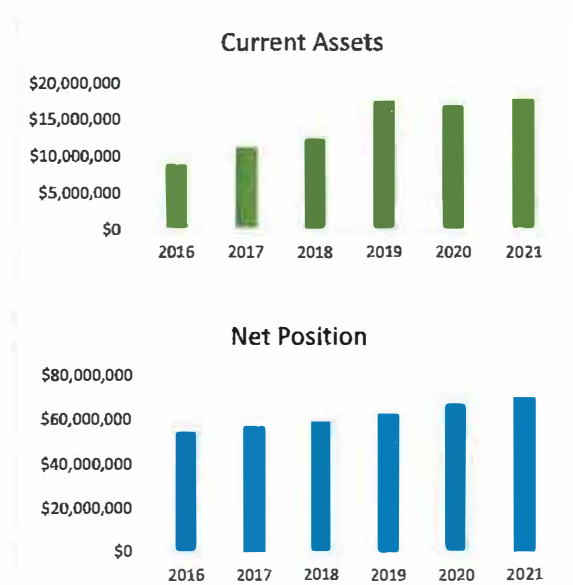
Plymouth Township
Water and Sewer Rate Calculation
July 1, 2022 - June 30, 2023
Operating Costs to be Recovered from Rates

Volume Assumed to be Sold (in '000 gals)	1,226,395	1,174,174	1,281,511	1,210,920	1,203,440
Wholesale Rate to be Charged (per '000 gals)	\$3.50	\$3.71	\$3.55	\$3.87	\$4.00
	Actual	Actual	Actual	Actual	Estimate
	2018-19	2019-20	2020-21	2021-22	2022-23
Sources of Revenue					
Water Charges	\$4,858,608	\$5,851,542	\$7,105,624	\$6,702,401	\$6,722,416
Sewage Charges	\$6,749,456	\$5,608,412	\$5,435,989	\$5,207,067	\$5,134,577
WTUA Capital Charges / Meter Charges	\$1,446,216	\$1,429,982	\$1,452,266	\$1,461,639	\$1,472,700
Benefit Fees	\$298,080	\$857,089	\$364,681	\$442,890	\$450,000
Miscellaneous (Install + Other Rev)	\$274,246	\$399,506	\$313,674	\$319,881	\$325,000
Total Revenue	<u>\$13,626,606</u>	<u>\$14,146,531</u>	<u>\$14,672,234</u>	<u>\$14,133,878</u>	<u>\$14,104,693</u>
Operating Expenses					
Cost of Water	\$4,297,753	\$4,353,295	\$4,550,568	\$4,591,254	\$4,812,364
Cost of Sewage Treatment	\$2,403,125	\$1,910,343	\$1,881,327	\$1,292,232	\$1,500,000
Salaries and Fringe Benefits	\$1,363,820	\$1,465,120	\$1,471,323	\$1,305,686	\$1,436,255
Miscellaneous (PS, Misc and repairs)	\$749,942	\$727,957	\$785,296	\$869,191	\$750,000
Debt and Capital					
Principal & Interest on WTUA debt	\$1,776,537	\$1,524,269	\$1,458,349	\$1,591,249	\$1,472,700
WTUA Long-Term CIP Fund	\$220,556	\$220,556	\$220,556	\$182,004	\$200,000
WTUA Short-Term CIP			\$397,697	\$847,031	\$823,889
Interest on PT debt	\$263,060	\$167,668	\$196,844	\$134,924	\$125,000
Investment					
Depreciation (WTUA) (Change in investment)	\$1,150,479	\$1,184,560	\$986,256	\$946,931	\$950,000
Depreciation (PT)	\$1,370,194	\$1,346,597	\$1,342,252	\$1,309,569	\$1,400,000
Purchase of Capital Assets	\$105,410	\$15,000	\$452,122	\$374,800	\$350,000
Total Revenue Requirements	<u>\$13,700,876</u>	<u>\$12,915,365</u>	<u>\$13,742,590</u>	<u>\$13,444,871</u>	<u>\$13,820,208</u>
Surplus	- \$74,270	\$1,231,166	\$929,644	\$689,007	\$284,485
Impact to Net Position				\$2,945,507	\$2,634,485
Water Rate	4.08	5.60	5.82	5.82	5.88
Sewer Rate	6.12	4.60	4.79	4.79	4.84
Total Rate	10.20	10.20	10.61	10.61	10.72
Increase %	0.0%	0.0%	4.0%	0.0%	1.0%

Per Gallon 0.0103
Per Flush 0.0165
Avg Shower 0.2062

TREND CHANGES IN CURRENT ASSETS and NET POSITION

Year	Current Assets	Net Position
2016	\$8,984,338	\$54,424,946
2017	\$11,278,183	\$57,001,199
2018	\$12,483,034	\$59,317,475
2019	\$17,585,254	\$62,550,654
2020	\$17,029,088	\$67,186,717
2021	\$17,913,304	\$70,087,444



	2021-22	2022-23
Projected Purchases MCF	161,900	160,900
Projected Purchases Gallons	1,210,919	1,203,440
Revenue Requirements	\$4,682,400.00	\$4,813,300.00
Fixed Costs	\$2,809,200.00	\$2,888,888.00
Variable costs - water sales	\$1,873,200.00	\$1,924,364.00
Rate	\$11.57	\$11.96
Cost per gallon	\$3.87	\$3.99

Plymouth Township
Water and Sewer Rate Calculation
July 1, 2022 - June 30, 2023
Water Usage Scenarios



<u>GLWA Water Rates & Usage</u>	<u>90%</u>	<u>95%</u>	<u>100%</u>	<u>105%</u>	<u>110%</u>
Volume Assumed to be Sold (in '000 gals)	1,083,096	1,143,268	1,203,440	1,263,612	1,323,784
Wholesale Rate to be Charged (per '000 gals)	\$ 4.213	\$ 4.073	\$ 3.999	\$ 3.832	\$ 3.729
Sources of Revenue					
Water Charges	\$6,050,174	\$6,386,295	\$6,722,416	\$7,058,537	\$7,394,657
Sewage Charges	\$4,628,269	\$4,881,423	\$5,134,577	\$5,387,730	\$5,640,884
WTUA Capital Charges	\$1,422,000	\$1,422,000	\$1,472,700	\$1,422,000	\$1,422,000
Benefit Fees	\$575,000	\$575,000	\$450,000	\$575,000	\$575,000
Miscellaneous	\$347,000	\$347,000	\$325,000	\$347,000	\$347,000
Total Revenue	<u>\$13,022,443</u>	<u>\$13,611,718</u>	<u>\$14,104,693</u>	<u>\$14,790,267</u>	<u>\$15,379,542</u>
Operating Expenses					
Cost of Water	\$4,563,466	\$4,656,548	\$4,812,364	\$4,842,710	\$4,935,792
Cost of Sewage Treatment	\$1,282,500	\$1,425,000	\$1,500,000	\$1,575,000	\$1,650,000
Salaries and Fringe Benefits	\$1,480,000	\$1,480,000	\$1,436,255	\$1,480,000	\$1,480,000
Miscellaneous	\$659,502	\$659,502	\$750,000	\$659,502	\$659,502
Debt and Capital					
Principal & Interest on WTUA debt	\$1,400,015	\$1,400,015	\$1,472,700	\$1,400,015	\$1,400,015
WTUA Long-Term CIP Fund	\$182,004	\$182,004	\$200,000	\$182,004	\$182,004
WTUA Short-Term CIP	\$1,273,223	\$1,273,223	\$823,889	\$1,273,223	\$1,273,223
Principal & Interest on PT debt	\$225,337	\$225,337	\$125,000	\$225,337	\$225,337
Investment					
Depreciation (WTUA)	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Depreciation (PT)	\$1,370,200	\$1,370,200	\$1,400,000	\$1,370,200	\$1,370,200
Purchase of Capital Assets	\$1,472,400	\$1,472,400	\$350,000	\$1,472,400	\$1,472,400
Total Revenue Requirements	<u>\$14,858,647</u>	<u>\$15,094,229</u>	<u>\$13,820,208</u>	<u>\$15,430,392</u>	<u>\$15,598,473</u>
Surplus	-\$1,836,204	-\$1,482,511	\$284,485	-\$640,125	-\$218,931

**Plymouth Township
Water and Sewer Rate Calculation
July 1, 2022 - June 30, 2023
Water to Sewer Expense Ratio**

GLWA Water Rates & Usage	100%
Volume Assumed to be Sold (in '000 gals)	1,203,440
Wholesale Rate to be Charged (per '000 gals)	\$ 3.999

Sources of Revenue	
Water Charges	\$6,722,416
Sewage Charges	\$5,134,577
WTUA Capital Charges	\$1,472,700
Benefit Fees	\$450,000
Miscellaneous	\$325,000

Total Revenue \$14,104,693

Operating Expenses		% Water	% Sewer	\$ Water	\$ Sewer
	0.0000				
Cost of Water	\$4,812,364	100%	0%	\$4,812,364	\$0
Cost of Sewage Treatment	\$1,500,000	0%	100%	\$0	\$1,500,000
Salaries and Fringe Benefits	\$1,436,255	50%	50%	\$718,127	\$718,127
Miscellaneous	\$750,000	50%	50%	\$375,000	\$375,000
Debt and Capital					
Principal & Interest on WTUA debt	\$1,472,700	0%	100%	\$0	\$1,472,700
WTUA Short Term CIP	\$200,000	0%	100%	\$0	\$200,000
WTUA Long Term CIP	\$823,889	0%	100%	\$0	\$823,889
Principal & Interest on PT debt	\$125,000	100%	0%	\$125,000	\$0
Investment					
Depreciation (WTUA)	\$950,000	0%	100%	\$0	\$950,000
Depreciation (PT)	\$1,400,000	100%	0%	\$1,400,000	\$0
Purchase of Capital Assets	\$350,000	50%	50%	\$175,000	\$175,000
Total Revenue Requirements	\$13,820,208			\$7,605,491	\$6,214,716
Less Fixed Billing Component				<u>\$240,700</u>	<u>\$1,422,000</u>
Variable Charges				\$7,364,791	\$4,792,716
		Percentage		60.58%	39.42%
		Rate (per 1,000 Gallons)		5.88	4.84



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 12, 2022

ITEM: Authorize Technology Upgrades to Multi-Purpose Room

PRESENTERS: Clerk Vorva, Supervisor Heise, Treasurer Doroshewitz

BACKGROUND: Following recent upgrades to the sound, video, and online communication systems to the Board Room and Supervisor's Conference Room, we are now turning our attention to similar technology upgrades to the Multi-Purpose Room on the first floor at Township Hall. This room is used frequently by township staff, first responders, and the general public. It is also our Emergency Management Operations Center.

The technology upgrades being requested in this authorization will include removal of the outdated projector and projection screen, installation of new cameras, improved sound and voice systems, and installation of a large-screen monitor among other upgrades that are listed in the attached Proposal from Thalner Electronic Laboratories (d/b/a Telsystems). We are also repurposing as many of our existing components as possible to save costs. Funding for these improvements will come from our Public, Education and Government (PEG) account which is funded by cable television franchise fees pursuant to State Law.

PROPOSED MOTION: I move that the Plymouth Township Board of Trustees authorize Thalner Electronic Laboratories (d/b/a Telsystems) to proceed with the technology improvements listed in the attached Quote in an amount not to exceed \$72,000; said funding to come from the PEG fund account 101-101-859.000 Communications - Qualifying PEG Expenditures.

Moved By _____ Seconded By _____

ROLL CALL:

___ Vorva ___ Curmi ___ Monaghan ___ Doroshewitz ___ Stewart ___ Heise ___ Buckley

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

**RESOLUTION TO AUTHORIZE INSTALLATION OF TECHNOLOGY UPGRADES TO
THE TOWNSHIP HALL MULTI-PURPOSE ROOM**

RESOLUTION #2022-07-12-42

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 July 12, 2022, the following resolution was offered:

WHEREAS, The Township Board Meeting Room and the Supervisor's Conference Room sound, video, and online communications systems have recently been upgraded; and,

WHEREAS, The Township Hall Multi-Purpose Room is due for an upgrade to these systems as well. The room is used frequently by Township staff, first responders, and the general public for training and other meeting purposes. The room also serves as our Emergency Management Operations Center; and

WHEREAS, Funding for these improvements will come from our Public, Education, and Government (PEG) account, #101-101-859.000, which is funded by cable television franchise fees pursuant to State law and not to exceed \$72,000; and,

WHEREAS, total cost for these improvements, as stated in the attached quotes is \$68,448.00.

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Plymouth Board of Trustees does hereby approve **Resolution #2022-07-12-42**, authorizing Thalner Electronic Laboratories (d/b/a Telsystems) to proceed with the technology improvements as stated in the attached Quote for an amount not to exceed \$72,000. The funding will come from account # 101-101-859.000, Communications-Qualifying PEG expenditures.

Moved by: _____ Seconded by: _____

ROLL CALL:

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

Adopted: Regular Meeting of the Board of Trustees on July 12, 2022

Jerry Vorva, Clerk, Charter Township of Plymouth

<p style="text-align: center;"><u>Certification</u></p>	
<p>STATE OF MICHIGAN)</p>	
	<p>)</p>
<p>COUNTY OF WAYNE)</p>	
<p>I hereby certify that the foregoing is a true copy of the above Resolution, the original of which is on file in my office.</p>	
<p>_____ Jerry Vorva, Clerk Charter Township of Plymouth</p>	<p>_____ Date</p>

Resolution: 2022-07-12-42

BILL TO		JOB LOCATION	
Company: Plymouth, Charter Township of	Company: Plymouth, Charter Township of	Date: 2022-07-06	
Address: 9955 N. Haggerty Rd, Plymouth, MI 48170 Plymouth, MI 48170	Address: 9955 N. Haggerty Rd, Plymouth, MI 48170 Plymouth, MI 48170	Sales Rep: PAUL EISWERTH	
Contact: Jerry Vorva	Contact: Jerry Vorva	Phone: (734)751-7251	
Phone: (734)453-3840	Phone:	Email: PEISWERTH@THALNER.COM	
TITLE			
Multipurpose Room AV Update			
SCOPE OF WORK			

Objective:

To update the multipurpose room with current AV and integrated technology to achieve the following:

- Presentations by staff and other presenters with current audio-visual tools.
- Video conferencing provision with room-dedicated PC (PC provided by the Township).
- Transmit meeting content and camera feeds from the room to the CATV distribution infrastructure (to ultimately feed Wowway and Comcast).

Solution:

We propose an AV technology system that is integrated with your existing Township Hall production system by using the capable AV control processor, video switcher, audio processing and other technology infrastructure.

- Meetings can be conducted as virtual conferences using a camera mounted in the front of the room to view the local participants; as well as conducted as presentations with a second camera mounted in the rear, to view the presenter for live streaming, or recording through your existing systems.
- Re-use of the existing technology lectern to house the required local equipment for the room, including a gooseneck microphone, room-dedicated PC, keyboard, monitor, conversion equipment, etc.
- Microphone arrays will be ceiling-mounted to pick up participants in the room, using existing audio digital signal processing in the other system.
- We priced a flat panel LCD display, which will provide the best experience in the room. The display requires building preparations for a faux wall, power and network drops. These preparations are included in this proposal.
- Our system includes a complete one-year on-site support/warranty. We priced an optional support/warranty extension for two additional years. The warranties cover all equipment repair and replacement for the products what we install, including remote and on-site troubleshooting, removal, repair and re-installation if necessary. (The system installed by TEL Systems in 2021 has an extended warranty/support agreement running through June, 2024).

Scope:

- Once we are activated, we will provide installation system signal flow drawings for your approval which will infer specific installation details, system functionality and signal paths.
- Remove existing legacy AV equipment from the lectern and ceiling, and leave it neatly in the room for removal/disposal by others.
- Remove existing cable in ceiling. (We will leave the mounting hardware and structural-fastened hardware.
- Inspect existing speakers to verify proper use with the new system. We will recommend and quote replacements for approval if we show that the existing units should be replaced.
- Route VOIP from Trustee Chambers to room.
- Remove all packing and installation debris when finished.
- Construct wall to accommodate the new LCD display, along with power receptacle location. Scope to include the following:
 - Plans & permits

- Remove ceiling and tiles as needed. Dispose of all construction debris.
- Build 2x4 stud wall with 16" stud spacing and blocking as needed to accommodate the LCD display.
- Extend boxes and outlets and low voltage wiring into new wall and reconnect.
- Hand, finish, sand drywall to a smooth surface. Ready to prime and paint. **Painting to be provided by others.**
- Patch, suspend ceiling around new walls.
- Install cove base to match existing as closely as possible.
- Installation includes control programming, AS-BUILT drawing deliverable, and training.

Assumptions:

- All necessary 120VAC power mains for TEL Systems to tap from for the display.
- All necessary network switch management (provision of open ports, etc. on existing network).
- We will have access to the Township technology IT staff member to assist with network configurations.
- Newly-constructed wall priming and painting performed by others.
- We will perform work during business hours.
- Expedited freight and second-shift is not included.

Quote Revision History:

- 10-19-2021 Quote # 12830 Original quote issue.
- 6-6-2022 Quote # 14174 Added turn-key provision with wall for mounting display, removed new lectern, re-use owner-furnished.
- 7-5-2022 Quote #14951 Changed display to a step-down commercial display - 350 nit brightness vs. 500 nits. (Less expensive unit still 24/7 rated). Added cable ceiling removal, VOIP DSP routing.

Time Table:

- Due to the unprecedented delivery delays and inventory changes that we are experiencing, we cannot guarantee an accurate delivery turn-around.
- We will activate on this order immediately upon receipt of your order approval and maintain contact with you on delivery before installation.
- Please indicate if target completion dates should be considered.

Project Scheduling and Communication:

- Once we receive your purchase order and deposit we will immediately convert this quotation to an order, which will activate our process assigning a project manager.
- Our project manager will lead the equipment ordering process and serve as your point of contact through completion.
- The project manager will initiate an email thread with you, typically within two weeks of order-conversion, and update the email thread with progress reports in an ongoing basis until the project is complete.
- All questions, requests, concerns and general notes relating to the project must be directed to our project manager as a first point-of-contact to ensure proper communication and timely project success.

Comments:

- We are flexible with our products and services offerings and we are happy to revise this proposal to better accommodate your plans and budgets.
- A 50% Deposit and signed quote acknowledgement will activate TEL Systems on the project. We will invoice the remaining project as Net 30 progress payments.
- Thank you for your consideration.

MANUFACTURER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
NEC	98" 4K Display 3 Year Warranty	1.00	\$8,744.00	\$8,744.00
Chief	Micro-Adjust Tilt Wall Mount X-Large	1.00	\$346.00	\$346.00
	Freight for flat panel	1.00	\$135.00	\$135.00
Luxul	Luxul AV SERIES 26-PI/24 PoE+ GbE Mgd Switch	1.00	\$1,133.00	\$1,133.00
Crestron	7 in. Tabletop Touch Screen, Black Smooth	1.00	\$1,467.00	\$1,467.00
Shure	Shure Ceiling Array Microphone 2x2 Active	2.00	\$3,939.00	\$7,878.00
PTZ Optics	20X Optical Zoom PTZ Camera 3G-SDI, HDMI, IP Network RJ45, CVBS 1920 x 1080p 60.7 degree FOV	2.00	\$1,653.00	\$3,306.00
HuddleCamHD	Small Camera Wall Mount, 3x, 1	2.00	\$103.00	\$206.00
Shure	Wireless gooseneck microphone base for ULXD and QLXD. Includes AA Alkaline Batteries	1.00	\$430.00	\$430.00
Shure	Handheld Transmitter with SM58 Microphone	1.00	\$473.00	\$473.00
Shure	Shure Dual Digital Wireless Receiver with internal power supply, 1/2 Wave Antenna and Rack Mounting	1.00	\$2,509.00	\$2,509.00
Shure	Wall-Mounted Wideband Antenna	2.00	\$377.00	\$754.00
Shure	100' UHF Remote Antenna Extension Cable, BNC-BNC, RG213/U Type	2.00	\$214.00	\$428.00
Shure	Shure 24" Microflex Supercardioid Gooseneck Condenser Microphone with Preamp	1.00	\$198.00	\$198.00
Lea Professional	LEA amplifier, 2 x 350 WRMS @ 4?, 8?, 70V, 100V (175W at 2?), 6yr Warranty	1.00	\$902.00	\$902.00
JBL	Two-Way 165 mm (6.5 in) Co-axial Ceiling Loudspeaker. 165 mm (6.5 in) high output driver with polypr	6.00	\$120.00	\$720.00
OFE	Owner Furnished Equipment - Room-Dedicated PC, Lectern Monitor, KB	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Biamp TesiraForte DAN CI Processor	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Biamp TesiraForte DAN VT Processor	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment- Videodata SE2200 SEG	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Shure Wireless Receivers - Looping	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Luxul Switch	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Crestron CP4 Processor	1.00	\$0.00	\$0.00
OFE	Owner Furnished Equipment - Equipment Rack for Council Chambers	1.00	\$0.00	\$0.00
TEL	Custom HDMI input plate	1.00	\$73.00	\$73.00
Audinate	Dante Virtual Sound Card License for PC	1.00	\$70.00	\$70.00
Crestron	DM Lite Transmitter for HDMI Signal Extension over CATx Cable (Laptop and PC, returnx2)	4.00	\$202.00	\$808.00
Crestron	DM Lite HDMI over CATx Receiver w/IR & RS-232, Surface Mount	4.00	\$244.00	\$976.00
Datavideo	HD/SD-SDI to HDMI Converter	1.00	\$0.00	\$0.00
Magewell	USB Capture HDMI 4K Plus Device	1.00	\$510.00	\$510.00
SurgeX	SURGE & POWER FILTER 15A 4PORT	1.00	\$357.00	\$357.00
Middle Atlantic	9Out15Arkmt W/Pilot Lt	1.00	\$120.00	\$120.00
Middle Atlantic	9Out15Arckmnt Power Cen	1.00	\$110.00	\$110.00
	USB to Ethernet Adapter ABLEWE (Per camera)	2.00	\$17.00	\$34.00
	Misc Material, cable, terminators, fasteneres, etc.	1.00	\$1,000.00	\$1,000.00
Tel Systems	Warranty/Support Extension from 1-year to 3-year on-site	1.00	\$5,491.00	\$5,491.00

INSTALLATION SERVICES

Delivery, Installation, Program, PM, CAD, Test, Train Detailed Below:	1.00	\$20,400.00	\$20,400.00
Installation Services - Mount Display, mics, cable pull, stuff lectern, Incl above)	1.00	\$0.00	\$0.00
Installation Services - Switch out Switch, cable inside console, test incl above	1.00	\$0.00	\$0.00
Installation Services - Demo lectern equipment included above	1.00	\$0.00	\$0.00
CAD Services incl above	1.00	\$0.00	\$0.00
Programming Services incl above	1.00	\$0.00	\$0.00
Remove Legacy Cabling from ceiling in MP Room.	1.00	\$0.00	\$0.00
Programming Services - DSP VOIP Route	1.00	\$0.00	\$0.00
Project Management Services included above	1.00	\$0.00	\$0.00
New wall construction to accommodate the LCD display	1.00	\$8,870.00	\$8,870.00
Installation Services Total:			\$29,270.00
Subtotal:			\$68,448.00
Tax:			\$0.00
Total:			\$68,448.00

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER: _____
(Print Name)

SIGNATURE: _____

DATE: _____

General Terms and Conditions

These Terms & Conditions are by and between Thalner Electronic Laboratories, Inc. d/b/a TEL Systems, Inc. and the undersigned Customer (the "Customer")

1. **PRICING** All prices good up to 15 days after quote date, and all sales are considered final.
2. **INSTALLATION:** Customer hereby grants to TEL Systems the right to install the equipment, and represents and warrants that all necessary governmental and third-party approvals for installation have been obtained. Delays in installation caused by public agencies, manufacturers, suppliers, acts of God, strikes or other union bargaining, and all acts not directly attributable to TEL Systems shall not in any way affect the obligations of Customer. TEL Systems shall not be responsible for damages for any such delay.
3. **TAXES, FEES, AND PERMITS:** Customer agrees to pay TEL Systems all State and Local taxes, excises, permits, and fees if required. All dollars in this agreement are pretax unless otherwise stipulated.
4. **PAYMENT:** Payment accepted in the form of cash, cleared business or personal check or other pre-approved electronic payment options. Financing options are available and must be agreed upon before sale.
5. **SHIPPING:** All shipments of Equipment are FOB TEL Systems' distribution facilities, unless otherwise noted in quotation.
6. **RESPONSIBILITY:** Please reference the proposal number on purchase orders or correspondence. Until balance is paid, Customer agrees to take proper care of the Equipment on premises and to be responsible for its damage or loss by fire, theft, casualty or any other cause whatsoever, and will not permit or suffer same to be removed from the place of its location at address of Customer, without written consent of TEL Systems or assigns.
7. **GENERAL:** This Agreement constitutes the sole and entire understanding between the parties with respect to the subject matter hereof and supersedes all prior conversations, agreements, representations and promises, whether verbal or written. No modification of this Agreement shall be valid unless made in writing and properly signed by each party.
8. **INFRASTRUCTURE:** In the event that TEL Systems is installing equipment or systems that require connectivity to the Customer network including, but not limited to, VOIP / SIP / POTS connectivity, Internet Access, Wireless Network Access, firewall traversal, port forwarding, and/or RF COAX, TEL Systems may advise Customer as to the network requirements. Any responsibility for infrastructure on the part of TEL Systems stops at the installed equipment's network jack or wireless connection; and configuration of the network settings on the device sold. TEL Systems is not responsible for updating network settings in the event the Customer's network changes. If the Customer's network is not "Plug and Play" then any custom network settings must be supplied by the Customer to TEL Systems before the completion of installation.
9. **INSTALLATION AND SITE PREPARATION:** Installation (field assembly, interconnection, equipment calibration and checkout) is to be performed by the TEL Systems' trained technical employees. There may be times that TEL Systems will find it necessary to employ sub-contractors to assist in or carry out, in whole or in part, the installation. TEL Systems shall coordinate and cooperate with other trades to facilitate satisfactory work progress. If the TEL System's work in progress is impeded by other trades and/or contractors (excluding TEL System's own subcontractors) or by scheduling delays due to the Customer, time delays in the final installation as well as additional charges including labor, travel and reasonable expenses may result.
10. The Customer shall be responsible for preparing, at its own expense, the installation site in accordance with the TEL Systems' instructions, including the requirements specified in the quotation. TEL Systems shall not be responsible for any high voltage electrical work, conduits, raceways, cable trays, ceiling modifications, structural modifications, or mechanical systems modifications. Unless otherwise specified, Customer shall provide TEL Systems with source code (uncompiled) including GUI touch panel files for any non-TEL Systems programmed remote control systems required to be modified under the terms of this agreement. All building renovations, structural, aesthetic, trim, finish work or otherwise are not included in TEL Systems' pricing.
11. Installation price reflects work performed during normal business hours only, unless specified in writing.
12. The Customer shall provide TEL Systems with reasonable access to the installation site before delivery, for purposes of determining site readiness for installation, and shall designate an individual on Customer's staff to serve as a contact person for all site preparation and installation issues. The installation will be scheduled through this single point of contact. If the Customer needs to move the pre-scheduled installation date 10 business days or closer before the pre-scheduled install date, additional fees may incur.
13. Customer shall provide TEL Systems with access to the installation site to prepare for installation. The Customer shall indemnify the TEL Systems against any loss, damage or claim arising out of the condition of the storage and installation premises. Customer shall obtain at its expense and keep effective all permissions, licenses, and permits whenever required for the installation and/or use of the Equipment and the premises where the Equipment shall be situated.
14. **LIMITATIONS OF WARRANTY – PRODUCTS OF OTHERS:** This proposal will include a limited one-year, on-site parts and labor warranty against defective workmanship on the installation and on the products included in the system. The system warranty is initiated at the time of substantial system completion. Please see the TEL Systems Warranty/Implementation Agreement for more details and clarifications.
15. Unless otherwise specified, no warranty is provided for "consumables" including batteries, lamps, glassware and evacuated devices. TEL Systems' obligation with respect to any material or part identified in the quotation, literature, or specifications furnished to the Customer as manufactured or supplied by others, shall be to pass on to the Customer the applicable manufacturer's warranties, if any. TEL Systems makes no implied or assumed claims regarding performance, capabilities or interface capability of the equipment listed unless otherwise noted.
16. **CHOICE OF LAW AND SEVERABILITY:** This agreement shall be interpreted in accordance with and governed in all respects by the law of the State of Michigan. Should any provision of this agreement be found invalid or unenforceable by a court of law, it shall not affect the validity of any other provision contained herein.
17. **RESTOCKING FEES:** Equipment returns must be authorized in writing by TEL Systems and may incur a re-stocking fee plus total freight.
18. Additional Freight Charges and/or Surcharges may be applied to the Final Invoice.
19. **CHANGE ORDERS:** Any changes made to the design of the system or the contractual agreements in implementation or functionality may result in a price change and will require a "Change Order" form signed by an authorized decision maker for the Customer.
20. **CONFIDENTIALITY:** This Entire Document and all information enclosed including drawings, specifications and designs is the property of TEL Systems. Proprietary information provided to Customer (or agents) is for the sole purpose of demonstrating TEL Systems' capabilities and shall be held in confidence. These Materials may not be copied, distributed or disclosed in any way without the sole written permission of an authorized representative of TEL Systems.



CHARTER TOWNSHIP OF PLYMOUTH REQUEST FOR BOARD ACTION

MEETING DATE: July 12, 2022

ITEM: Request to Consider Final Approval for the Purcell Place Condominiums: Cluster Housing Option (CHO) Development and Agreement

Resolution #2022-07-12-43

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

BACKGROUND:

The applicant, Mr. Leo Soave, proposes to construct a cluster housing residential development, known as Purcell Place, at 46200 N. 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, detached, single-family homes are proposed on the site.

The initial Cluster Housing Option (CHO) for this project was approved in May 2021 for a residential neighborhood with a maximum of eight units. Since this time, the applicant has secured site development plan approval from the Planning Commission. As part of this project, a one-time payment of \$20,000 was made to the Historic District Commission for future Township historic projects. The site also proposes its own historic marker in a landscaped area off N. Territorial Road.

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 associated legal documents (i.e., bylaws, master deed, and the development plan exhibits) which are eventually to be recorded with Wayne County.

Township Attorney Kevin Bennett has reviewed the associated legal documents. Final approval of the Cluster Housing Agreement and associated legal documents by the Board of Trustees is contingent on Mr. Bennett's satisfaction that all documents are in compliance.

ACTION REQUESTED:

Notwithstanding any other comments by the Board or public, it is recommended that the Board of Trustees approve the Cluster Housing Development and Agreement for application #2394, Purcell Place Cluster Housing Development, as provided in the enclosed resolution.

PROPOSED MOTION:

I move to adopt Resolution #2022-07-12-43 authorizing approval of the Purcell Place 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, ___ Buckley, ___ Curmi, ___ Monaghan, ___ Doroshewitz, ___ Heise, ___ Stewart

Enclosed: Site Documents and Legal Documents

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

**RESOLUTION TO APPROVE:
PURCELL PLACE CONDOMINIUMS
CLUSTER HOUSING DEVELOPMENT AND AGREEMENT**

RESOLUTION #2022-07-12-43

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 July 12, 2022, the following resolution was offered:

WHEREAS, the applicant of 46200 N. Territorial Road (parcel ID: R-78-033-99-0004-000), Leo Soave Development, LLC, has requested final approval for the Purcell Place Condominiums Cluster Housing Residential Development (the ‘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 Township Planning Commission recommended final approval of the Development on July 21, 2021 to the Board of Trustees, based on compliance with Article 22 of the Zoning Ordinance No. 99, and,

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Plymouth Board of Trustees does hereby approve Resolution #2022-07-12-43 authorizing the Purcell Place Condominiums 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, ___Buckley, ___Curmi, ___Monaghan, ___Doroshewitz, ___Heise, ___Stewart

MOTION CARRIED _____

MOTION DEFEATED _____

PURCELL PLACE
CLUSTER HOUSING AGREEMENT

THIS AGREEMENT (the "Agreement") entered into as of this ____ day of _____, 2022, by Leo Soave Developments, LLC, a Michigan Limited Liability Company (the "Owner and Developer") whose registered address is 37771 West Seven Mile Road, Suite C, Livonia, MI 48152, 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 Developer desire to develop a project of not more than eight (8) dwelling units upon premises described in Section 1 below (the "Project"), said Project to be developed as a residential building site condominium project to be known as Purcell Place (sometimes hereinafter referred to as the "Condominium"), under the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended (the "Condominium Act"), and desires to obtain the benefit of the provision of the cluster housing sections of Ordinance No. 99, which provisions require approval and execution of a 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:

LAND IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN: LAND IN THE NORTHEAST ¼ SECTION 28, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION DISTANCE SOUTH 89°15'00" WEST, 1895.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 00°40'00" EAST, 1110.57 FEET TO A POINT ON THE CENTER LINE OF NORTH TERRITORIAL ROAD; THENCE NORTH 84°00'00" WEST ALONG SAID CENTER LINE 210.95 FEET; THENCE NORTH 01°55'00" WEST, 1076.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 89°15'00" EAST ALONG SAID NORTH SECTION LINE 233.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 60.00 FEET OF THE ABOVE DESCRIPTION.

CONTAINING 5.23 ACRES

PARCEL ID 78-033-99-0004-000

Commonly known as: 46200 N. Territorial Road, Plymouth, MI 48170

2. **Ownership of Land.** The Real Property described in Section 1 is owned in fee simple by the Owner and Developer. 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. [The owner of the mineral rights must be stated]

3. **Future Ownership of Land.** The Real Property which is established as Purcell Place 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 shall be discharged by the Association which has been or will be formed by the Owner and Developer for the purpose of operating and managing the Project.

4. **Open Land and Public Improvements.** The general common elements of the Project shall include those items identified in the Master Deed of the Condominium Project such as roads, streets and ways, open space land and underground utility mains for storm and sanitary sewers, water supply, natural gas and other fuels, electricity and cable communications, including telephone and television (such specific general common elements being hereinafter referred to as "Public Improvements"). Further, the Public Improvements shall include all details noted as Public Improvements on the final Site Plan, a copy of which is attached as Exhibit "A" to this Agreement and incorporated by reference, including the grading, landscaping and storm water drainage system. Nothing contained in this Agreement shall constitute or have the effect of making any Public Improvement on the general common elements "public property" or the property of the Township. Any of the Public Improvements may be accepted for either ownership or jurisdiction by the Township, in its sole discretion, by mutual agreement of Owner and Developer or the Association, by instruments separate from this Agreement. The Owner and Developer shall be responsible for completing, and posting security with the Building Department for the Township to ensure 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 Purcell Place Homeowners Association.** Owner and Developer shall establish a condominium association for the purpose of operating and maintaining the common elements of the Project. It is intended that the Co-owners of each of the condominium units in Purcell Place 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, the Township shall give written notice of its intent to construct, maintain, repair or replace such Public Improvements (hereinafter called the "Notice to Correct") for or on behalf of and at the expense of the Owner and 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 Owner and Developer or Association SIXTY (60) days from the written Notice to Correct either to correct all items or to show cause why any items to be corrected as indicated within the written Notice to Correct do not need correction.
- (b) Upon receipt of the Association of the Township's Notice to Correct with respect to such Public Improvements, the directors of the Condominium Association shall forthwith, and in any event within ninety (90) days, either correct the items to be corrected as indicated within the written Notice to Correct and/or assess the Co-owners in accordance with the Condominium Act and the Master Deed, in order to defray the actual costs or estimated costs of maintaining, repairing or replacing the Public Improvements as set forth in the Notice to Correct by the Township. It is the intent of this provision to impose upon the Association and each Co-owner of any Condominium Unit (including the Owner and Developer to the extent it owns any Units) established upon the real Property described in Section 1 hereof, an affirmative obligation:
- (i) to maintain, repair and replace, if necessary, the Public Improvements; and
 - (ii) to cause the cost of maintenance, upkeep, repair and replacement to be assessed to and imposed as a lien and a personal obligation upon each Co-owner of any Condominium Unit within the Project.
- (c) If it deems it to be necessary in the interest of public health, safety or welfare, the Township has the right, but not the duty, to immediately initiate and complete any maintenance, repair or replacement, and the entire cost thereof, together with the Township's standard charges therefor and including any reasonable and appropriate charges for related overhead, supervision and inspection, shall be assessed, collected and paid to the Township no later than one hundred eighty (180) days following submission by the Township of its bill; nonpayment of the amount billed after ninety (90) days shall bear interest on the principal sum at the rate of Ten percent (10%) 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 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 Purcell Place; except as the Owner and Developer may be required to share with other unit owners any such obligation as the owner of a unit in the Condominium.

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

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

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

In particular, all buildings erected in Purcell Place shall adhere to the following standards:

[List square footage restrictions and brick, garage, floor plans, etc.]

10. Completion of Project by the Owner and the Developer and Maintenance Obligations of the Condominium Association. The Owner and Developer shall complete the Project in accordance with the site plan approved by the Township and in accordance with this Agreement. The Owner and the Developer shall post such security as reasonably required by the Township to assure completion of the Project. The Condominium Association shall maintain the common elements of the Project and otherwise perform its maintenance obligations in accordance with the Master Deed and Bylaws for Purcell Place and in accordance with this Agreement. The

Condominium Association shall levy and collect all assessments necessary to perform its maintenance obligations from the co-owners of Purcell Place 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 Condominium Association, shall comply with all requirements of the Plymouth Township Zoning Ordinance.

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

13. **Recording.** This Agreement shall be executed in recordable form and recorded in the office of the Wayne County Register of Deeds by the Township 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 Owner and Developer. The Owner and Developer shall reimburse the Township for the cost of any recording fees associated with the recording of this Agreement.

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

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

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

15. **Modification, Amendments.** No modifications or amendments of this Agreement shall be effective without the prior written consent of the Township.

IN WITNESS WHEREOF, the parties have executed this instrument as of the set forth hereinbelow.

OWNER:

LEO SOAVE DEVELOPMENTS, LLC. A
Michigan Limited Liability Company

By: _____
Leo Soave, Authorized Member

DEVELOPER:

LEO SOAVE DEVELOPMENTS, LLC
A Michigan Limited Liability Company

By: _____
Leo Soave, Authorized Member

ASSOCIATION:

Purcell Place Condominium Association, Inc.
A Michigan Nonprofit Corporation [This is
currently a non-existent entity; also, if this
proposed entity is a party to this Agreement, it
should be referenced in the opening paragraph.]

By: _____
Incorporator

TOWNSHIP:

Charter Township of Plymouth,
a Michigan municipal corporation

By: _____
Its: Supervisor

By: _____
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by
Leo Soave, as Authorized Member of Leo Soave Developments, LLC, a Michigan Limited Liability
Company.

Notary Public

_____, County, MI

Acting in _____, County, MI

My commission expires: _____

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, as Incorporator of Purcell Place Condominium Association, Inc., a Michigan nonprofit corporation.

Notary Public

_____, County, MI

Acting in _____, County, MI

My commission expires: _____

STATE OF MICHIGAN)
) ss
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____, Supervisor for the Charter Township of Plymouth, and _____ Clerk for the charter Township of Plymouth, on behalf of said Township.

Notary Public

_____, County, MI

Acting in _____, County, MI

My commission expires: _____

[The notary jurats should follow each respective parties' signatures]

EXHIBIT A
CONDOMINIUM BYLAWS OF PURCELL PLACE CONDOMINIUM

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CONDOMINIUM BYLAWS

Section 1. ASSOCIATION OF OWNERS

1.1 Organization. Purcell Place Condominium is a residential site condominium project located in the Township of Plymouth, Wayne County, Michigan, being developed in a single phase, to comprise of Eight (8) building sites. On the recording of the Master Deed, the management, maintenance, operation, and administration of the Project shall be vested in an Association of Owners organized as a nonprofit corporation under the laws of the State of Michigan. The Association will keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Project available at reasonable hours for inspection by Owners, prospective buyers, mortgagees, and prospective mortgagees of Units in the Project.

1.2 Compliance. All present and future Owners, mortgagees, lessees, or other persons who may use the facilities of the Condominium in any manner shall be subject to and comply with the provisions of the Act, the Master Deed and any amendments, the Condominium Bylaws, the Association's Articles of Incorporation, the Association Bylaws, and other Condominium Documents that pertain to the use and operation of the Project. The acceptance of a deed of conveyance, the entering into of a lease, or the act of occupying a Condominium Unit in the Project shall constitute an acceptance of the terms of the Condominium Documents and an agreement to comply with their provisions.

Section 2. MEMBERSHIP AND VOTING

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

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

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

2.4 Designation of Voting Representative. The person entitled to cast the vote for each Unit and to receive all notices and other communications from the Association shall be designated by a certificate signed by all the record owners of a Unit and filed

with the secretary of the Association. The certificate shall state the name and address of the individual representative designated; the number of the Unit owned; and the name and address of the person or persons, firm, corporation, partnership, association, trust, or other legal entity who is the Unit owner. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change has occurred in the ownership of the Unit.

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

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

Section 3. MEETINGS AND QUORUM

3.1 Initial Meeting of Members. The initial meeting of the members of the Association may be convened only by the Developer and may be called at any time after three or more of the Units in the Project have been sold and the buyers qualified as members of the Association. In no event, however, shall the initial meeting be called later than (a) 120 days after the conveyance of legal or equitable title to nondeveloper Owners of 75 percent of the total number of Units that may be created in the Project or (b) 54 months after the first conveyance of legal or equitable title to a nondeveloper Owner of a Unit, whichever first occurs, at which meeting the eligible Owners may vote for the election of directors of the Association. The maximum number of Units that may be added to the Project under section 6 of the Master Deed shall be included in the calculation of the number of Units that may be created. Developer may call meetings of members of the Association for informational or other appropriate purposes before the initial meeting, but no such informational meeting shall be construed as the initial meeting of members.

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

3.3 Advisory Committee. Within one year after the initial conveyance by Developer of legal or equitable title to an Owner of a Unit in the Project or within 120 days after conveyance of one-third of the total number of Units that may be created in the

Project, whichever first occurs, Developer shall select two or more persons from the nondeveloper Owners to serve as an advisory committee to the Board of Directors (the Advisory Committee). The purpose of the Advisory Committee is to facilitate communication between the Developer-appointed Board of Directors and the nondeveloper Owners and to aid in the ultimate transition of control to the Owners. The members of the Advisory Committee shall serve for one year or until their successors are selected, and the Committee shall automatically cease to exist at the Transitional Control Date. The Board of Directors and the Advisory Committee shall meet with each other at the request of the Advisory Committee, but there shall be not more than two such meetings each year unless both parties agree.

3.4 Board Composition. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 25 percent of the Units that may be created in the Project, at least one director and not less than one-fourth of the Board of Directors of the Association shall be elected by nondeveloper Owners. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 50 percent of the Units that may be created in the Project, not less than one-third of the Board of Directors shall be elected by nondeveloper Owners. Not later than 120 days after conveyance of legal or equitable title to nondeveloper Owners of 75 percent of the Units that may be created in the Project and before conveyance of 90 percent of those Units, the nondeveloper Owners shall elect all directors on the board except that Developer shall have the right to designate at least one director as long as Developer owns and offers for sale at least 10 percent of the Units in the Project or as long as 10 percent of the Units remain that may be created.

3.5 Owner Control. If 75 percent of the Units that maybe created in the Project have not been conveyed within 54 months after the first conveyance of legal or equitable title to a nondeveloper Owner, the nondeveloper Owners shall have the right to elect the percentage of members of the Board of Directors of the Association equal to the percentage of Units they hold, and Developer will have the right to elect the percentage of members of the board equal to the percentage of Units that are owned by Developer and for which all assessments are payable by Developer. This election may increase, but shall not reduce, the minimum election and designation rights of directors otherwise established in section 3.4. Application of this provision does not require a change in the size of the board as designated in the Association bylaws.

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

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

Section 4. ADMINISTRATION

4.1 Board of Directors. The business, property, and affairs of the Association shall be managed by a five (5) member board of directors (the Board of Directors) to be elected in the manner described in these Bylaws. The directors designated in the Articles of Incorporation shall serve until their successors have been duly elected and qualified at the initial meeting of members. All actions of the first Board of Directors designated in the Articles of Incorporation or any successors to the directors selected by Developer before the initial meeting of members shall be binding on the Association as though the actions had been authorized by a Board of Directors elected by the members of the Association so long as the actions are within the scope of the powers and duties that a Board of Directors may exercise under the Condominium Documents. A service contract or management agreement entered into between the Association and Developer or affiliates of Developer shall be voidable without cause by the Board of Directors on the Transitional Control Date or within 90 days after the initial meeting has been held and on 30 days' notice at any time for cause.

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

- a. care, upkeep, and maintenance of the Common Elements
- b. development of an annual budget and the determination, levy, and collection of assessments required for the operation and affairs of the Condominium
- c. employment and dismissal of contractors and personnel as necessary for the efficient management and operation of the Condominium Property
- d. adoption and amendment of rules and regulations governing the use of the Condominium Property not inconsistent with these Bylaws
- e. opening bank accounts, borrowing money, and issuing evidences of indebtedness in furtherance of the purposes of the Association and designating signatories required for those purpose
- f. obtaining insurance for the Common Elements, the premiums of which shall be an expense of administration

g. granting licenses for the use of the Common Elements for purposes not inconsistent with the provisions of the Act or of the Condominium Documents

h. authorizing the execution of contracts, deeds of conveyance, easements, and rights-of-way affecting any real or personal property of the Condominium on behalf of the Owners

i. making repairs, additions, and improvements to or alterations of the Common Elements and repairs to and restoration of the Common Elements after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings

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

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

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

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

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

b. All maintenance, repair, and replacement of the General Common Elements, whether located inside or outside the Units, and of Limited Common Elements to the extent required by the Master Deed shall be made by the Association and shall

be charged to all the Owners as a common expense unless necessitated by the negligence, misuse, or neglect of a particular Owner, in which case the expense shall be charged to the responsible Owner. The Association or its agent shall have access to each Unit (but not to the interior of any residence or garage within a Unit) from time to time during reasonable hours, on notice to the occupant, to maintain, repair, or replace any of the Common Elements located within or accessible only from a Unit that are the responsibility of the Association. The Association or its agents shall also have access to each Unit at all times without notice for making emergency repairs necessary to prevent damage to other Units or the Common Elements.

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

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

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

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

4.9 Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than

willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association on 10 days' notice to all Owners in the manner and to the extent provided by the Association Bylaws. If no judicial determination on indemnification has been made, an opinion of independent counsel on the propriety of indemnification shall be obtained if a majority of Owners vote to procure such an opinion.

Section 5. ASSESSMENTS

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

5.2 Determination of Assessments. Assessments will be determined in accordance with the following provisions:

a. **Initial Budget.** The Developer, in the initial maintenance budget for the Association, shall be entitled to determine the nature and extend of such services and reasonable rules and regulations may be promulgated in connection with establishing the initial maintenance budget for the Association. The Association shall collect from each initial purchaser of a Unit a charge of \$350.00, which includes \$200.00 for a management set-up fee and \$150.00 for the Condominium Association management capitalization fee, at closing for the capitalization and management of the Association.

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

b. **Budget Adjustments.** If the Board of Directors determines at any time, in its sole discretion, that the initial assessments levied are insufficient (i) to pay the costs of operation and maintenance of the Common Elements, (ii) to provide for the replacement of existing Common Elements, (iii) to provide for additions to the Common Elements not exceeding \$5,000 annually, or (iv) to respond to an

emergency or unforeseen development; the Board is authorized to increase the initial assessment or to levy any additional assessments it deems necessary for such purposes. The discretionary authority of the Board of Directors to levy additional assessments will rest solely with the Board of Directors for the benefit of the Association and its members and may not be attached by or subject to specific performance by any creditors of the Association.

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

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

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

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

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

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

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

c. Self-Help. The Association may enter the Common Elements, Limited or General, to remove and abate any condition constituting a violation or may

discontinue the furnishing of services to an Owner in default under any of the provisions of the Condominium Documents on seven days' written notice to the Owner of the Association's intent to do so. An Owner in default shall not be entitled to use any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as the default continues, but this provision shall not operate to deprive any Owner of ingress and egress to and from the Owner's Unit.

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

5.6 Financial Responsibility of Developer. The responsibility of Developer for assessments is as follows:

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

b. Postturnover Expenses. After the Transitional Control Date and continuing for any remaining Development and Sales Period, Developer shall NOT be responsible for any payment of either general or special assessments levied by the Association on Units owned by Developer.

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

Section 6. TAXES, INSURANCE, AND REPAIR

6.1 Real Property Taxes. Real property taxes and assessments shall be levied against the individual Units and not against the Property of the Project or any phase of the Project, except for the calendar year in which the Project or phase is established. Taxes and assessments that become a lien against the Property in the year in which the Project was established shall be expenses of administration and shall be assessed against the Units located on the land with respect to which the tax or assessment was levied in proportion to the Percentage of Value assigned to each Unit. Real property taxes and assessments levied in any year in which a vacation of the Project occurs shall be assessed only against the individual Units. For tax and special assessment purposes, no Unit shall be combined with any other Unit or Units, and no assessment

of any fraction of a Unit or combination of any Unit with other whole or partial Units shall be made, nor shall any division or split of the assessment or taxes of a single Unit be made, whether the Unit is owned by an individual or multiple Owners. Taxes for real property improvements made to or within a specific Unit shall be assessed against that Unit only, and each Unit shall be treated as a separate, single parcel of real property for purposes of property taxes and special assessments.

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

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

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

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

d. Power of Attorney. The Board of Directors is irrevocably appointed as the agent for each Owner, each mortgagee, other named insured's and their beneficiaries, and any other holder of a lien or another interest in the

Condominium or the Property to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases on the payment of claims.

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

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

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

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

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

c. Reconstruction Standards. Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for the improvements located within the Unit, unless prior written approval for changes is obtained from the Architectural Review Committee.

d. Procedure and Timing. Immediately after the occurrence of a casualty causing damage that is to be reconstructed or repaired by the Association, the

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

6.4 Eminent Domain. The following provisions will control on any taking by eminent domain:

- a. **Condominium Units.** In the event of the taking of all or any portion of a Condominium Unit or any improvements located within the perimeters of a Unit, the award for the taking shall be paid to the Owner of the Unit and any mortgagee, according to their interests. If an Owner's entire Unit is taken by eminent domain, the Owner and any mortgagee shall, after acceptance of the condemnation award, be divested of all interest in the Project.
- b. **Common Elements.** In the event of the taking of all or any portion of the General Common Elements, the condemnation proceeds relative to the taking shall be paid to the Association for use by or distribution to its members. The affirmative vote of 80 percent or more of the Owners in number and in value shall determine whether to rebuild, repair, or replace the portion taken or to take another action.
- c. **Amendment to the Master Deed.** If the Project continues after the taking by eminent domain, the remaining portion of the Project shall be resurveyed and the Master Deed amended accordingly; and if any Unit has been taken, section 5 of the Master Deed shall also be amended to reflect the taking and to proportionately readjust the Percentages of Value of the remaining Owners based on the continuing total value of the Condominium of 100 percent. The amendment may be completed by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Owner.
- d. **Notice to Mortgagees.** If any Unit in the Condominium, the Common Elements, or any portion of them is made the subject matter of an eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association shall promptly notify each holder of a publicly recorded mortgage lien on any of the Units in the Condominium.
- e. **Inconsistent Provisions.** To the extent not inconsistent with the provisions of this section, MCL 559.233 shall control on any taking by eminent domain.

Section 7. CONSTRUCTION REQUIREMENTS

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

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

7.3 Review Committee. Developer has or will establish an architectural review committee (the Review Committee). The mission of the Review Committee is to ensure that all plans submitted for review, and all subsequent exterior changes or modifications, meet the criteria established in the design standards. The design standards for the Project are intended to provide a compatible neighborhood image.

7.4 Architectural Review. Following the Development and Sales Period, no residence, structure, or other improvements shall be constructed within a Unit or elsewhere on the Property and no exterior modification shall be made to any existing residence, structure, or improvement unless plans and specifications containing whatever detail the Review Committee reasonably requires has first been approved in writing by the Review Committee. The Review Committee shall have the right to refuse to approve any plans and specifications, color or material applications, grading or landscaping plans, or building location plans that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing on the plans and specifications, the Review Committee shall have the right to take into consideration the lity of the proposed structure, improvement, or modification, the site on which it is proposed to be constructed, the proposed location of any improvement within the Unit, the location of structures within adjoining Units and the degree of harmony with the Condominium as a whole.

7.5 Approval of Contractor. All residences and other structures shall be constructed only by residential home builders licensed by the State of Michigan and approved in writing by Developer or, following the Development and Sales Period, by the Review Committee. If building construction is intended to commence within three months

after the date of plan approval, the name of the proposed residential builder must be submitted when the plans and specifications are submitted. If construction is to be delayed beyond three months, the name of the proposed residential builder must be submitted for approval at least 60 days before the commencement of construction. In its approval process, the Review Committee may take into consideration the qualifications of the proposed builder along with its reputation in the community before deciding whether or not that builder will be approved for participation in the Project. Construction of all other improvements, including swimming pools and landscaping, must also be done by contractors approved in writing by the Review Committee.

7.6 Specific Requirements. All approvals required by this section shall comply with the following requirements:

a. Construction Materials. Each residence shall be finished with wood, masonry (brick or stone), or vinyl exterior with a minimum of 65% of the exterior shall be finished in brick or stone for multi-story residences and 80% of the exterior shall be finished in brick or stone for one story residences. Exposed chimneys shall have an exterior finish of brick or stone and on all other visible improvements shall be finished with wood, brick, stone, or vinyl. Roofs must be of shingle construction using fiberglass or asphalt shingles. Driveways may be of brick or cement. All exterior paints, stains, and material colors must be shown as part of the plan submitted for approval, and samples shall be furnished to the Review Committee on request.

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

- One-story home (Ranch) – 1,300 sq. ft.
- Multi-story home (Cape Cod or Colonial) – 1,500 sq. ft.

c. Improvements and Outbuildings. Each residence must be equipped with an attached front entry garage of not less than two stalls and outside parking for a minimum of two vehicles shall be provided on or along the driveway. One additional detached structure of a size as determined by the Review Committee will be permitted for storage or accessory garage space.

d. Letter and Delivery Boxes. The Developer or Review Committee will install and determine the location, design, and permitted lettering of all mail and paper delivery boxes which shall be a cluster delivery/mailbox or mailboxes and to be located within the General Common Areas of the Project. Each Owner is responsible for the pro-rata cost of the cluster mailboxes and the installation thereof which the estimated cost is \$175.00 per Unit Owner and this mailbox fee must be paid at the closing of each Unit.

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

7.8 Time for Construction. At the time of submitting the name of a proposed residential builder for approval, a date for commencement of construction (which shall not be more than two years after the date of approval) must be agreed on and approved by the Review Committee. Once construction has started, work on the building must be diligently pursued and completed within a maximum of 12 months from the date of commencement. The Committee may extend the time for commencement or completion when, in its opinion, conditions warrant an extension.

7.9 Reserved Developer Rights. The purpose of section 7 is to ensure the continued maintenance of the Condominium as an attractive and harmonious residential development, and its provisions shall be binding on both the Association and all Owners in the Project. Developer (or any residential builder to whom Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising display signs, storage areas, and reasonable parking incident to its sales efforts and to access to, from, and over the Property as may be reasonable to enable development and sale of the entire Project.

7.10 Review Committee Appointment. Following the Development and Sale Periods, if rights of appointment have not previously been assigned to the Association, Developer's representatives shall resign from the Review Committee, and the Board of Directors of the Association shall appoint three new members to the Review Committee. In each succeeding year or at whatever other intervals the Board of Directors decides, the Board of Directors shall appoint or reappoint the three members to serve on the Review Committee.

7.11 Permitted Variance. The Review Committee may, on a showing of practical difficulty or other good cause, grant variances from the requirements of this section, but only to an extent and in a manner that does not violate the spirit and intent of the requirements.

7.12 Setback Lines. No building will be erected on any Unit nearer to the street line or to either side Unit boundary or closer to the rear Unit boundary than permitted by the setback requirements of the Planned Development District for the Condominium or zoning applicable to the Unit that is in effect at the time of the contemplated construction of any building unless a variance or other permission for the setback is obtained from the applicable authority. If compliance with these setback requirements is impracticable or would create a hardship for a corner Unit or an odd-shaped building site, the Review Board may specify front yard, side yard, and rear yard widths and depths that are less than those required by this section. When 1½ or more Units are acquired as a single building site, the side Unit boundaries will refer only to the Unit boundary lines bordering the property of adjoining owners.

7.13 Landscaping Requirement. Each Unit must be completely landscaped as soon as possible during the planting season (April through November) but, in any event, no later than 60 days (weather permitting) after initial occupancy of the Dwelling. The reasonable value of the landscaping surrounding a Dwelling shall be not less than five thousand (\$5,000.00) dollars, excluding landscape architectural fees. The Developer shall have the right to determine the reasonable value of the landscaping. After landscaping has been installed, the Unit Owner shall maintain the landscape in a good and aesthetically pleasing condition. If at the time of conveyance from Developer, construction of a Dwelling on the Unit has commenced or has been completed, but the landscaping has not been completed, the Developer shall require the Unit Owner, at closing, to escrow one thousand five hundred dollars (\$1,500.00) with the title company conducting the closing of the Unit until such time the landscape is installed. All landscape escrow deposits made shall be released to the Unit Owner upon completion of the landscaping as set forth herein. To the extent that the escrow deposit earns interest, the interest shall be paid to the Unit Owner at such time as the landscaping of the Unit has been completed. However, the Developer shall not be required to maintain the escrow deposit in an interest-bearing account or to otherwise generate a return on the escrow deposit. In the event the Unit Owner fails or refuses to comply with the foregoing, the Developer may, in its sole discretion, instruct the title company to release the escrow deposit amount to Developer and the Unit Owner shall have forfeited all of his or her rights to the landscape escrow deposit.

Section 8. USE AND OCCUPANCY RESTRICTIONS

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

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

into by the Board at some future date that affects all or any part of the Common Elements.

8.3 Use and Occupancy Restrictions. In addition to the general requirements of sections 8.1–8.2, the use of the Project and its Common Elements by any Owner shall be subject to the following specific restrictions:

a. **Exterior Changes.** No Owner shall make any additions, alterations, or modifications to any of the Common Elements or any changes to the exterior appearance of the building or other improvements within the perimeters of the Owner's Unit without prior approval of Developer or the Review Committee. A change in the color of a residence or a significant landscaping change are included within the meaning of a change in exterior appearance.

b. **Unit Rental.** No portion of a Unit may be rented and no transient tenants be accommodated in any building, but this restriction shall not prevent the rental or sublease of an entire Unit together with its appurtenant Limited Common Elements for residential purposes in the manner permitted by these Bylaws.

c. **Nuisances.** No nuisances shall be permitted on the Property, nor shall any use or practice be permitted that is a source of annoyance to or that unreasonably interferes with the peaceful possession or proper use of the Project by its residents. No Unit shall be used in whole or in part for the storage of rubbish or trash or for the storage of any property or thing that may cause the Unit to appear in an unclean or untidy condition. No substance or material shall be kept on a Unit that will emit foul or obnoxious odors or that will cause excessive noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding Units.

d. **Prohibited Uses.** Nothing shall be done or kept in any Unit or on the Common Elements that will increase the rate of insurance for the Project without the prior written consent of the Association. No Owner shall permit anything to be done or kept in the Owner's Unit or elsewhere on the Common Elements that will result in the cancellation of insurance on any Unit or any part of the Common Elements or that will violate any law.

e. **Signs.** No sign or billboard of any kind shall be placed, erected or maintained on any Unit excepting that the provisions of this paragraph shall not apply to such signs as may be for purposes of resale by any Owner. Signs for purposes of resale shall be limited to one sign per Unit not exceeding four square feet and shall be subject to review and approval of the Association and the Developer so long as the Developer shall hold title to any Unit. Furthermore, signs for the purposes of resale do not include "for rent" and "for lease" signs or any signage that pertains to renting or leasing any Unit. The provisions of this paragraph shall not apply to signs installed or erected on any Common Element or Unit by the Developer, its successors or assigns during such periods as any Unit shall be "for sale" or used

as a model or for display purposes by the Developer or other entity. Political signs for a period of three months (90) days prior to an election may be displayed, one sign per candidate, ground-mounted, on the Unit. No political sign shall be permitted on any of the General Common Element areas. No political sign shall exceed four square feet. Garage sale signs may be displayed for three days at a time on any Unit, and one sign may be displayed at the Entrance to the Condominium, but no garage sale sign shall be displayed on any Unit or General Common Element for more than three days. Signs shall be subject to City of Livonia Code of Ordinances.

f. Fences and Walls. Fences, walls, or hedges shall not be permitted on any Unit. However, fences are permitted in the rear yard only and can only be installed on a Unit so long as a completed home exists on both sides of the proposed Unit requesting a fence. Additionally, NO fence is permitted to be installed without the prior written consent of the Developer or Review Committee.

g. Pets. No animals or fowl (except common domestic household pets) shall be kept or maintained within the Condominium.

h. Personal Property. No Owner shall display, hang, or store any clothing, sheets, blankets, laundry, or other items of personal property outside a residence or ancillary building. This restriction shall not be construed to prohibit an Owner from placing and maintaining outdoor furniture and accoutrements and decorative foliage of a customary nature and appearance on a patio, deck, or balcony of a Unit, though no such furniture or other personal property shall be stored on any open patio, deck, or balcony that is visible from another Unit or from the Common Elements of the Project.

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

j. Recreational and Commercial Vehicles. No recreational vehicles, boats, or trailers shall be parked or stored in any garage if the storage would prevent full closure of the garage door or elsewhere on the Property without the written approval of the Association. No commercial vehicle, mobile home, trailer, house or camping trailer, tent shack, tool storage, shed, barn, tree house or other similar Structure shall be placed on a Unit at any time either temporary or permanently. No snowmobile, all-terrain vehicle, or other motorized recreational vehicle shall be operated on the Property. No maintenance or repair shall be performed on any boat or recreational vehicle except within a garage or residence which is totally isolated from public view.

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

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

m. Use of Common Elements. The General Common Elements shall not be used for the storage of supplies or personal property (except for the short periods of time that are reasonably necessary to permit the placement of trash for collection the next day). No Owner shall in any way restrict access to any utility line or other area that must be accessible to service the Common Elements or that affects an Association responsibility in any way. In general, no activity shall be carried on or condition maintained by any Owner either in the Owner's Unit or on the Common Elements that despoils the appearance of the Condominium.

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

o. Decks, Patios, Balconies, and Accessory Structures. Any deck, patio, balcony, and/or accessory structure located within a Condominium Unit shall not be located on or encroach into any easement or the General Common Elements of the Project. No Unit Owner shall construct or cause to be constructed any deck, patio, balcony, and/or accessory structure without the prior written approval by the Developer or Review Committee.

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

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

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

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

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

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

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

Section 9. MORTGAGES

9.1 Notice to the Association. Any Owner who mortgages a Unit shall notify the Association of the name and address of the mortgagee (in this section, the Mortgagee), and the Association will maintain this information. The information

relating to Mortgagees will be made available to Developer or its successors as needed to obtain consent from or give notice to Mortgagees concerning actions requiring consent from or notice to Mortgagees under the Condominium Documents or the Act.

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

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

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

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

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

Section 10. LEASES

10.1 Notice of Lease. An Owner, including Developer, who intends to lease a Unit shall disclose that fact in writing to the Association at least 10 days before presenting a lease form to the prospective tenant and, at the same time, shall supply the Association with a copy of the lease form. No Unit shall be leased for a period of less than one (1) year without the prior written consent of the Association.

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

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

a. **Notice.** The Association shall notify the Owner by certified mail advising of the alleged violation by the non-Owner occupant.

b. **Investigation.** The Owner will have 15 days after receipt of the notice to investigate and correct the alleged breach by the non-Owner occupant or to advise the Association that a violation has not occurred.

c. **Legal Action.** If, after 15 days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the non-Owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Owner and the non-Owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this section may be by summary proceeding. The Association may hold both the non-Owner occupant and the Owner liable for any damages to the Common Elements caused by the Owner or the non-Owner occupant in connection with the Unit or the Project.

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

Section 11. TRANSFER OF UNITS

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

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

Section 12. ARBITRATION

12.1 Submission to Arbitration. Any dispute, claim, or grievance arising out of or relating to the interpretation or application of the Master Deed, Bylaws, or other Condominium Documents and any disputes, claims, or grievances arising among or between Owners or between Owners and the Association may, on the election and

written consent of the parties to the dispute, claim, or grievance and written notice to the Association, be submitted to arbitration; and the parties shall accept the arbitrator's decision and award as final and binding. The Arbitration Rules for the Real Estate Industry of the American Arbitration Association, as amended and in effect from time to time, shall apply to all such arbitrations.

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

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

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

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

Section 13. OTHER PROVISIONS

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

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

13.3 Notices. Notices provided for in the Act, Master Deed, or Bylaws shall be in writing and shall be addressed to the Association at its registered office in the State of Michigan and to any Owner at the address in the deed of conveyance or at another address subsequently provided. The Association may designate a different address for notices to it by giving written notice of the change of address to all Owners. Any Owner may designate a different address for notices by giving written notice to the

Association. Notices addressed as above shall be deemed delivered when mailed by U.S. mail with postage prepaid or when delivered in person.

13.4 Amendment. These Bylaws may be amended, altered, changed, added to, or repealed only in the manner prescribed by section 10 of the Master Deed.

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

1. the Master Deed, including the Condominium Subdivision Plan but excluding these Bylaws
2. these Condominium Bylaws
3. the Articles of Incorporation of the Association
4. the Association Bylaws
5. the Rules and Regulations of the Association (if any)

MASTER DEED OF PURCELL PLACE CONDOMINIUM
(Pursuant to the Condominium Act, PA 59 of 1978 as amended;
MCL 559.101 et seq.)

Wayne County Condominium Subdivision Plan No. _____ containing:

1. Master Deed establishing Purcell Place Condominium;
2. Exhibit A to Master Deed: Condominium Bylaws; and
3. Exhibit B to Master Deed: Condominium Subdivision Plan.

The above-mentioned exhibits are incorporated into and made a part of this Master Deed.

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

This document is drafted by and after recording return to:

Leo Soave Developments, LLC.
Leo Soave
37771 Seven Mile Road, Suite C
Livonia, Michigan 48152

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Exhibit B—Condominium Subdivision Plan for Purcell Place Condominium

MASTER DEED of PURCELL PLACE CONDOMINIUM

This Master Deed is signed and delivered on August ____, 2021, by LEO SOAVE DEVELOPMENTS, LLC, a Limited Liability Company, 37771 Seven Mile Road, Suite C, Livonia, Michigan 48152 (Developer), on the terms and conditions set forth below.

Section 1. ESTABLISHMENT OF CONDOMINIUM

1.1 Project. Developer is engaged in the development of a 8 Unit site condominium project known as Purcell Place Condominium (the Project), in the Township of Plymouth, Wayne County, Michigan, on a parcel of land as described in Section 2 below.

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

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

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

Section 2. LEGAL DESCRIPTION OF THE PROPERTY

2.1 Condominium Property. The land that is being submitted to Condominium ownership in accordance with the provisions of the Act is legally described as follows:

LAND IN THE TOWNSHIP OF PLYMOUTH, COUNTY OF WAYNE, STATE OF MICHIGAN: LAND IN THE NORTHEAST ¼ SECTION 28, TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH

LINE OF SAID SECTION DISTANCE SOUTH 89°15'00" WEST, 1895.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 00°40'00" EAST, 1110.57 FEET TO A POINT ON THE CENTER LINE OF NORTH TERRITORIAL ROAD; THENCE NORTH 84°00'00" WEST ALONG SAID CENTER LINE 210.95 FEET; THENCE NORTH 01°55'00" WEST, 1076.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 89°15'00" EAST ALONG SAID NORTH SECTION LINE 233.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH 60.00 FEET OF THE ABOVE DESCRIPTION.
CONTAINING 5.23 ACRES

PARCEL ID 78033990004000

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

Section 3. DEFINITIONS

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

a. *Act or Condominium Act* means the Michigan Condominium Act, PA 59 of 1978; MCL 559.101 et seq.

b. *Association or Association of Owners* means Purcell Place Condominium Association, the Michigan nonprofit corporation of which all Owners shall be members, which shall administer, operate, manage, and maintain the Project.

c. *Association Bylaws* means the corporate bylaws of the Association organized to manage, maintain, and administer the Project.

d. *Common Elements* means the portions of the Project other than the Condominium Units, including all general and limited common elements described in Section 4 of this Master Deed.

e. *Condominium Bylaws* means Exhibit A to this Master Deed, which are the bylaws that describe the substantive rights and obligations of the Owners.

f. *Condominium Documents* means this Master Deed with its Exhibits, the Articles of Incorporation and Bylaws of the Association, the Rules and Regulations adopted by the board of directors of the Association, and any other document that affects the rights and obligations of an Owner in the Condominium.

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

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

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

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

k. *Developer* means Leo Soave Developments, LLC., a Limited Liability Company, which has signed, delivered, and recorded this Master Deed, and its successors and assigns.

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

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

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

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

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

q. *Project or Condominium* means Purcell Place Condominium, a residential site condominium development of Eight (8) Units established under the provisions of the Act.

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

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

Section 4. COMMON ELEMENTS

4.1 General Common Elements. The General Common Elements are the following:

a. **Real Estate.** The Property referenced in Section 2 of this Master Deed (except for that portion of the Property described in Section 5.1 constituting a part of a Unit and any portion of the Property designated in Exhibit B as a Limited Common Element), including easement interests appurtenant to the Condominium, including but not

limited to easements for ingress, egress, and utility installation over, across, and through non-Condominium property or individual Units in the Project;

b. **Improvements.** The non-public roadways; the common sidewalks (if any); and the lawns, trees, shrubs, and other improvements not located within the boundaries of a Unit (all structures and improvements located within the boundaries of a Unit shall be owned in their entirety by the Owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements);

c. **Electrical.** The electrical transmission system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit's boundaries;

d. **Gas.** The natural gas line network and distribution system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

e. **Water.** The underground sprinkling system for the Common Elements, if any, and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

f. **Sanitary Sewer.** The sanitary sewer system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

g. **Storm Drainage.** The storm drainage and water retention system throughout the Project;

h. **Telephone.** The telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

i. **Telecommunications.** The cable television and other telecommunications systems installed throughout the Project up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries;

j. Project Entrance Improvements. Any entry signage and other improvements located at or near the entrance to the Project;

k. Delivery Boxes. The mail and delivery boxes that are to be located on the General Common Elements to serve and be utilized by the Unit Owners; and

l. Miscellaneous Common Elements. All other Common Elements of the Project not designated as Limited Common Elements and not enclosed within the boundaries of a Condominium Unit, which are intended for common use or are necessary to the existence, upkeep, or safety of the Project.

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

4.2 Limited Common Elements. The Limited Common Elements are

a. Utility Service Lines. The pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;

b. Subterranean Land. The subterranean land located within Unit boundaries, from and below a depth of 20 feet as shown on Exhibit B, including all utility and supporting lines located on or beneath that land;

c. Subsurface Improvements. The portion of any footing or foundation extending more than 20 feet below surrounding grade level;

d. Yard Areas. The portion of any yard area designated as a Limited Common Element on the Condominium Subdivision Plan in Exhibit B, which is limited in use to the Unit of which it is a part;

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

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

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

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

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

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

c. **Association Oversight.** The exterior appearance of all structures, improvements, and yard areas (to the extent visible from any other Unit or from a Common Element) shall be subject at all times to the approval of the Association and to any reasonable aesthetic and maintenance standards prescribed by the Association in duly adopted rules and regulations. The Association may not disapprove the appearance of an

improvement so long as it is maintained as constructed by Developer or constructed with Developer's approval.

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

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

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

4.4 Assignment of Limited Common Elements. A Limited Common Element may be assigned or reassigned by written application to the board of directors of the Association by all Owners whose interest will be affected by the assignment. On receipt and approval of an application, the board shall promptly prepare and execute an amendment to this

Master Deed assigning or reassigning all rights and obligations with respect to the Limited Common Elements involved and shall deliver the amendment to the Owners of the Units affected on payment by them of all reasonable costs for the preparation and recording of the amendment.

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

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

Section 5. UNITS

5.1 Description of Units. The Condominium consists of 8 Units numbered 1 through 8 inclusive. A complete description of each Unit in the Project, with elevations referenced to an official benchmark of the U.S. Geological Survey sufficient to accurately relocate the space enclosed by the description without reference to any structure, is contained in the Subdivision Plan as surveyed by the Project's consulting engineers and surveyors. Each Unit shall include all the space within the Unit boundaries and above to a depth of 20 feet below and a height of 50 feet above the surface as shown on Exhibit B, together with all appurtenances to the Unit.

5.2 Percentage of Value. The total percentage value of the Project is 100, and the Percentage of Value assigned to each of the Condominium Units in the Project shall be

equal to every other Unit. The determination that Percentages of Value for all Units should be equal was made after reviewing the comparative characteristics of each Unit, including those that may affect maintenance costs, and concluding that the Units should each have an equal Percentage of Value. The Percentage of Value assigned to each Unit shall be changed only in the manner permitted by section 10, expressed in an Amendment to this Master Deed and recorded in the register of deeds office in the county where the Project is located.

5.3 Unit Modification. The number, size, style, boundary, or location of a Unit or of any Limited Common Element appurtenant to a Unit may be modified from time to time by Developer or its successors without the consent of any Owner, mortgagee (except as provided in the Act), or other interested person, so long as the modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy, or other significant attribute of any Unit that adjoins or is proximate to the modified Unit or Limited Common Element. However, no Unit that has been sold or is subject to a binding Purchase Agreement shall be modified without the consent of the Owner or Purchaser and the mortgagee of the Unit. Developer may also, in connection with any modification, readjust Percentages of Value for all Units in a manner that gives reasonable recognition to the changes based on the method of original determination of Percentages of Value for the Project. All Owners, mortgagees of Units, and other persons interested or to become interested in the Project from time to time shall be deemed to have granted a Power of Attorney to Developer and its successors for any purpose that is similar in nature and effect to that described in Section 4.5 of this Master Deed.

Section 6. EXPANDABILITY OF THE CONDOMINIUM

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

Section 7. CONTRACTIBILITY OF CONDOMINIUM

7.1 Withdrawal of Land. The number of Units in the Project may, at Developer's option, from time to time within a period ending not later than six years after the recording of this Master Deed be decreased by the withdrawal of all or any portion of the lands described in Section 2.1. However, no Unit that has been sold or is the subject of a binding Purchase Agreement may be withdrawn without the consent of the Owner or purchaser and the mortgagee of the Unit. Developer may also, in connection with any contraction, readjust the Percentages of Value for Units in the Project in a manner that gives reasonable recognition to the number of remaining Units, based on the method of

original determination of the Percentages of Value. Other than as provided in this Section 7, there are no restrictions or limitations on Developer's right to withdraw lands from the Project or on the portion or portions of land that may be withdrawn, the time or order of the withdrawals, or the number of Units or Common Elements that may be withdrawn. However, the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to the Units.

7.2 Contraction Not Mandatory. There is no obligation on the part of Developer to contract the Project, nor is there any obligation to withdraw portions of the Project in any particular order or to construct particular improvements on any withdrawn lands. Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development. Any development on the withdrawn lands will not be detrimental to the adjoining condominium project.

7.3 Amendments to the Master Deed. A withdrawal of lands from this Project by Developer will be given effect by appropriate amendments to the Master Deed, which will not require the consent or approval of any Owner, mortgagee, or other interested person. Amendments will be prepared by and at the sole discretion of Developer and may adjust the Percentages of Value assigned by Section 5.2 to preserve a total value of 100 percent for the entire Project resulting from any amendment.

7.4 Additional Provisions. Any amendments to the Master Deed made by Developer to contract the Condominium may also contain provisions as Developer determines are necessary or desirable (i) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project and (ii) to create or change restrictions or other terms and provisions, including designations and definition of Common Elements, affecting the parcel or parcels being withdrawn from the Project or affecting the balance of the Project, as reasonably necessary in Developer's judgment to preserve or enhance the value or desirability of the parcel or parcels being withdrawn from the Project.

Section 8. CONVERTIBLE AREAS

The Condominium does not have any convertible areas.

Section 9. EASEMENTS

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

- a. **Landscape Easement.** Throughout the Condominium Project exists a 12' landscape easement in favor of the Association for the preservation of landscape barrier between the Project and adjacent property owners.
- b. **Ingress/Egress Easement.** The roadways that service the Condominium Project are private at the time of recording this Master Deed and an easement for ingress and egress exists to provide access to and from a public roadway. This nonexclusive easement is for the benefit of the Condominium Project and in favor of the public.

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

- a. to use, improve, or extend all roadways, drives, and walkways in the Project for the purpose of ingress and egress to and from any Unit or real property owned by it and to and from all or any portion of the land described in Section 6 and
- b. to use, tap, tie into, extend, or enlarge all utility lines and mains, public and private, located on the land described in Section 2

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

Section 10. AMENDMENT, TERMINATION, AND WITHDRAWAL

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

10.2 Postconveyance Amendments. If there is an Owner other than Developer, the recordable or recorded Condominium Documents may be amended for a proper purpose as follows:

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

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

not be amended without the written consent of Developer so long as Developer or its successors continue to own and to offer for sale any Unit in the Project.

c. Compliance with Law. Amendments may be made by Developer without the consent of Owners and mortgagees, even if the amendment will materially alter or change the rights of Owners and mortgagees, to achieve compliance with the Act, administrative rules, or orders adopted by the courts pursuant to the Act or with other federal, state, or local laws, ordinances, or regulations affecting the Project.

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

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

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

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

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

occupancy of that portion of the property that formerly constituted their Condominium Unit.

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

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

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

Section 11. ASSIGNMENT OF DEVELOPER RIGHTS

Developer may assign any or all of the rights and powers granted to or reserved by Developer in the Condominium Documents or by law, including without limitation the power to approve or to disapprove any act, use, or proposed action, to any other entity or person, including the Association. Any such assignment or transfer shall be made by an

appropriate document in writing and shall be duly recorded in the register of deeds office in the county where the Project is located.

This Master Deed has been signed by Developer and shall be effective as of the date set forth below.

DEVELOPER: Leo Soave Developments,
LLC., a Limited Liability Company

Date: _____

/s/ _____
By: Leo Soave
Its: Member

STATE OF MICHIGAN)
WAYNE COUNTY)

Acknowledged before me in Wayne County, Michigan on _____, by Leo Soave, Member of Leo Soave Developments, LLC., a Limited Liability Company, on behalf of the company.

/s/ _____
Notary Public:
Notary public, State of Michigan, County of _____.
My commission expires _____.

PROPOSED PURSELL PLACE PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

PROPERTY DESCRIPTION:
THE LAND IS DESCRIBED AS FOLLOWING:
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 9 EAST, DESCRIBED
AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION DISTANCE SOUTH 89°
15' 00" WEST, 1895.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND
RUNNING THENCE SOUTH 00° 40' 00" EAST, 1110.57 FEET TO A POINT ON THE CENTER
LINE OF NORTH TERRITORIAL ROAD; THENCE NORTH 04° 00' 00" WEST ALONG SAID
CENTER LINE 210.95 FEET; THENCE NORTH 01° 55' 00" WEST, 1078.00 FEET TO A POINT
ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 88° 15' 00" EAST ALONG SAID
NORTH SECTION LINE 233.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE SOUTH
60.00 FEET OF THE ABOVE DESCRIPTION,
CONTAINING 5.23 ACRES.

SITE DATA:

GROSS AREA 5.23 ACRES

SITE ZONING:

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

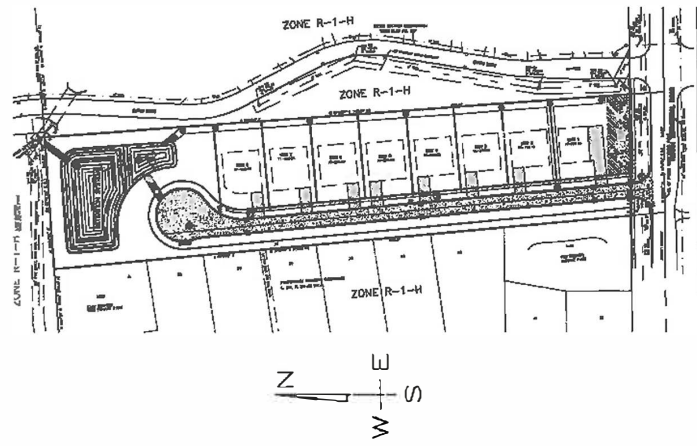
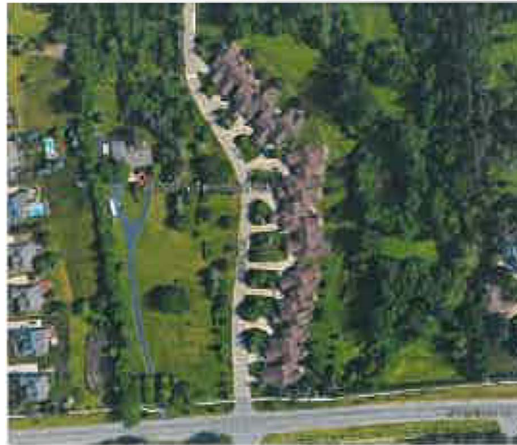
TOTAL NUMBER OF LOTS 8
MINIMUM LOT WIDTH 84'
FRONT YARD REQUIRED 42' PROPOSED 28'
REAR YARD 50'
SIDE YARD 10' MIN., TOTAL 20'
SIDE YARD ADJOINING STREET 35'
MINIMUM LOT AREA 11,833 S.F.

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

PROPOSED DENSITY 1.52 UNITS PER ACRE

WAYNE COUNTY DPS GENERAL NOTES:

- ALL WORK WITHIN THE WAYNE COUNTY RIGHT-OF-WAY (ROW) AND DRAINAGE DISTRICT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE WAYNE COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE WAYNE COUNTY DEPARTMENT OF PUBLIC WORKS, AND NOT THE SPECIFICATIONS FOR CONSTRUCTION.
- THESE PLANS ARE NOT BEING SUBMITTED FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC WORKS, BUT ARE BEING SUBMITTED FOR THE PURPOSE OF OBTAINING A PERMIT FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC WORKS, AND NOT THE SPECIFICATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE WAYNE COUNTY DEPARTMENT OF PUBLIC WORKS, AND NOT THE SPECIFICATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET BETWEEN THE PROPOSED UTILITY AND THE EXISTING UTILITY.
- ALL SURVEY BENCHMARKS, CORNERS AND BENCH MARKS LOCATED WITHIN THE CONSTRUCTION AREA MUST BE PROTECTED AND NOT BE DAMAGED OR REMOVED. IF ANY ARE DAMAGED OR REMOVED, THE CONTRACTOR SHALL REPAIR OR REPLACE THEM AT HIS OWN EXPENSE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET BETWEEN THE PROPOSED UTILITY AND THE EXISTING UTILITY.
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- CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 10 FEET BETWEEN THE PROPOSED UTILITY AND THE EXISTING UTILITY.



DEVELOPER
CLIENT:
LEO SOAVE BUILDING COMPANY, INC.
37771 Seven Mile Road
Livonia, MI 48152

ENGINEER
NATIONAL CONSULTANTS AND ENGINEERING LLC
22417 CRANBROOKE DRIVE
NOVI, MI 48375

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

8- PLYMOUTH TOWNSHIP STANDARD DETAIL SHEET

LEGEND

- PROP. OV & W; OR T S V & W
- EX. OV & W; OR T S V & W
- PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. SANITARY 14"
- EX. SANITARY 14"
- CLEANOUT
- PROP. MANHOLE
- EX. MANHOLE
- PROP. REAR YARD DB
- PROP. CATCH BASIN
- EX. CATCH BASIN
- END SECTION
- STORM SEWER STRUCTURE NUMBER
- SANITARY SEWER STRUCTURE NUMBER
- EXISTING SHRUB
- EXISTING LIGHTING POLE
- PUBLIC PHONE
- DRAINAGE DIRECTION ARROW
- PROPOSED RIP-RAP
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRASS
- DRAINAGE ARROW
- PROPOSED FINISH GRADE
- TO-XXXX-XX
- QU-XXXX-XX
- PROPOSED TOP & GUTTER

BENCH MARK:
K.C.C. 28-43, BRIDGE DISC IN TOP OF CONCRETE POST 33' N. OF CENTERLINE OF N. TERRITORIAL, 20' WEST OF BRIDGE 28473, ALSO AT W. PROPERTY LINE W. 145790 ELEVATION = 790.58 NAVD83



NCEI

NATIONAL CONSULTANTS AND ENGINEERING LLC.

11111 Telegraph Road
Suite 200
Farmington Hills, MI 48334
Phone: (248) 255-2026
Email: Paul.Collins@ncei.com

TITLE: PURSELL PLACE
46200 N. TERRITORIAL
PLYMOUTH, MICHIGAN

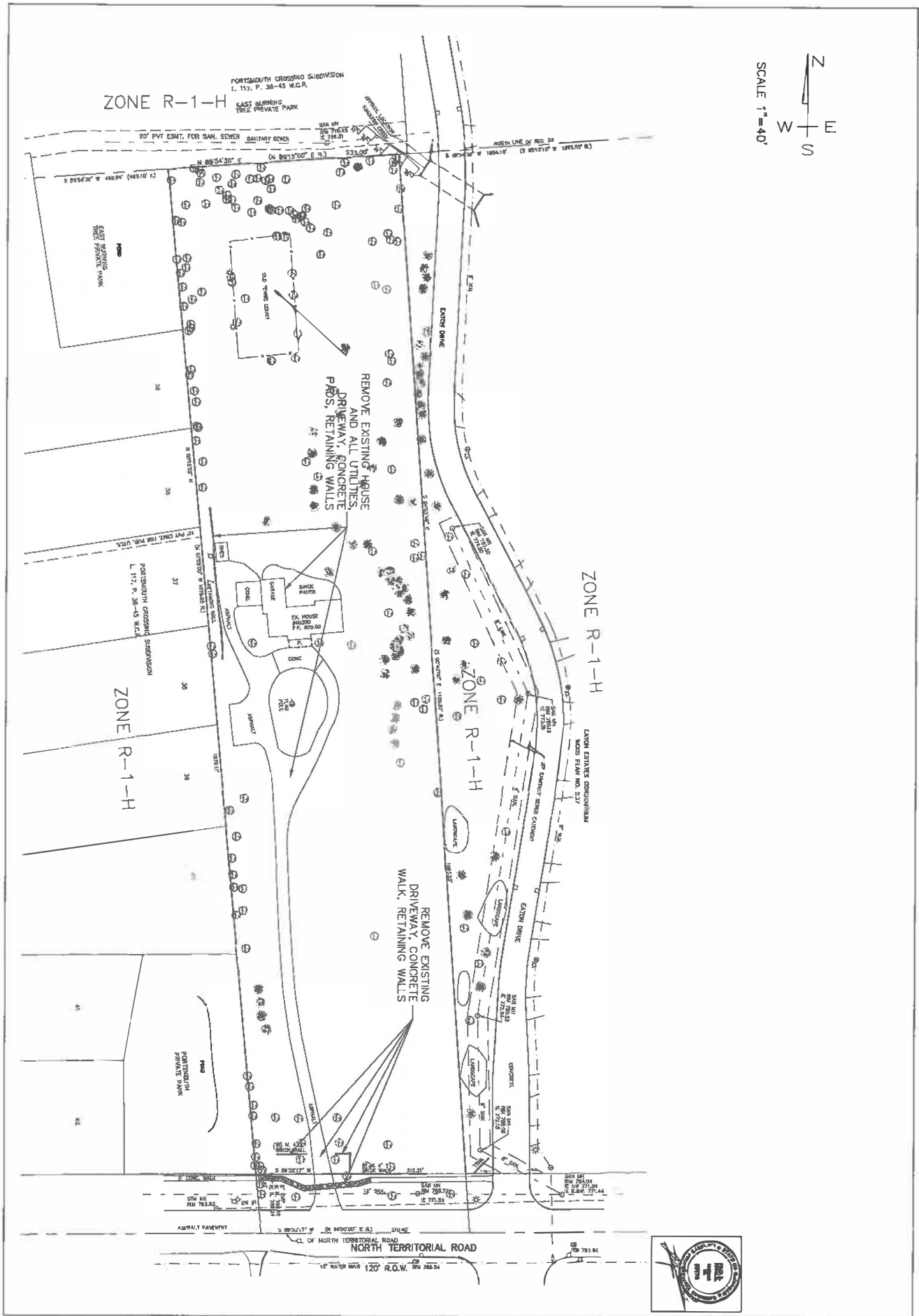
SCALE: 1"=40'-0"

DATE: 06-06-2025

CS-100

REVISIONS

NO.	DATE	DESCRIPTION
1	06-06-25	ISSUED FOR PERMIT



REVISIONS	
REV	DESCRIPTION
01	01-17-21 TYPED AND SEAL SET
02	04-10-21 AS PER ONE AND TWO COUNTY ORDINANCES
03	04-16-21 AS PER TOWNSHIP ZONING ORDINANCE

DEMOLITION PLAN

TITLE PURSELL PLACE
48200 N. TERRITORIAL ROAD
PLYMOUTH, MICHIGAN

PROJ. NO. 0004-02-20-20 SCALE 1"=40'

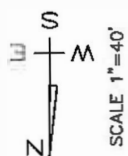
DATE: 06-08-2020 DRAWING NO. CD-100

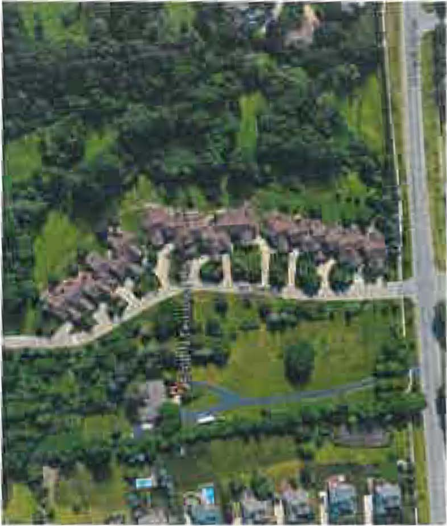


NATIONAL CONSULTANTS AND ENGINEERING LLC.

NCEI

Civil Engineers - Construction Managers
22417 GRANDRIKOR DRIVE, NOVI, MICHIGAN 48875
Phone: (313) 258-2316 Email: Fred.Kiewit20@gmail.com





SITE DATA:

GROSS AREA: 5.23 ACRES

SITE ZONING: "R-1-H"

EXISTING ZONING DISTRICT: 6 UNITS

TOTAL NUMBER OF UNITS: 120

MINIMUM LOT WIDTH: 35'

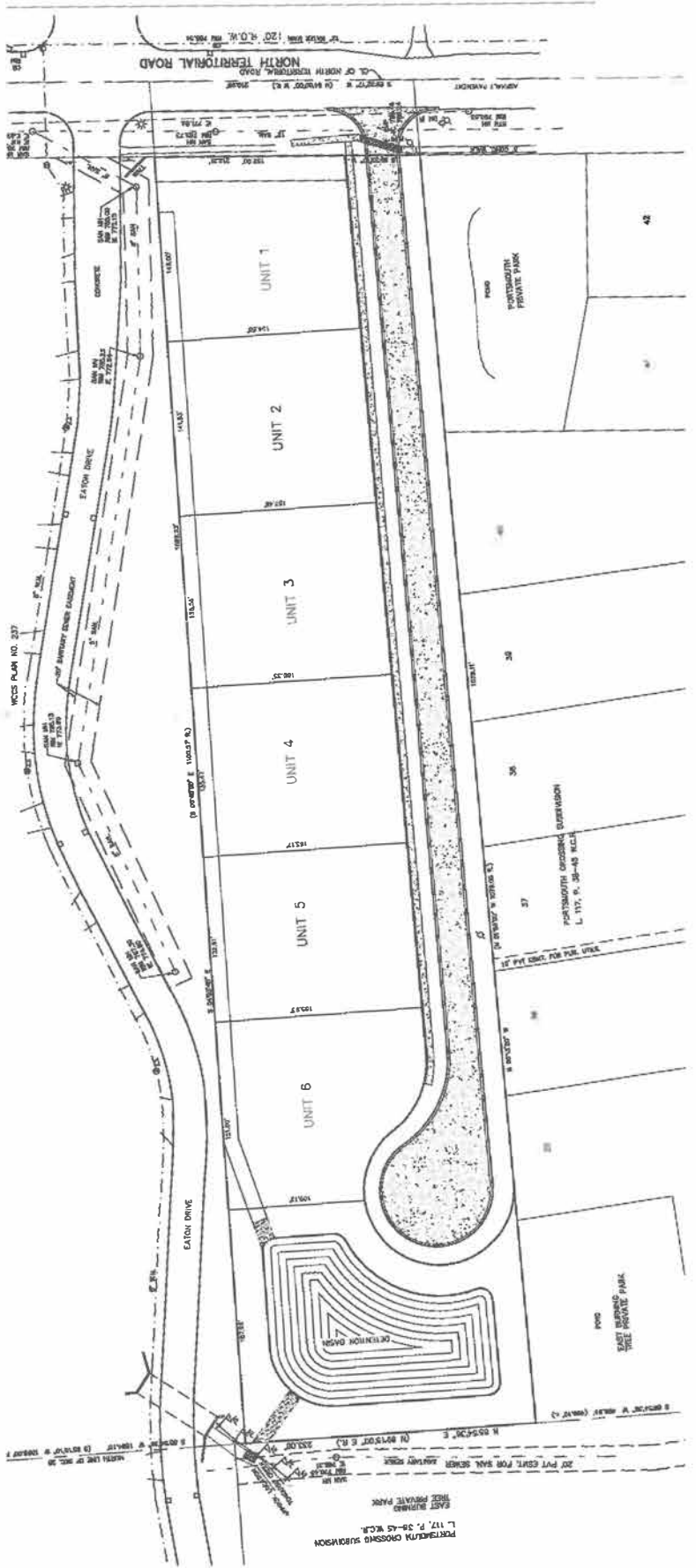
FRONT YARD: 50'

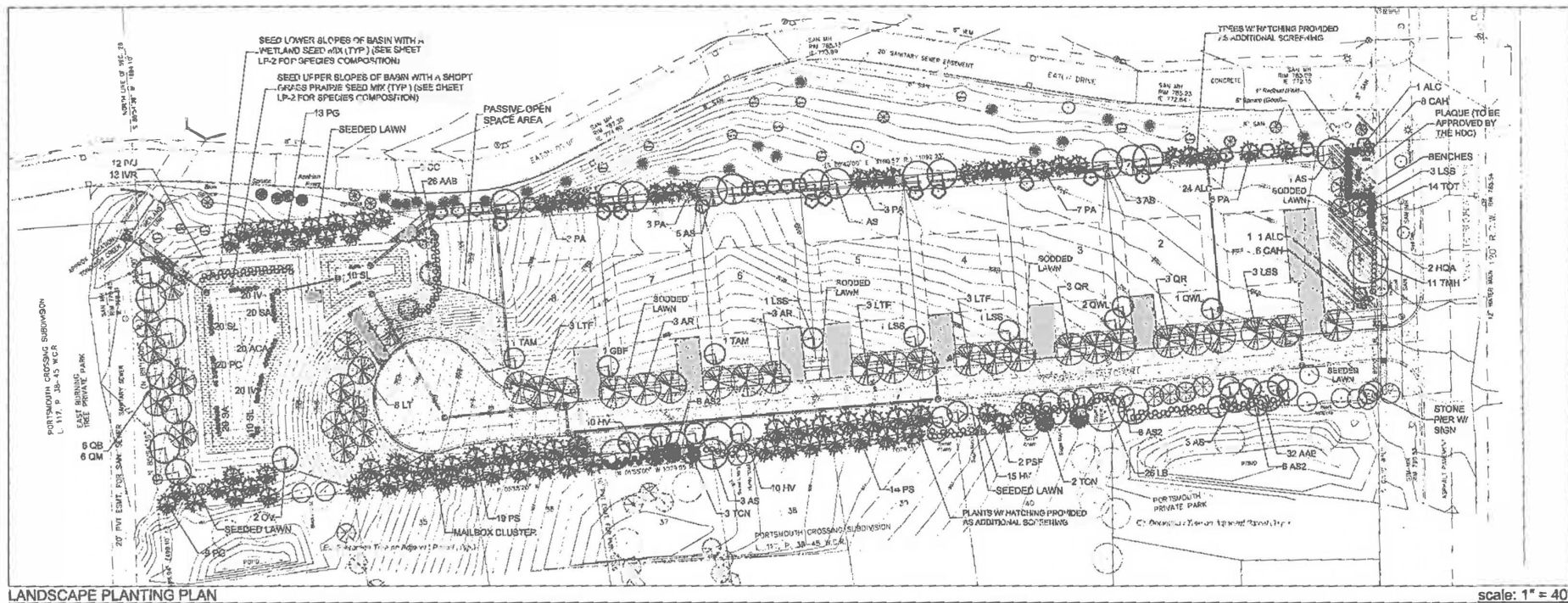
REAR YARD: 10' MIN., TOTAL 20'

SIDE YARD: 35'

SIDE YARD ADJOINING STREET: 21,780 S.F.











MINIMUM LOT AREA:



[illegible]

COST ESTIMATE			
TOTAL MATERIALS SPECIFIED:			
Deciduous Trees (2" cal.)	21	\$280	\$4,200.00
Deciduous Trees (2 1/2" cal.)	9	\$390	\$3,510.00
Deciduous Trees (3" cal.)	21	\$450	\$9,450.00
Deciduous Trees (3 1/2" cal.)	9	\$480	\$4,320.00
Deciduous Tree (14" cal.)	1	\$1,500	\$1,500.00
Evergreen Trees (2" cal.)	42	\$290	\$11,760.00
Replacement Trees (2" cal.)	25	\$350	\$8,750.00
Replacement Trees (2 1/2" cal.)	24	\$270	\$6,480.00
Replacement Trees (3" cal.)	23	\$350	\$8,050.00
Conventional Trees	2	\$250	\$500.00
1. Deciduous Shrub	3	\$300	\$900.00
1. Evergreen Shrub	14	\$130	\$1,820.00
1. Evergreen Shrub	11	\$80	\$880.00
Branch on Power Pole			\$1,200.00
Emergency Personnel	180	\$8	\$1,440.00
Emergency Personnel	2	\$555	\$1,110.00
1. Upward Slant Pole	26,748	\$4	\$2,900.00
1. Soldered Lamin (sq. yds.)	4,000	\$3.00	\$12,000.00
1. Soldered Lamin (sq. yds.)	8,000	\$3.75	\$30,000.00
1. Uncoated Lamin			\$2,500.00
Planting Cost	72	yd. yds. \$36	\$2,520.00
Shovel & Handled Bar	84	yd. yds. \$36	\$2,520.00
TOTAL			\$107,420.00

LEGEND

	PROPOSED STREET TREE
	PROPOSED REPLACEMENT TREE
	PROPOSED SUPPLEMENTAL TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUB
	PROPOSED EVERGREEN SHRUB
	PROPOSED EMERGENT PLANTINGS
	PROPOSED WETLAND SEED MIX
	PROPOSED CUSTOM SHORT GRASS SEED MIX
	EXISTING TREES TO BE PRESERVED

LANDSCAPE CALCULATIONS:

* The buffer area shall include deciduous shade trees, evergreen trees, ornamental trees, and shrubs.



NOTES:

- * See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, detention pond notes and seed mix compositions, and detail for proper pruning techniques.
- * See Sheet LP - 3: TREE PRESERVATION PLAN for tree inventory list, proposed action for existing trees, summary of tree totals, and tree protection detail.

date: June 22, 2020

08-10-2020	Revise for Twp. comments.
10-06-2020	Revise for site plan changes.
11-03-2020	Revise for site plan changes.
01-12-2021	Revise for Twp. review lt. dated December 28, 2021.
02-16-2021	Revise for site plan changes.
03-28-2021	Revise for Twp. review lt. dated March 11, 2021.
05-16-2021	Revise for site plan changes.
06-21-2021	Add mailbox cluster & sign.

LANDSCAPE PLAN FOR:
Mr. Leo Soave
20302 Chestnut Circle
Livonia, Michigan 48152
(586) 219-7880

PROJECT LOCATION:
Pursell Place
Condominiums
1950 North Territorial Road
Plymouth Township,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave
Livonia, Michigan 48150
(734) 634-9208
R.L.A. State of Michigan
#1260

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by National Consultants and Engineering, LLC.

