



**CHARTER TOWNSHIP OF PLYMOUTH
BOARD OF TRUSTEES REGULAR MEETING
Tuesday, July 21, 2026
6:30 PM**

PROPOSED MINUTES

CALL TO ORDER

Chuck Curmi called the meeting to order at **6:30 PM**.

A. ROLL CALL

	PRESENT	NOT PRESENT	EXCUSED
Mark Clinton, Trustee	X		
Charles Curmi, Supervisor	X		
Bob Doroshewitz, Treasurer	X		
Kim Gaedeke, Clerk	X		
Sandy Groth, Trustee	X		
John Stewart, Trustee	X		
Jen Buckley, Trustee		X	

Roll call was held.

NON-BOARD MEMBERS ATTENDING:

- Tony Chubb, Interim Legal Counsel
- James Knittel, Police Chief
- Pat Conely, Fire Chief
- Carole Rochon, Finance Director
- Ashley Sanders, Recording Secretary
- Liz Hart, Township Planner

PUBLIC ATTENDANCE:

Attendance was around 20-25.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA – Tuesday, July 21, 2026

A motion was made to approve the Meeting Agenda for July 21, 2026.

Motion by: Sandy Groth Second by: Kim Gaedeke



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ROLL CALL VOTE:

Ayes: Mark Clinton, Chuck Curmi, Bob Doroshewitz, Sandy Groth, John Stewart, Kim Gaedeke

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed

D. APPROVAL OF CONSENT AGENDA

1. **Approval of Proposed Minutes** – June 23, Regular Meeting of the Board of Trustees

2. Consent Agenda

- a. Plymouth Walk Apartments Storm Drain Agreement, **Resolution #2026-07-21-45**, *Jeremy Schrot, Township Engineer*
- b. St. John's Townes Storm Drain Agreement, **Resolution #2026-07-21-46**, *Jeremy Schrot, Township Engineer*
- c. St. John's Townes Sanitary Sewer Easement, **Resolution #2026-07-21-47**, *Jeremy Schrot, Township Engineer*
- d. St. John's Townes Water Main Easement, **Resolution #2026-07-21-48**, *Jeremy Schrot, Township Engineer*
- e. HRBP Temporary Outside Storage Lot Expansion Storm Drain Agreement, **Resolution #2026-07-21-49**, *Jeremy Schrot, Township Engineer*
- f. Appointments and Reappointments to the Environmental Leadership Commission, **Resolution #2026-07-21-50**, *Chuck Curmi, Supervisor*
- g. Reappointments to the Historic District Commission, **Resolution #2026-07-21-51**, *Chuck Curmi, Supervisor*
- h. **Acceptance of Communications, Correspondence and Reports**
 - Building Department Monthly Report – June 2026
 - Fire Department Monthly Report – June 2026
 - Planning Department Monthly Report – June 2026



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- Police Department Monthly Report – June 2026
- FOIA Monthly Report – Clerk's Office – June 2026
- FOIA Monthly Report – Police Department – June 2026

i. Approval of Township Bills

FUND	ACCT	ALREADY PAID	TO BE PAID	TOTAL
General Fund	101	1,376,734.98	497,623.72	1,874,358.70
Drug Forfeiture - Federal	262	-	4,495.83	4,495.83
Drug Forfeiture - State	265	-		-
Drug Forfeiture - IRS	266	-	435.77	435.77
Opioid Fund	284	-		-
ARPA	285	-		-
Improv. Rev	446	-		-
Senior Transportation	588	9,183.13		9,183.13
Water/Sewer Fund	592	276,211.85	506,311.90	782,523.75
Solid Waste Fund	596	8,307.42	133,435.54	141,742.96
Tax Pool	703			-
Police Bond Fund	710	1,954.00		1,954.00
Special Assess Capital	805	-	5,746.75	5,746.75
		-		-
	TOTAL	1,672,391.38	1,148,049.51	2,820,440.89

Discussion & Action:

Chuck Curmi – Asked the individuals for appointment to the Environmental Leadership Commission and Historic District Commission to introduce themselves.

Joe Gacho - Introduced himself as a resident of 49132 Plum Tree Drive. He is a former city manager with 17 years of experience, having served in Royal Oak, Ferndale, and Ypsilanti. He holds a Master of Public Administration from Wayne State University and has facilitated climate action plans and multiple master land use plans in those communities. He also worked for the Michigan Municipal League in personnel for two years. He expressed his willingness to serve.



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Ben Cronk - Thanked Supervisor for his reappointment to the Environmental Commission. He has served on the commission since 2022 and has been a township resident since 2013, living on Garland near Five Mile and Northville Road. He holds an undergraduate degree from Michigan State University and an MBA from the University of Michigan and works as a strategy analyst. He expressed appreciation and his continued commitment to serving the township.

Sybil Hunter - Introduced herself and expressed interest in continuing to serve on the Historic District Commission. She noted the commission's work to preserve township history and described her role as a resident representative. Ms. Hunter reported that preparations are underway for the township's 250th anniversary and thanked Supervisor Curmi for establishing a fundraising fund through the Community Alliance to support related events and displays. The commission's fundraising goal is \$2,500.

A motion was made to approve the consent agenda, including the resolutions listed.

Motion by: Bob Doroshewitz

Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Chuck Curmi, Bob Doroshewitz, Sandy Groth, John Stewart, Kim Gaedeke, Mark Clinton

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed

E. PUBLIC COMMENT (Limited to 3 Minutes, non-agenda items preferred)

Mary Ann MacLaren - Summarized the creation of the Environmental Leadership Commission and highlighted key accomplishments since 2019, including development of an environmental action plan, contributions to the 2026 Master Plan, assistance with tree and solar ordinances, publication of a sustainability guide, community events, and multiple partnerships supporting native plantings and environmental initiatives. She noted achievements such as Tree City USA certification and advocacy for an EV charging station. She thanked the Board for the opportunity to serve, expressing her continued commitment to the community.

Joe Reilly - Introduced himself as a seven-year Plymouth Township homeowner and expressed interest in the open Board of Trustees position. He noted that his age provides long-term commitment and a modern perspective on technology and emerging issues. He stated that serving as Vice Chair of the Zoning Board of Appeals, has given him



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experience with public hearings, applicant review, and zoning regulations. He described his professional background as an entrepreneur and director of operations in the automotive quality sector, with experience in budget oversight, contract negotiations, and labor discussions. Mr. Reilly further added that he is ready to listen, learn, and support the township through upcoming challenges and respectfully requested consideration for the appointment.

Debroah Dooley - Addressed the Board regarding ongoing concerns with the property at 11309 Gold Arbor, which backs up to her residence. She stated that the homeowner has had an unfinished garage project for four years and that blight conditions remain on the property, including tall weeds and uncollected dog feces, which she believes are contributing to rat activity. Ms. Dooley noted that she previously sent an email to the Board on May 27 and attended the June 9 Board meeting to request assistance. She stated that the current building permit for the garage project expires on July 21, 2026, with the original permit issued on August 16, 2022. She reported that BS&A records do not show any renewal fees associated with the permit and questioned how weed removal falls under the existing permit. She further expressed concern about inconsistent enforcement, citing an example of a nearby church on Ann Arbor Trail where a complaint made on July 7 resulted in ordinance officer and supervisor action by July 9. She stated that she has been reporting issues at 11309 Gold Arbor since August 2025 without similar progress and requested that the Township more rigorously enforce its blight and property maintenance ordinances.

Chuck Curmi - Stated that he visited both Ms. Dooley's property and the property at 11309 Gold Arbor and spoke with the homeowner. The Township is addressing the issue and that enforcement action may occur and the homeowner is aware that the property is under review.

Tom Leighton - Addressed the Board to follow up on a petition previously submitted on behalf of all residents of Hines Court requesting township and city action to resolve ongoing sewer gas issues at the cul-de-sac. He stated that strong sewer gas odors continue to affect multiple homes, and residents have reported headaches and occurrences of sewer-gas flies inside their houses. He explained that, based on information received from independent engineering firms, the cul-de-sac appears to be functioning as a vent point for a high-flow sewer line originating from the city. According to these firms, this configuration is improper and not consistent with accepted engineering standards. He noted that he has participated in extensive communication with township staff and city personnel and has filed FOIA requests related to this matter. Despite appearing before the Board on December 9 and providing documentation and resident signatures, he reported that he has received no substantive follow-up, with only one phone call since that meeting.



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Chuck Curmi - Acknowledged Mr. Leighton's concerns and indicated that he is listening to the residents' complaints. There is no current fix in place.

Lisa Capatina addressed the Board to personally comment on the appointment of Kim Gaedeke as Clerk. She shared that her direct experience working with Clerk Gaedeke has been very positive, citing her professionalism, willingness to engage with the community, and strong communication. She stated that these qualities are both welcomed and needed given the current demands of election administration.

The following individuals spoke in favor of the draft text amendment to **Resolution #2026-07-21-55**, authorizing adoption of text amendments to Zoning Ordinance No. 99, amending Articles 14 and 28 to revise the minimum outdoor play area requirements for childcare centers, as recommended by the Planning Commission:

- Mary Tavarozzi
- Mike Tavarozzi
- Allen (did not provide last name)
- Nathan (did not provide last name)
- Mike (did not provide last name)

The following individuals spoke in opposition to **Resolution #2026-07-21-55**, authorizing adoption of text amendments to Zoning Ordinance No. 99, amending Articles 14 and 28 to revise the minimum outdoor play area requirements for childcare centers, as recommended by the Planning Commission:

- Mary Pine
- Bill Pine
- Dale Bernhardt

F. NEW BUSINESS

1. FY2026 Budget Amendments and Carryforwards, **Resolution #2026-07-21-52**,
Carole Rochon, Finance Director

Discussion & Action:

Carole Rochon - Presented the second quarter budget adjustments for the General Fund, noting the following:

- Increases related to unemployment compensation for the Parks Department
- \$3,700 increase for the township's portion of the 35th District Court budget
- Several carry-forward items from fiscal year 2025, including \$4,500 for the switch renewal project



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- \$76,300 for police vehicle upfit
- \$17,500 for Fire Department sprinkler work.

Also, personnel-related changes included decreases and increases due to medical insurance coverage changes and retirement payouts:

- Building & Grounds (\$10,600)
- Police retirement payout (+\$33,300)
- Dispatch retirement payout (+\$22,100)
- Fire Department coverage and new hire (+\$24,300)
- Building Department coverage change (+\$13,300)

Additional adjustments included:

- \$16,500 for Golfview Park expenditures under the Wayne County IGA
- \$11,800 for the BioHealth Pod upgrade at Township Park
- Total General Fund appropriation adjustments amounted to \$236,300.

Other items included:

- Revenue recognition totaling \$81,800
- Reimbursement from the 2023/2024 Park Millage through Wayne County (\$73,200)
- Grant from Bosch for the BioHealth Pod upgrade (\$8,600).

A motion was made to approve **Resolution #2026-07-21-52** authorizing various Budget Amendments to the FY2026 Budget and Carryforwards.

Motion by: Sandy Groth Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Kim Gaedeke, Chuck Curmi, Sandy Groth, Bob Doroshewitz, John Stewart, Mark Clinton

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed

2. Dell Computer Lease and Microsoft Office 365 Subscription Renewals, *Bob Janks, Director of Information Systems*

Discussion & Action:

Bob Janks – Presented on the need to renew Dell to lease to replace the outdated computers with new computers and to also renew the Microsoft Office 365 subscription.

Sandy Groth - Shared with the Board that there is a policy in place that requires the



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Township to go to bid for technology equipment and that the appropriate process should be followed.

John Stewart – Asked if it was a renewal of the lease for existing computers or if it was to lease new computers.

Bob Janks – Clarified that its to renew the lease with Dell to replace the old desktop computers with new computers under the lease renewal.

A motion was made to approve the renewal of the Township's Dell computer leases consisting of 55 computers for a total 4-year cost not to exceed \$97,000, and to approve the renewal of the Microsoft Office 365 subscription not to exceed a one-year cost of \$47,000.

Motion by: Bob Doroshewitz

Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Kim Gaedeke, Bob Doroshewitz, Mark Clinton, Chuck Curmi, Sandy Groth, John Stewart

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed

3. Courts and Law Enforcement Management Information System (CLEMIS) Authority Agreement, **Resolution #2026-07-21-53**, *Ryan Krebs, Police Lieutenant*

Discussion & Action:

Ryan Krebs – Provided the following explanation:

- Need to enter into a new agreement with the CLEMIS Authority due to structural changes in the organization
- The Township relies heavily on CLEMIS for police, fire, and dispatch services
- Estimated annual cost is about \$39,400, with a potential 5% yearly increase
- Billing will shift from quarterly to a single annual invoice in 2026
- The township will not have voting representation under the agreement
- Request for approval, with signatures required from the Supervisor, Police Chief, and Fire Chief.

A motion was made to approve **Resolution 2026-07-21-53** to adopt the public agency agreement between Charter Township of Plymouth and the CLEMIS Authority.



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Motion by: Sandy Groth Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Chuck Curmi, Kim Gaedeke, John Stewart, Sandy Groth, Mark Clinton, Bob Doroshewitz

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed

4. Memorandum of Understanding Between the Charter Township of Plymouth and First Step, **Resolution #2026-07-21-54**, *James Knittel, Police Chief*

James Knittel – Shared the following with the Board:

- Reviewed the township's four-year partnership with First Step, a nonprofit that supports survivors of domestic violence and criminal sexual conduct.
- Organization provides a number of services, including advocacy, housing, and accommodations for survivors of domestic and sexual violence to safely leave dangerous situations.
- First Step has assisted the township with multiple cases and collaborated on annual reviews and active assailant training for their facilities.
- Provides free officer training, including strangulation awareness, which recently contributed to identifying evidence in a case that led to criminal charges.
- Requested approval of the updated memorandum of understanding to continue the partnership.

A motion was made to approve **Resolution #2026-07-21-54** to adopt the Memorandum of Understanding between the Charter Township of Plymouth and First Step.

Motion by: Sandy Groth Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Chuck Curmi, John Stewart, Sandy Groth, Mark Clinton, Bob Doroshewitz, Kim Gaedeke

Ayes: 6

Nays: 0

Absent: Jen Buckley

Motion passed



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5. Acceptance of Jen Buckley Resignation, *Charles Curmi, Supervisor*

Discussion & Action:

Chuck Curmi – Provided the following comments:

- It was announced that Trustee Jen Buckley submitted her resignation due to moving out of Plymouth Township.
- Residency within the township is required to serve on the Board of Trustees.
- The first step in the statutory appointment process is formally accepting her resignation.

A motion was made that the Board of Trustees accepts the resignation of Jen Buckley from the Charter Township of Plymouth Board of Trustees, effective immediately.

Motion by: Sandy Groth Second by: Mark Clinton

ROLL CALL VOTE:

Ayes: Mark Clinton, Sandy Groth, Bob Doroshewitz, Kim Gaedeke, John Stewart, Chuck Curmi

Ayes: 6

Nays: 0

Excused: Jen Buckley

Motion passed

6. Appointment to Fill the Board of Trustees Vacancy, *Charles Curmi, Supervisor*

Discussion & Action:

Chuck Curmi – Recommended that the Board appoint immediately and not leave the position vacant.

John Stewart – Stated that a majority of local Boards appoint when there is a vacancy and it's within the Board's authority and responsibility to appoint.

Mark Clinton – Preferred to wait and open it up for the public to apply and submit applications for consideration. Had talked with two potential candidates but likely there could be more individuals interested.

Chuck Curmi – Opened it up for any nominations.

A motion was made for the Board of Trustees to appoint Bill Ickes to the Charter Township of Plymouth Board of Trustees, filling the vacancy created by the resignation of Jen Buckley, for the remainder of her term expiring November 20, 2028.



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Motion by: Sandy Groth Second by: John Stewart

ROLL CALL VOTE:

Ayes: Bob Doroshewitz, John Stewart, Chuck Curmi, Kim Gaedeke, Sandy Groth

Nays: Mark Clinton

Ayes: 5

Nays: 1

Absent: Jen Buckley

Motion passed

7. Text Amendments to Articles 14 and 28 – Child Care Center Outdoor Play Areas,
Resolution #2026-07-21-55, Liz Hart, AICP, Township Planner

Discussion & Action:

Liz Hart – Presented the following to the Board:

- Summarized two proposed text amendments to Articles 14 and 28 regarding outdoor play area standards for childcare centers.
- The amendments would replace the existing requirement of 500 square feet per child with a fixed minimum of 3,000 square feet across all applicable zoning districts.
- The change is intended to align the township with state licensing standards and neighboring communities, as the current requirement is significantly more restrictive.
- Explained that the amendment maintains substantial outdoor play space while reducing a zoning barrier that limits new or expanded childcare facilities.
- The proposal originated from a City of Plymouth review of shared ARC District regulations.
- Planning Commission hearings were held on July 15. The Commission recommended approval of the Article 14 amendment (4–3) and unanimously recommended approval of the Article 28 amendment (7–0).
- Noted the amendment does not eliminate outdoor play requirements or alter state regulations.
- Staff also recommend approval.

Chuck Curmi – Asked if the Township is about 2 times more restrictive than the state with this change.

Liz Hart – Yes, the Township is still around double the requirement compared to what the state requires.

John Stewart – Expressed concerns about potential traffic issues if a childcare center was established at the old Rite Aid and believe a traffic study would be good. Noted that



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his wife, Beth, read to the children who attended Primrose in Canton. Having good childcare centers is important.

A motion was made to adopt Resolution #2026-07-21-55, authorizing adoption of text amendments to Zoning Ordinance No. 99, amending Articles 14 and 28 to revise the minimum outdoor play area requirements for childcare centers, as recommended by the Planning Commission.

Motion by: John Stewart Second by: Bob Doroshewitz

ROLL CALL VOTE:

Ayes: Clerk Kim Gaedeke, Supervisor Chuck Curmi, Trustee John Stewart, Treasurer Bob Doroshewitz, Trustee Bill Ikes

Nays: Trustee Mark Clinton, Trustee Sandy Groth,

Ayes: 5

Nays: 2

Motion Passed

G. PUBLIC COMMENT (Limited to 3 Minutes)

Mary Tavarozzi - Expressed concern about the board's handling of Jen Buckley's resignation and lack of transparency with the appointment process.

Chuck Curmi – Commented that state law permits a resignation to be retracted at any time prior to the board's formal acceptance. Once Trustee Buckley moved out of the Township, it prompted her resignation.

Dale Bernhardt - Addressed the board with substantial concerns about data centers considering development within the township. He urged the board to adopt stronger and more comprehensive ordinances, stating that these companies possess considerable financial influence and could potentially exploit existing regulations to the township's detriment. He emphasized that the current moratorium does not provide adequate protection for the community. Dale further noted that although data centers often present themselves as beneficial to local communities, their operations commonly result in adverse impacts. He cited significant issues including noise pollution, excessive water usage, land disruption, and other environmental harms, stressing the need for immediate and decisive regulatory action.

H. BOARD COMMENTS

John Stewart - Expressed appreciation for his colleagues and emphasized the importance of working together. He noted that, despite his experience navigating contentious situations as an attorney and during his six years in the state legislature, some of the most



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challenging has occurred within the Township over the past few years. He encouraged a forward-looking and positive approach.

Kim Gaedeke – Reminded voters that early voting would begin on Saturday, July 25 and run through August 2 at the Township Hall, hours from 9:00 am until 5:00 pm. Encouraged voters who have absentee ballots to drop them at one of the drop boxes located at Township Hall, the Clerk's counter inside Township Hall, or at the drop box at DPW on Port Street. Since the Election is near, it's better to drop the AV ballot versus mailing it. Absentee voters can also bring their ballot to the Early Voting Center and run it through the tabulator. Also, the Clerk's office will be open on Saturday, prior to the August 4, Primary Election from 8:00 am until 4:00 pm.

Mark Clinton – Expressed disappointment in not having the Board consider other candidates especially since he had not heard from Bill Ickes. Noted that he had talked with Joe Reilly and Richard LeBlanc both of whom had reached out and he hoped that they would remain engaged with the community.

Sandy Groth – Requested that Supervisor Curmi take all necessary steps to ensure full compliance regarding the issues at Gold Arbor, noting that the matter has persisted and that current actions are not sufficient. She further stated that additional measures must be taken to fully address the situation.

Treasurer Bob Doroshewitz - Encouraged residents to contact the office if they do not receive their tax bills. Summer tax bills should have been received by July 4, and winter tax bills by December 25. A significant number of bills are periodically returned by the post office marked "invalid address," even when the address is correct. In such cases, the bills are mailed to the same address. Residents were reminded that failure to receive a water bill or tax bill does not remove their responsibility to pay it. Some individuals believe that if a bill is not delivered, payment is not required; however, this is not the case.

Bill Ickes - Expressed appreciation for the opportunity to serve the township, noting the positive experiences working with the Police Department on traffic studies, the Wayne County Commissioner, the Clerk's Office, the Treasurer's Office, and the Board of Trustees. Also apologized for not having connected with Trustee Clinton despite attempting to send an email that did not reach him, stated that he would reach out to Mark.

Chuck Curmi - Reported that the sidewalk replacement program began after delays, with a 25-day completion timeline and a goal of finishing by the end of August. The sidewalk gap project on Ann Arbor Road at the CSX crossing is progressing more slowly than expected due to the discovery of two undocumented storm structures. Several fiber-optic companies will be conducting installations throughout the township, and residents should ensure property restoration is completed properly; the Department of Public Works is coordinating related inquiries. The Request for Proposals for legal services is delayed but expected to be



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issued within two weeks, with a preferred 45-day response period. The next meeting is scheduled for August 25.

I. ADJOURNMENT

A motion was made to adjourn the Plymouth Township Board of Trustees Regular Meeting on July 21, 2026.

Motion by: Bill Ickes Second by: Sandy Groth

Voice vote affirming the meeting be adjourned.

Meeting adjourned at **8:35 PM**.

PLEASE 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 Human Resource Office at 9955 N Haggerty Road, Plymouth, MI 48170; 734-354-3202; Voice/TTY: 844-578-6563 or email: mirelay@hamiltonrelay.com (Michigan Relay Services).

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