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

Tuesday, May 13, 2014  
7:00 PM



- A. CALL TO ORDER** at \_\_\_\_\_ **P.M.**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG**
- C. ROLL CALL:** Kay Arnold \_\_\_\_\_, Nancy Conzelman \_\_\_\_\_, Chuck Curmi \_\_\_\_\_,  
Bob Doroshewitz \_\_\_\_\_, Ron Edwards \_\_\_\_\_, Mike Kelly \_\_\_\_\_,  
Richard Reaume \_\_\_\_\_

**D. APPROVAL OF AGENDA**

Regular Meeting - Tuesday, May 13, 2014

**E. APPROVAL OF CONSENT AGENDA**

**E.1 Approval of Minutes:**

Special Meeting - Tuesday, April 15, 2014  
Regular Meeting, Tuesday, April 15, 2014

**E.2 Acceptance of Utility Easements:**

**E.3 Acceptance of Communications, Resolutions, Reports:**

FOIA Report - April 2014  
Building Department Report - April 2014  
Plymouth Canton Community Schools Millage Announcement

**E.4 Approval of Township Bills:**

		<b>Year 2014</b>
General Fund	(101)	\$802,070.07
Solid Waste Fund	(226)	101,490.62
Improvement Revolving Fund (Capital Projects)	(246)	13,870.79
Drug Forfeiture Fund	(265)	11,083.85
Golf Course Fund	(510)	5,495.11
Water and Sewer Fund	(592)	579,598.74
Trust and Agency Fund	(701)	14,842.90
Police Bond Fund	(702)	8,656.00
Tax Fund	(703)	-0-
Special Assessment Fund	(805)	346,706.65
<b>Total:</b>		<b>\$1,883,814.73</b>

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

Tuesday, May 13, 2014  
7:00 PM



**F. PUBLIC COMMENTS AND QUESTIONS**

**G. PUBLIC HEARING**

- 1) Fiber Technologies Networks LLC Metro Act Permit Application
- 2) Ridgewood Drive Special Assessment Paving District 177 –  
**Resolution 2014-05-13-18**
- 3) Country Acres Nos. 1-3 Special Assessment Paving District 178 –  
**Resolution 2014-05-13-19**

**H. COMMUNITY DEVELOPMENT**

- 1) Request for Board Action - Application 2136 Rezoning of Property Along Ann Arbor Road - DFCU
- 2) Request for Board Action - Application 2076 Plymouth Estates Condominiums (Rolling Oaks) – Approval of Final Condominium Subdivision Plan

**I. UNFINISHED BUSINESS**

**J. NEW BUSINESS**

- 1) Request for Board Action - Support House Bill 5179 - Transfer Western Wayne Correctional Facility (DEHOCO) Prison Site to Land Bank Fast Track Authority  
**Resolution 2014-05-13-20**
- 2) Request for Board Action - Approve Fireworks Display Permit
- 3) Request for Board Action - Approve 1st Reading of Amendment 7 to Ordinance 1016 - Medical Marijuana Act Moratorium
- 4) Request for Board Action - Revise Comprehensive Fee Schedule - Water and Sewer Rates

**K. SUPERVISOR AND TRUSTEE COMMENTS**

**L. PUBLIC COMMENTS**

**M. ADJOURNMENT**

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

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, APRIL 15, 2014  
5:30 p.m.**

Supervisor Reaume called the meeting to order at 5:30 p.m.

**MEMBERS PRESENT:** Richard Reaume, Supervisor  
Nancy Conzelman, Clerk  
Robert Doroshewitz, Trustee  
Ron Edwards, Treasurer  
Kay Arnold, Trustee

**ABSENT:** Charles Curmi, Trustee, Excused  
Michael Kelly, Trustee, Excused

**OTHERS PRESENT:** Amy Hammye, Deputy Treasurer  
Michelle Lozier, Deputy Clerk  
Alice Geletzke, Recording Secretary  
0 Members of the public

**D. APPROVAL OF AGENDA**

Special Meeting – Tuesday, April 15, 2014

Moved by Ms. Conzelman and seconded by Ms. Arnold to approve the agenda for the Board of Trustees regular meeting of April 15, 2014 as presented. Ayes all.

**E. CLOSED SESSION:**

At 5:31 p.m., Ms. Conzelman moved that a closed session be called for purposes of discussing pending litigation, a permissible purpose under the Michigan Open Meeting Act, Public Act No. 267, Article 15.268, Section 8 (e). Seconded by Ms. Arnold. Ayes all on a roll call vote.

Mr. Curmi and Mr. Kelly arrived to attend the closed session.

At 7:01 p.m. p.m., Mr. Edwards moved to return to open session. Seconded by Mr. Kelly. Ayes all on a roll call vote.

It was moved by Mr. Reaume and seconded by Ms. Conzelman that the Township issue an RFQ for the 323 acres at the intersection of Five Mile and Ridge Road. Ayes all.

Moved by Mr. Doroshewitz and seconded by Mr. Curmi to approve the recommendation of Attorney Rosati offered in closed session. Ayes all.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
SPECIAL MEETING  
TUESDAY, APRIL 15, 2014  
5:30 p.m.**

**F. ADJOURNMENT**

Moved by Mr. Edwards and seconded by Mr. Curmi to adjourn the meeting at 7:02 p.m. Ayes all.

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Nancy Conzelman, Township Clerk

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

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

Supervisor Reaume called the meeting to order at 7:08 p.m. and led in the Pledge of Allegiance to the Flag.

**MEMBERS PRESENT:** Richard Reaume, Supervisor  
Nancy Conzelman, Clerk  
Ron Edwards, Treasurer  
Kay Arnold, Trustee  
Charles Curmi, Trustee  
Michael Kelly, Trustee  
Robert Doroshewitz, Trustee

**ABSENT:** None

**OTHERS PRESENT:** Patrick Fellrath, Director of Public Utilities  
Mark Lewis, Chief Building Official  
Thomas Tiderington, Police Chief  
Mark Wendel, Fire Chief  
Timothy Cronin, Township Attorney  
Thomas Dohr, Spalding DeDecker Associates  
Amy Hammye, Deputy Treasurer  
Michelle Lozier, Deputy Clerk  
Alice Geletzke, Recording Secretary  
36 Members of the Public

**D. APPROVAL OF AGENDA**

Regular Meeting - Tuesday, April 15, 2014

Moved by Mr. Edwards and seconded by Ms. Arnold to approve the agenda for the Board of Trustees regular meeting of April 15, 2014 with the removal of Item J. 15, Request for Board Action – CRESA, and Item J.16, Request for Board Action – Recreation Survey. Ayes all.

**E. APPROVAL OF CONSENT AGENDA**

**E.1 Approval of Minutes:**

Regular Meeting - March 18, 2014

**E.2 Acceptance of Utility Easements:**

**E.3 Acceptance of Communications, Resolutions, Reports:**

Michigan Tax Tribunal Report First Quarter 2014  
Building Department - March, 2014  
Fire Department - March, 2014  
FOIA Report - March, 2014

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

**E.4 Approval of Township Bills**

		<b>Year 2014</b>
General Fund	(101)	\$ 859,931.06
Solid Waste Fund	(226)	95,696.18
Improvement Revolving Fund (Capital Projects)	(246)	97,397.90
Drug Forfeiture Fund	(265)	73,399.18
Golf Course Fund	(510)	3,223.62
Water and Sewer Fund	(592)	671,467.42
Trust and Agency Fund	(701)	10,988.00
Police Bond Fund	(702)	13,803.00
Tax Fund	(703)	-0-
Special Assessment Fund	(805)	924.25
<b>Total:</b>		<b>\$ 1,826,830.61</b>

Moved by Ms. Conzelman and seconded by Ms. Arnold to approve the consent agenda for the Board of Trustees meeting of April 15, 2014 as presented. Ayes all.

**F. PUBLIC COMMENTS AND QUESTIONS**

Supervisor Reaume invited any members of the public who wished to address the Board to do so at this time.

**G. PUBLIC HEARING**

- 1) Fibertech MetroAct Permit Application - Schedule Date for Public Hearing for May 13, 2014

This item was informational for Board members.

- 2) Woodlore South Public Hearing of Assessment - **Resolution 2014-04-15-13**

Mr. Hiltz or Orchard, Hiltz & McCliment, Inc., addressed the Board and answered questions regarding confirmation of the assessment roll for this district.

Mr. Reaume opened the public hearing at 7:42 p.m.

A resident of the assessment district asked if final details of the work to be done could be viewed and was informed that the bid package with this information is available in the Clerk's office.

There being no further public comment, Mr. Reaume closed the public hearing at 7:45 p.m.



**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

Moved by Mr. Curmi and seconded by Ms. Arnold to approve Resolution 2014-04-15-13 establishing the Woodlore South Paving District confirming the Assessment Roll as presented subject to providing a thirty (30) day period to permit any person having interest in the real property to file a written appeal of the Special Assessment with the Michigan Tax Tribunal. Ayes all on a roll call vote.

A copy of the Resolution is on file in the Clerk's office for public perusal.

**H. COMMUNITY DEVELOPMENT**

**I. UNFINISHED BUSINESS**

**J. NEW BUSINESS**

- 1) Request for Board Action - Approve Appointments to the Planning Commission 2014

The length of terms for reappointment will allow an equal number (two) terms expiring each year now that the Planning Commission consists of seven members rather than nine.

Moved by Ms. Arnold and seconded by Mr. Edwards to approve the appointment of Dennis Cebulski to the Planning Commission for a one (1) year term expiring June 30, 2015 and appoint Kendra Barberena and Keith Postell to the Planning Commission for three (3) year terms expiring June 30, 2017. Ayes all.

- 2) Request for Board Action - Award Contract and Approve Resolution Scheduling Public Hearing of Assessment for Country Acres of Plymouth Nos. 1-3 Special Assessment District – **Resolution 2014-04-15-15**

Moved by Mr. Edwards and seconded by Mr. Kelly that the contract for the Country Acres of Plymouth Nos.1, 2, & 3 SAD Project be conditionally awarded to Galui Construction, Inc., in the amount of \$683,320.00, contingent upon the passage of the Hearing of Assessment, subject to the thirty (30) day appeal process. Further, it was moved to approve Resolution 2014-04-15-15, scheduling a Hearing of Assessment for the Country Acres of Plymouth Nos. 1, 2 & 3 SAD Project for May 13, 2014. Ayes all on a roll call vote.

A copy of the Resolution is on file in the Clerk's office for public perusal.

- 3) Request for Board Action - Award Contract and Schedule Public Hearing of Assessment for Ridgewood Drive Special Assessment District - **Resolution 2014-04-15-16**

Moved by Mr. Curmi and seconded by Ms. Conzelman that the contract for the Ridgewood Drive SAD Project be conditionally awarded to Pavex Corporation in the amount of \$182,608.10, contingent upon the passage of the Hearing of Assessment, subject to the thirty (30) day appeal process. Further it was moved to approve Resolution 2014-04-15-16, scheduling the Hearing of

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

Assessment for the Ridgewood Drive SAD Project for May 13, 2014. Ayes all on a roll call vote.

A copy of the Resolution is on file in the Clerk's office for public perusal.

**4) Request for Board Action - Award Contract for Imprelis Tree Replacement Project**

A representative of Owen Tree Services addressed the Board regarding their arborist advice to the Township.

Moved by Mr. Kelly and seconded by Mr. Edwards to award the Tree Removal and Replacement Contract to Crimboli Nursery, Inc., in the amount of \$24,500.00 and to authorize the execution of the contract documents by the Supervisor and Clerk. Ayes all.

**5) Request for Board Action - Award Architectural Services for Amphitheatre**

After lengthy discussion on whether plans for the amphitheater should proceed, Mr. Reaume moved to limit further discussion on the matter to an additional five minutes. Seconded by Ms. Conzelman.

AYES: Arnold, Conzelman, Reaume, Doroshewitz, Edwards, Kelly  
NAYS: Curmi

Motion carried.

A representative of the architectural firm of Beckett and Raeder, Inc. addressed the Board regarding their work in other communities.

Moved by Mr. Reaume and seconded by Mr. Edwards to approve the award to Beckett and Raeder, Inc., for architectural services for the new park amphitheater in the amount of \$29,800, and authorize the Supervisor and Clerk to sign the agreement.

AYES: Reaume, Edwards, Conzelman, Arnold  
NAYS: Curmi, Doroshewitz, Kelly

Motion carried.

**6) Request for Board Action - QVF Server Upgrade Grant Agreement**

Ms. Conzelman explained the upgrade to be received from the State of Michigan, the cost of which will be covered entirely by HAVA funds.

Moved by Ms. Conzelman and seconded by Ms. Arnold to approve the QVF server upgrade from the State of Michigan and authorize the Clerk to sign the Qualified Voter File (QVF) Oracle/Equipment Upgrade Project Grant Agreement. Ayes all.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

**7) Request for Board Action - Approve Planning Commission Compensation**

The recommendation is to increase the per meeting compensation to \$150 for the Chairman and to \$140 for the commissioners.

Moved by Ms. Arnold and seconded by Ms. Conzelman to approve the increase in compensation for the Planning Commission as presented above. Ayes all.

**8) Request for Board Action - Approve Election Worker Compensation**

The recommendation is to increase the per election fees as follows:

Election Inspector	\$165.00
Precinct Chairman	25.00
Precinct Co-Chairman	25.00
Training	25.00
Receiving Board	15.00 per hour

Moved by Mr. Kelly and seconded by Ms. Arnold to approve the increase in compensation for the Election Inspectors as presented. Ayes all.

**9) Request for Board Action - Approve Board of Review Compensation**

The recommendation is to increase each member's per meeting compensation to \$140 per meeting.

Moved by Mr. Reaume and seconded by Ms. Conzelman to increase the compensation for the Board of Review members as presented above. Ayes all.

**10) Request for Board Action - Approve Civil Service Commission Compensation**

Recommended is an increase to \$100 per meeting, per member.

Moved by Mr. Reaume and seconded by Mr. Edwards to approve the increase in compensation for the Civil Service Commission members as presented above. Ayes all.

**11) Request for Board Action - Approve Zoning Board of Appeals Compensation**

Recommended is \$100 per meeting.

Moved by Mr. Reaume and seconded by Mr. Kelly to approve the increase in compensation for the Zoning Board of Appeals members as presented above.

AYES: Reaume, Arnold, Conzelman, Edwards, Curmi

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

NAYS: Doroshewitz, Kelly

- 12) Request for Board Action - Approve Amended 2014 General Fund Budget –  
Resolution 2014-04-15-14**

Mr. Edwards explained the changes included.

Moved by Mr. Edwards and seconded by Ms. Conzelman to approve Resolution 2014-04-15-14 adopting the Amended General Fund Budget for 2014 as presented. Ayes all on a roll call vote.

A copy of the Resolution is on file in the Clerk's office for public perusal.

- 13) Request for Board Action - Approve 2014 State Forfeiture Fund Budget –  
Resolution 2014-04-15-17**

Mr. Edwards explained this recommendation of Plante and Moran, our auditors, to have separate Funds for State and Federal drug forfeiture funds.

Moved by Mr. Edwards and seconded by Ms. Conzelman to approve Resolution 2014-04-15-17 adopting the 2014 State Forfeiture Fund Budget. Ayes all on a roll call vote.

A copy of the Resolution is on file in the Clerk's office for public perusal.

- 14) Request for Board Action - EVIP Award Submission**

Moved by Mr. Doroshewitz and seconded by Mr. Curmi to endorse and support the submission of the EVIP application as is that indicates that the Township was working with the PARC Committee, a collaboration of City, Township and School District, to repurpose the middle school and that an initial team of community leaders, policy makers, sports teams and residents came together at a public meeting to explore this joint authority.

AYES: None

NAYS: All

Motion defeated.

**K. SUPERVISOR AND TRUSTEE COMMENTS**

- 1) Supervisor Comments - Historical Document regarding date Plymouth Township became a Charter Township.

**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014**

**PROPOSED MINUTES**

During Trustee Comments, the following community announcements were made:

There is an Easter Egg Hunt being held in Township Park under Lions Club sponsorship Saturday at 10 a.m.

Household Hazardous Waste Day will be held on Saturday, May 10, at Compuware between 9 a.m. and 1:30 p.m. for township residents. It was noted that document shredding will be available.

**L. PUBLIC COMMENTS**

Supervisor Reaume invited any members of the public who wished to address the Board to do so at this time.

**M. ADJOURNMENT**

Moved by Ms. Arnold and seconded by Ms. Conzelman to adjourn the meeting at 10:04 p.m. Ayes all.

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Nancy Conzelman, Township Clerk

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**CHARTER TOWNSHIP OF PLYMOUTH  
BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, APRIL 15, 2014  
  
PROPOSED MINUTES**

# FOIA Monthly Report

Run Date: 05/07/2014 1:54 PM

Create Date	Company Name	Customer Full Name	Type of Information Requested	Amount of Payment
4/10/2014		Gary Rembisz	Other	
4/14/2014	Kerr, Russell and Weber, PLC	Mr. Edward Cutlip	Other	
4/16/2014		Mr Duane Zantop	Other	
4/17/2014		Mr Duane Zantop	Other	
4/21/2014		Mr Duane Zantop	Accounting Records	2.00
4/16/2014	Kerr, Russell and Weber, PLC	Mr. Edward Cutlip	Other	
4/4/2014	Sachs Waldman	Darryl Hutchins	EMS Report	1.00
4/10/2014		Jeffrey Danzig	EMS Report	2.50
4/16/2014	Applied Environmental	Justin Hajduk	Fire Report	
4/23/2014	Performance Staging Inc.	Marty Cardamone	Other	2.00
4/28/2014	PM Environmental	Staff Researcher A.M. Turse	Fire Report	
4/16/2014		Mr. Richard Sharland	Other	
4/17/2014		Mr Duane Zantop	Other	
4/21/2014		Mr. Bob Doroshewitz	Other	
4/30/2014		Mr. Bob Doroshewitz	Other	

Total Requests: 15

Total Dollars: 7.5

**CHARTER TOWNSHIP OF PLYMOUTH**  
**DEPARTMENT OF BUILDING & CODE ENFORCEMENT**



**MONTHLY REPORT**

**April  
2014**



# Building Department 2014

<u>Classification</u>	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	2014 Totals
<b>Total Building Permits</b>	40	33	51	106									230
<b><u>Trade Permits</u></b>													
Electrical	28	13	26	22									89
Mechanical	51	31	27	39									148
Plumbing	15	12	19	19									65
<b>Total Trade Permits</b>	<b>134</b>	<b>89</b>	<b>123</b>	<b>186</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>532</b>
<b><u>Miscellaneous</u></b>													
Special Inspections	0	1	0	0									1
Temp Certificate of Occupancy	1	0	0	0									1
Re-Occupancy	1	0	1	1									3
Plan Review	6	7	7	16									36
ZBA	0	0	1	0									1
Re-inspection fees	11	3	10	7									31
Vacant Land Resigtration	2	0	0	3									5
<b>Total Miscellaneous</b>	<b>21</b>	<b>11</b>	<b>19</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>78</b>
<b><u>Application Fee's</u></b>													
Electrical	24	11	22	21									78
Mechanical	53	27	25	36									141
Plumbing	10	11	17	16									54
<b><u>License &amp; Registration</u></b>													
Builders	5	1	3	4									13
Electrical	8	6	5	10									29
Mechanical	11	7	8	13									39
Plumbing	2	5	5	6									18
<b>Total Misc/License/Application</b>	<b>134</b>	<b>79</b>	<b>104</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450</b>
<b>Grand Total</b>	<b>268</b>	<b>168</b>	<b>227</b>	<b>319</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>982</b>
<b><u>Staffing Levels</u></b>													
Chief Building Official	1	1	1	1									
Part Time Building Inspector	1	1	1	0									
Full Time Ordinance Officer	1	1	1	1									
Full Time Admin Assistant	1	1	1	1									

## New Commerical Building for 2014

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

-

## New Commercial Additions/Alterations for 2014

Company Name	Property Address	Type of Work	Construction Value	Status	Month
Johnson Controls	49200 Halyard	Interior remodel	7,000	Issued	January
Federal Mogul	47001 Port ST	Remodel lab	32,700	Issued	January
Globe Tech LLC	40300 Plymout RD	Press machine	36,000	Issued	February
Johnson Controls	47700 Halyard	interior wall addition	6,500	Issued	February
Johnson Controls	45000 Helm	Breezway door	2,287	Issued	February
Great Lake Gear Technologies	9305 Lilley	Tenant finish	8,000	Issued	March
TGR Technical Center	47050 Port ST	Crash sled	1,500,000	Issued	March
Federal Mogul	44099 Plymouth Oaks	Tenant finish	48,700	Issued	March
Phenix Salon	44433 Ann Arbor	Tenant finish	225,000	Issued	March
Federal Mogul	47001 Port ST	Lab remodel	121,480	Issued	March
Mobis	9071 Haggerty RD	Tenant finish	380,000	Issued	April
Enterprises Development	45053 Five Mile	Waterproofing	13,500	Issued	April
Sikh Foundation	40600 Schoolcraft	Flag Pole	3,600	Issued	April
Gatco Inc	42330 Ann Arbor Rd	Parking lot	82,000	Issued	April
Humanetics	47460 Galleon	Remodel	80,000	Issued	April
Brembo Brakes	47765 Halyard	Remodel	98,000	Issued	April
Peak Wealth Management	41011 Ann Arbor RD	Tenant finish	2,000	Issued	April
White Line Express	1285 Mill	Tenant finish	15,000	Issued	April
Materialise	44650 Helm CT	Parking lot	90,000	Issued	April
Johnson Controls	45000 Helm	14 offices	78,000	Issued	April
Bosch Corporation	15000 Haggerty	Interior remodel	84,000	Issued	April

<u>Company Name</u>	<u>Property Address</u>	<u>Type of Work</u>	<u>Construction Value</u>	<u>Status</u>	<u>Month</u>
Total Construction Value			2,906,767		
Grand Total Construction Value			<u>2,906,767</u>		

## Residential Housing 2014

### Single Family Detached

	Total # <u>Buildings</u>	Total # <u>Dwelling</u>	Total Value <u>Construction</u>	Total Square Feet <u>Feet</u>
January	0			
February	1	1	257,000	2724
March	0			
April	1	1	400,000	3460
May				
June				
July				
August				
September				
October				
November				
December				
<b>Totals</b>	<b>2</b>	<b>2</b>	<b>\$ 657,000</b>	<b>6,184</b>

### Single Family Attached (Townhouses/ Row Houses)

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

### Two-Family Buildings (Duplex)

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

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

	Total # <u>Buildings</u>	Total # <u>Dwelling</u>	Total Value <u>Construction</u>	Total Square Feet <u>Feet</u>
January	0			
February	0			
March	0			
April	1	6	1,020,222	11,100
May	0			
June	0			
July	0			
August	0			
September	0			
October	0			
November	0			
December	0			
<b>Totals</b>	<b>1</b>	<b>6</b>	<b>\$ 1,020,222</b>	<b>11,100</b>

	Total # <u>Buildings</u>	Total # <u>Dwelling</u>	Value <u>Construction</u>	Square Feet <u>Feet</u>
<b>Totals all categories</b>	<b>3</b>	<b>8</b>	<b>\$ 1,677,222</b>	<b>17,284</b>

**Revenue Report**

From: 04/01/2014 To: 04/30/2014

Generated: 05/06/2014

<b>Unit Totals</b>	<b>Records</b>	<b>Revenue</b>
<b>Total</b>	189	63,493.50

<b>Record Type Total</b>	<b>Records</b>	<b>Revenue</b>
Enforcement	3	300.00
Permit	186	63,193.50
<b>Total</b>	189	63,493.50

<b>Enforcement Record Type Totals</b>	<b>Records</b>	<b>Revenue</b>
vacant bld - res	3	300.00
<b>Total</b>	3	300.00

<b>Permit Record Type Totals</b>	<b>Records</b>	<b>Revenue</b>
Building	106	49,985.00
Electrical	22	3,852.00
Mechanical	39	7,754.00
Plumbing	19	1,602.50
<b>Total</b>	186	63,193.50

**Certificates of Occupancy  
Issued for the Month of April 2014**

05/06/14

Date Issued	Address	Owner Name	Permit #
Apr 9, 2014	41011 Ann Arbor RD	Peak Wealth Management	PB14-0126
Apr 18, 2014	14855 GALLEON DR	Cybertech Inc	PB14-0092
Apr 21, 2014	11636 FRANCIS	Sale, Russell	PB12-0436

***Occupancies Found: 3***

Certificates of Occupancy and Re-Occupancy  
Plymouth Township  
April 2014\*  
WTUA

Address	Business Name	Business	Type of work	Business Forms Given Out	
				Yes	No
41011 Ann Arbor RD	Peak Wealth Management	New tenant	Financial Planning	X	
14855 Galleon DR	Cybertech Inc	Re-occupancy	IT, Engineering, Staffing	X	

05/07/14

**Enforcement List Vacant Properties****VACANT BLD - RES**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
41681 ANN ARBOR TR	R-78-060-99-0005-000		07/08/09	Insp. Scheduled	
43916 JOY RD	R-78-059-03-0216-000		07/07/09	Recv'd Registration	
11677 FRANCIS	R-78-027-01-0129-000	Westfall, Carolyn	04/09/10	Insp. Completed	09/20/10
42405 HAMMILL	R-78-017-03-0048-301		08/05/10	Recv'd Registration	03/13/14
40651 FIVE MILE	R-78-022-99-0002-001		09/16/10	No Violation	09/16/10
40651 FIVE MILE	R-78-022-99-0002-001		09/20/10	No Violation	09/20/10
40651 FIVE MILE	R-78-022-99-0002-001		11/16/10	No Violation	11/17/10
42035 CLEMONS	R-78-020-02-0078-000	Safeguard Properties	05/31/11	Recv'd Registration	
42036 MICOL	R-78-060-01-0029-700	Dennis Eaton	06/09/11	Violation Issued	
12395 WHITE TAIL CT	R-78-039-03-0060-000		06/10/11	Recv'd Registration	
49471 PINE RIDGE CT	R-78-045-01-0015-000		07/14/11	Recv'd Registration	
9464 ELMHURST	R-78-059-03-0459-000	Preview Properties PC	09/15/11	Recv'd Registration	11/21/13
9223 BROOKLINE	R-78-059-03-0576-000	Bowers Realty	10/07/11	Recv'd Registration	12/17/13
41443 ANN ARBOR TR	R-78-060-02-0004-000	Barraco TTEE, Frank	10/26/11	Resolved	11/01/11
11626 BUTTERNUT	R-78-027-01-0160-002		10/26/11	Recv'd Registration	01/16/14
13925 RIDGEWOOD	R-78-015-99-0003-000		12/05/11	2nd Notice	01/19/12
8890 NORTHERN	R-78-059-03-0136-000	Rowe, Kimberly W	01/13/12	Recv'd Registration	



**Enforcement List Vacant Properties****VACANT BLD - RES**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
46021 ANN ARBOR TR	R-78-036-99-0011-000	Ritchie, Craig & Joyce	03/09/12	Recv'd Registration	
9024 TAVISTOCK	R-78-066-01-0111-000	BAC Field Services Corp	04/06/12	Recv'd Registration	
8816 BROOKLINE	R-78-059-03-0510-003	Coldwell Banker Real Estate	04/27/12	Recv'd Registration	09/12/12
11666 HAGGERTY	R-78-027-01-0012-000		05/07/12	Recv'd Registration	07/26/13
8810 ELMHURST	R-78-059-03-0413-002		05/23/12	Insp. Scheduled	11/08/13
46821 STRATHMORE	R-78-055-02-0007-000		07/19/12	Recv'd Registration	
9400 S MAIN	R-78-061-01-0003-000		08/07/12	2nd Notice	
8816 BROOKLINE	R-78-059-03-0510-003	Coldwell Banker Real Estate	08/22/12	Recv'd Registration	11/21/13
41462 ANN ARBOR TR	R-78-030-99-0028-000	McMichael, Carol	08/22/12	Recv'd Registration	
48011 ST ANDREWS SQUARE	R-78-037-02-0013-000	Safeguard Prperties	02/19/13	Recv'd Registration	
9440 NORTHERN	R-78-059-03-0167-000	Baczlo Properties, LLC	03/21/13	Recv'd Registration	
9094 NORTHERN	R-78-059-03-0148-000	M & M Mortgage Services	05/10/13	Recv'd Registration	
14667 GARLAND	R-78-018-02-0021-000		05/31/13	Violation Issued	
41165 FIVE MILE	R-78-017-02-0550-000	Andrew Hargreaves-Coldwell Ba	07/12/13	Recv'd Registration	
49567 DONOVAN BLVD	R-78-041-03-0041-000	Safeguard Properties	07/18/13	Recv'd Registration	
11666 HAGGERTY	R-78-027-01-0012-000		07/18/13	Recv'd Registration	
9610 SHEARSON CT	R-78-053-01-0430-000	ReMax Classic Novi	07/25/13	Recv'd Registration	
11708 PACIOCCO CT	R-78-040-99-0010-702	Miller, Reed	08/05/13	Recv'd Registration	

**Enforcement List Vacant Properties****VACANT BLD - RES**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
11432 MONA CT	R-78-064-04-0210-000	Five Brothers	08/13/13	Recv'd Registration	
9464 ELMHURST	R-78-059-03-0459-000	Preview Properties PC	08/21/13	Recv'd Registration	
40816 NEWPORTE DR	R-78-065-02-0179-000		08/28/13	Recv'd Registration	
8816 BROOKLINE	R-78-059-03-0510-003	Coldwell Banker Real Estate	08/29/13	Recv'd Registration	
9464 NORTHERN	R-78-059-03-0169-000		09/17/13		
40651 FIVE MILE	R-78-022-99-0002-001		10/15/13	Recv'd Registration	
50550 COTTONWOOD CT	R-78-042-03-0029-000	Triple Q INC	10/17/13	Recv'd Registration	03/24/14
9130 REDBUD	R-78-061-04-0054-000	HUD/ IEI-Tidewater JV	10/22/13	1st Reg ltr sent	
51077 PLYMOUTH RIDGE DR	R-78-047-01-0230-000	Safeguard Prperties	10/23/13	Recv'd Registration	
42141 LAKELAND CT	R-78-017-01-0002-311	Desautel, Steven (Trustee)	10/28/13	Recv'd Registration	
46643 ANN ARBOR TR	R-78-035-99-0006-006	National Field Network	10/28/13	Recv'd Registration	
9229 HILLCREST	R-78-051-02-0002-000	Brad Lewis General Contracting	10/28/13	Insp. Scheduled	
9090 SHELDON	R-78-059-03-0630-002		11/01/13	Violation Issued	
8810 ELMHURST	R-78-059-03-0413-002		11/08/13	1st Reg ltr sent	
9423 CORINNE	R-78-059-03-0082-000	Citi Mortgage INC	11/12/13	2nd Notice	
42052 FIRWOOD	R-78-060-01-0018-000	Federal Home Loan Mortgage Co	11/21/13	Insp. Scheduled	
9464 ELMHURST	R-78-059-03-0459-000	Preview Properties PC	11/27/13	Recv'd Registration	
41451 CRABTREE LN	R-78-017-02-0521-000		11/27/13	Recv'd Registration	

05/07/14

**Enforcement List Vacant Properties****VACANT BLD - RES**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
48149 COLONY FARM CIR	R-78-052-05-0027-000	National Field Representatives	12/09/13	Recv'd Registration	
9423 CORINNE	R-78-059-03-0082-000	Citi Mortgage INC	12/17/13	Violation Issued	
8810 ELMHURST	R-78-059-03-0413-002		01/13/14	2nd Notice	
42032 FIRWOOD	R-78-060-01-0020-000	Bilgar Properties LLC	01/13/14	Insp. Scheduled	
9130 REDBUD	R-78-061-04-0054-000	HUD/ IEI-Tidewater JV	01/14/14	Recv'd Registration	
44424 JOHN ALDEN	R-78-032-01-0001-001		02/12/14	Insp. Completed	02/12/14
9423 CORINNE	R-78-059-03-0082-000	Citi Mortgage INC	03/25/14	2nd Reg ltr sent	
42052 FIRWOOD	R-78-060-01-0018-000	Federal Home Loan Mortgage Co	03/25/14	1st Reg ltr sent	
50902 RICHARD DR	R-78-042-04-0046-000		03/27/14	1st Reg ltr sent	
9094 NORTHERN	R-78-059-03-0148-000	M & M Mortgage Services	04/14/14	Recv'd Registration	
9139 BRIARWOOD DR	R-78-066-02-0042-000	Can You Say Sold Realty	04/16/14	Recv'd Registration	
48011 ST ANDREWS SQUARE	R-78-037-02-0013-000	Safeguard Prperties	04/18/14	Recv'd Registration	
44424 JOHN ALDEN	R-78-032-01-0001-001		04/30/14	1st Reg ltr sent	
13925 RIDGEWOOD	R-78-015-99-0003-000		04/30/14	2nd Notice	
9229 HILLCREST	R-78-051-02-0002-000	Brad Lewis General Contracting	04/30/14	Recv'd Registration	
9464 NORTHERN	R-78-059-03-0169-000		04/30/14	1st Reg ltr sent	

**Records: 69**

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05/07/14

**Enforcement List Vacant Properties**

**VACANT BLD- COM**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
1303 ANN ARBOR RD	R-78-059-03-0042-000	Gregg Shoner (Trustee)	07/07/09	Recv'd Registration	01/04/12
40347 ANN ARBOR RD	R-78-066-99-0001-001	Newman Family Trust	07/07/09	Violation Issued	04/11/13
14556 JIB	R-78-009-03-0096-002	Elizabeth Stanaj	07/07/09	Recv'd Registration	
41220 JOY RD	R-78-065-99-0011-005	Cassidy Turly Midwest INC	02/10/12	Resolved	02/21/13
40700 ANN ARBOR RD	R-78-064-03-0154-000	Fitness International, LLC	03/25/13	Recv'd Registration	

**Records: 5**

Page: 1

05/07/14

**Enforcement List Vacant Properties**

**VACANT PROP - COM**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
0 JOY RD	R-78-061-99-0026-001	Bruce Gould	07/07/09	Recv'd Registration	05/07/10
0 JOY RD	R-78-061-99-0027-001	Bruce Gould	07/07/09	Violation Issued	06/14/11
0 ANN ARBOR RD	R-78-054-99-0015-000	Shari Lightston, Trustee	07/07/09	Recv'd Registration	

**Records: 3**

Page: 1

05/07/14

**Enforcement List Vacant Properties**

**VACANT PROP - RES**

Address	Sid-well Number	Responsible Party	Date of Enforcement Action	Status Of Enforcement	Date Enforcement Closed
0 Greystone Blvd	R-78-064-99-0022-701	Biondo Design & Building LLC	07/07/09	1st Reg ltr sent	
0 BECK RD	R-78-040-99-0008-000	Marcus Raymond	07/07/09	1st Reg ltr sent	06/14/11
39564 ANN ARBOR TR	R-78-063-02-0014-000	Allen, Justin	05/09/12	1st Reg ltr sent	01/02/13
11677 FRANCIS	R-78-027-01-0129-000	Westfall, Carolyn	08/06/12	Recv'd Registration	
9400 S MAIN	R-78-061-01-0003-000		08/07/13	Violation Issued	11/21/13
0 ANN ARBOR RD	R-78-054-99-0015-000	Shari Lightston, Trustee	08/07/13	2nd Notice	03/28/14
9464 NORTHERN	R-78-059-03-0169-000		10/14/13	Violation Issued	

**Records: 7**

Page: 1

# PLYMOUTH-CANTON

Community • Schools

Michael J. Meissen, Ph.D., Superintendent  
454 S. Harvey Street • Plymouth, Michigan 48170  
(734) 416-3049 • FAX (734) 416-4932

April 30, 2014

Delphine Oden, Director  
Coleman A. Young Municipal Center  
2 Woodward Ave., Room 502  
Detroit, MI 48226

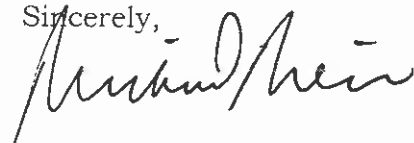
Dear Ms. Oden:

This letter is to advise you that at their meeting on April 15, 2014, the Plymouth-Canton Community Schools Board of Education officially voted to move forward with a millage proposition at a special election on August 5, 2014.

Attached is the certified copy of the ballot proposition language approved by the Board of Education at that meeting. Please note that the ballot language in Exhibit A was "tweaked" after the Board adopted the resolution, therefore, please use the ballot language that was sent to you in my e-mail of April 29.

Please know that Plymouth-Canton Community Schools appreciates all of your work in conducting our elections.

Sincerely,



Michael J. Meissen, Ph.D.  
Superintendent of Schools

MM/la

## Attachments

- c: Terry Bennett, Canton Township
- Nancy Conzelman, Plymouth Township
- Sue Hillebrand, Northville Township
- Linda Langmesser, City of Plymouth
- David Phillips, Superior Township
- David Trent, Salem Township

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MEMBERS OF THE BOARD OF EDUCATION  
John Barrett • Kim Crouch • Adrienne Davis • Mark Horvath  
Mike Maloney • Judy Mardigian • Sheila Paton

**CERTIFICATION OF BALLOT PROPOSITION**

TO: Cathy Garrett, Wayne County Clerk (Election Coordinator)

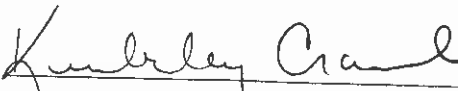
Terry Bennett, Canton Township Clerk  
Nancy Conzelman, Plymouth Township Clerk  
Sue Hillebrand, Northville Township Clerk  
Linda Langmesser, City of Plymouth Clerk  
David Phillips, Superior Township Clerk  
David Trent, Salem Township Clerk

In compliance with Public Act 116, Public Acts of Michigan, 1954, as amended (the "Act"), attached is a certified copy of the ballot proposition language approved by the Board of Education to be placed before the voters at a special election to be held on Tuesday, August 5, 2014.

Pursuant to the Act, a summary of the ballot proposition and an address where the full text of the proposition may be obtained must be included in the registration and election notices.

Please provide us with a proof copy of the ballot proposition language before publishing the ballots.

Dated: 4-23-2014

By:   
Secretary, Board of Education



Plymouth-Canton Community Schools, Wayne and Washtenaw Counties, Michigan (the "District").

A regular meeting of the board of education (the "Board") of the District was held in the E. J. McClendon Educational Center, in the District on Tuesday, the 15<sup>th</sup> day of April, 2014, at 7:00 o'clock in the evening.

The meeting was called to order by Member Mardigian, President.

Present: Members Barrett, Crouch, Horvath, Maloney, Mardigian & Paton

Absent: Members Davis

The following preamble and resolution were offered by Member Horvath and supported by Member Barrett:

**WHEREAS:**

1. This Board intends to submit one millage proposition at a special election to be held on Tuesday, August 5, 2014; and
2. On or before 4:00 p.m. on Tuesday, May 13, 2014, the Board shall certify any ballot proposition to be submitted to the voters at such election to the election coordinator or coordinators designated to conduct elections within the District (the "Election Coordinator").

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. A special election of the electors of the District be called and held on Tuesday, August 5, 2014.
2. The proposition to be voted on at the special election shall be stated on the ballots in substantially the form as set forth in Exhibit "A".
3. The Election Coordinator is requested to:
  - a. Utilize Canton and Plymouth Observer, a newspaper published or of general circulation within the District, for publication of notices in accordance with the election law requirements.
  - b. Utilize ballot proposition summary information, as prepared by legal counsel, in the form of the notice of the last day of registration and notice of election in the form as set forth in Exhibit "B" attached hereto.

c. Provide a proof copy of the ballot to the District and its legal counsel in sufficient time to allow the ballot to be proofread prior to printing.

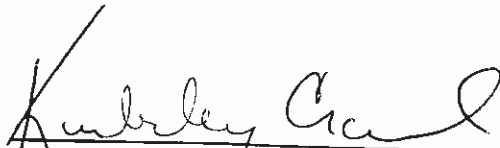
4. The Secretary of this Board is hereby authorized and directed to file a copy of this resolution with the Election Coordinator and with any Election Clerk or clerks designated to conduct elections within the District by 4:00 p.m., on Tuesday, May 13, 2014.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

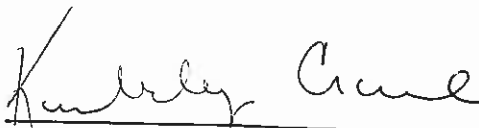
Ayes: Members Barrett, Crouch, Horvath, Maloney, Mardigian & Paton

Nays: Members None

Motion declared adopted.

  
Secretary, Board of Education

The undersigned duly qualified and acting Secretary of the Board of Education of Plymouth-Canton Community Schools, Wayne and Washtenaw Counties, Michigan, hereby certifies that the foregoing is a true and complete copy of a resolution adopted by the Board at a regular meeting held on April 15, 2014, the original of which resolution is a part of the Board's minutes and further certifies that notice of the meeting was given to the public under the Open Meetings Act, 1976 PA 267, as amended.

  
Secretary, Board of Education

BJB/pak

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## EXHIBIT "A"

### OPERATING MILLAGE RENEWAL PROPOSAL

This proposal will allow the school district to continue to levy the statutory rate of 18 mills on all property, except principal residence and other property exempted by law, required for the school district to receive its full foundation allowance per pupil under Proposal A. The remaining 2 mills are only available to be levied to restore millage lost as a result of a "Headlee" rollback and will only be levied to the extent necessary to restore that rollback.

Shall the currently authorized millage rate limitation on the amount of taxes which may be assessed against all property, except principal residence and other property exempted by law, in Plymouth-Canton Community Schools, Wayne and Washtenaw Counties, Michigan, be renewed by 20 mills (\$20.00 on each \$1,000 of taxable valuation) for a period of 10 years, 2015 to 2024, inclusive, to provide funds for operating purposes; the estimate of the revenue the school district will collect if the millage is approved and 18 mills are levied in 2015 is approximately \$24,900,000 (this is a renewal of millage which will expire with the 2014 tax levy)?

**EXHIBIT "B"**

**SUMMARY OF BALLOT PROPOSITION TO BE INSERTED IN THE  
NOTICES OF LAST DAY OF REGISTRATION AND ELECTION:**

**PLYMOUTH-CANTON COMMUNITY SCHOOLS  
OPERATING MILLAGE RENEWAL PROPOSAL  
EXEMPTING PRINCIPAL RESIDENCE  
AND OTHER PROPERTY EXEMPTED BY LAW  
20 MILLS FOR 10 YEARS**

Full text of the ballot proposal may be obtained at the administrative offices of Plymouth-Canton Community Schools, 454 S. Harvey Street, Plymouth, Michigan 48170-1630, telephone: (734) 416-2701.

## Adams, Elizabeth

---

**From:** Adams, Elizabeth  
**Sent:** Tuesday, April 29, 2014 11:00 AM  
**To:** 'Delphine Oden'  
**Cc:** Killian, Brodie  
**Subject:** RE: August 5 Special Election  
**Attachments:** PCCS Ballot Language (2).docx

**Importance:** High

Delphine,

Please disregard the previous attachment and use the one attached. Our attorney made a minor change to it. Thank you.

Elizabeth

*Elizabeth Adams  
Superintendent's Office  
Plymouth-Canton Community Schools  
454 S. Harvey  
Plymouth, MI 48170  
734-416-3048*

---

**From:** Delphine Oden [<mailto:doden@waynecounty.com>]  
**Sent:** Tuesday, April 29, 2014 9:29 AM  
**To:** Adams, Elizabeth  
**Cc:** Killian, Brodie  
**Subject:** RE: August 5 Special Election

Good Morning Elizabeth,

Thank you and if we need anything else I will contact you.

Have a great day,  
Delphine

---

**From:** Adams, Elizabeth [<mailto:Elizabeth.Adams@pccsmail.net>]  
**Sent:** Tuesday, April 29, 2014 9:15 AM  
**To:** Delphine Oden  
**Cc:** Killian, Brodie  
**Subject:** RE: August 5 Special Election

Hi Delphine,

Attached is the word document you requested. Official documents will be mailed today for delivery by the U. S. Postal Service. Let me know if you require anything else at this time.

Elizabeth

*Elizabeth Adams  
Superintendent's Office*

*Plymouth-Canton Community Schools*  
454 S. Harvey  
Plymouth, MI 48170  
734-416-3048

---

**From:** Delphine Oden [<mailto:doden@waynecounty.com>]  
**Sent:** Thursday, April 17, 2014 3:56 PM  
**To:** Adams, Elizabeth  
**Subject:** RE: August 5 Special Election

Hi Elizabeth,

Thank you for the update. In addition to the authorizing documents, please make sure we receive the ballot language in a word document.

Take care,  
Delphine

---

**From:** Adams, Elizabeth [<mailto:Elizabeth.Adams@pccsmail.net>]  
**Sent:** Thursday, April 17, 2014 2:57 PM  
**To:** Delphine Oden  
**Cc:** Killian, Brodie; Meissen, Michael; 'Sue Hillebrand'; 'Conzelman, Nancy'; 'davidphillips@superior-twp.org'; 'Langmesser, Linda'; 'david@salem-mi.org'; 'Terry Bennett'  
**Subject:** August 5 Special Election

Dear Delphine:

F.Y.I. – On April 15, 2014 the Board of Education of the Plymouth-Canton Community Schools officially voted to submit one millage proposition at a special election to be held on Tuesday, August 5, 2014. Official documents will be forthcoming next week.

Elizabeth

*Elizabeth Adams*  
*Superintendent's Office*  
*Plymouth-Canton Community Schools*  
454 S. Harvey  
Plymouth, MI 48170  
734-416-3048

## OPERATING MILLAGE RENEWAL PROPOSAL

This proposal will allow the school district to continue to levy the statutory rate of 18 mills on all property, except principal residence and other property exempted by law, required for the school district to receive its full foundation allowance per pupil under Proposal A. The remaining 2 mills are only available to be levied to restore millage lost as a result of a "Headlee" rollback and will only be levied to the extent necessary to restore that rollback.

Shall the currently authorized millage rate limitation on the amount of taxes which may be assessed against all property, except principal residence and other property exempted by law, in Plymouth-Canton Community Schools, Wayne and Washtenaw Counties, Michigan, be renewed by 20 mills (\$20.00 on each \$1,000 of taxable valuation) for a period of 10 years, 2015 to 2024, inclusive, to provide funds for operating purposes; the estimate of the revenue the school district will collect if the millage is approved and 18 mills are levied in 2015 is approximately \$24,900,000 (this is a renewal of millage which will expire on November 30, 2014)?

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION**

**Meeting Date: May 13, 2014**

**ITEM:** Fibertech Network METRO Act Permit Application Form

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**ACTION:** Consider request by Fiber Technologies Networks, LLC (“Fibertech”), for a METRO Act Permit

**DEPARTMENT/PRESENTER(S):** Tim Cronin

**BACKGROUND:** Fiber Technologies Networks, LLC, is requesting a permit for access to and ongoing use of public rights-of-way within the Township for the purpose of constructing a fiber optic network extension to service its customers. Pursuant to Plymouth Township’s Telecommunication and Video Services Ordinance, the Board may impose conditions on a Permit including the posting of a bond by the provider in an amount which shall not exceed the reasonable cost to ensure that the easements and rights-of-way are returned to their original condition during and after the telecommunications provider’s access and use. It is recommended that Fiber Technologies Networks, LLC, be required to post a \$20,000 bond as a condition to issuing the permit.

**BUDGET/TIME LINE:** n/a

**RECOMMENDATION:** Approve

**MODIFIED PROPOSED MOTION:**

**I move to approve the request by Fiber Technologies Networks, LLC, for a METRO Act Rights of Way Permit, conditioned upon the posting of a \$20,000 bond to ensure that the easements and rights of way are returned to their original condition during and after Fibertech’s access and use thereof.**

RECOMMENDATION Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE: RR \_\_\_\_\_ NC \_\_\_\_\_ RE \_\_\_\_\_ KA \_\_\_\_\_ MK \_\_\_\_\_ CC \_\_\_\_\_ RD \_\_\_\_\_



March 24, 2014

phone 585-697-5100

fax 585-442-8845

300 Meridian Centre

Rochester, NY 14618

**VIA FEDERAL EXPRESS**

Nancy Conzelman  
Clerk  
Plymouth Township  
9955 N. Haggerty Road  
Plymouth, MI 48170

**RE: METRO Act Permit Application Form**

Dear Ms. Conzelman:

Please accept this letter as a request by Fiber Technologies Networks, L.L.C. ("Fibertech") for a METRO Act Permit in the Township of ("Plymouth") for access to and ongoing use of public rights-of-way within the Township for the purpose of constructing a fiber optic network extension to service its customers. I have also included a METRO Act Permit Bilateral Form, for your convenience.

Per the METRO Act Application Requirements, Attachments A-E are included with our application for your review. Here is a brief description of the attachments:

- Fibertech is a limited liability company formed in the State of New York. A copy of the New York Department of State's certification is included in Attachment A.
- Attachment B is a copy of Fibertech's Michigan Department of Licensing and Regulatory Affairs Filing Endorsement.
- Fibertech's Certificate of Authority from the Public Service Commission is included in Attachment C.
- A proposed network route map is shown in Attachment D.
- Attachment E includes a valid Certificate of Insurance and Worker's Compensation documentation.
- Check #124342 for five hundred dollars and no cents (\$500.00) is included to cover a one-time application fee.

If you have questions concerning this application please contact me directly at 585-568-8485 or [jnewkirk@fibertech.com](mailto:jnewkirk@fibertech.com).

Thank you.

Very truly yours,



Judith A. Newkirk  
Director of Regulatory Affairs &  
Compliance

JAN/yf

Enclosures

*Customer Driven. To The Last Mile.*

[www.fibertech.com](http://www.fibertech.com)

**METRO Act Permit Application Form  
Revised April 6, 2012**

**Plymouth Township, Wayne County, Michigan**  
**Name of Local Unit of Government**

**APPLICATION FOR  
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY  
TELECOMMUNICATIONS PROVIDERS  
UNDER  
METROPOLITAN EXTENSION TELECOMMUNICATIONS  
RIGHTS-OF-WAY OVERSIGHT ACT  
2002 PA 48  
MCL SECTIONS 484.3101 TO 484.3120**

**BY**

**Fiber Technologies Networks, L.L.C.  
("APPLICANT")**

**Unfamiliar with METRO Act?—Assistance:** Municipalities unfamiliar with Michigan Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act") permits for telecommunications providers should seek assistance, such as by contacting the Telecommunications Division of the Michigan Public Service Commission at 517-241-6200 or via its web site at [http://www.michigan.gov/mpsc/0,4639,7-159-16372\\_22707---,00.html](http://www.michigan.gov/mpsc/0,4639,7-159-16372_22707---,00.html).

**45 Days to Act—Fines for Failure to Act:** The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3). The Michigan Public Service Commission can impose fines of up to \$40,000 per day for violations of the METRO Act. It has imposed fines under the Michigan Telecommunications Act where it found providers or municipalities violated the statute.

**Where to File:** Applicants should file copies as follows [municipalities should adapt as appropriate—unless otherwise specified service should be as follows]:

-- Three (3) copies (one of which shall be marked and designated as the master copy) with the Clerk at [insert address].

Nancy Conzelman  
Clerk  
Plymouth Township  
9955 N. Haggerty Road  
Plymouth, MI 48170  
(734) 453-3840

**Plymouth Township, Wayne County, Michigan**

Name of local unit of government

**APPLICATION FOR  
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY  
TELECOMMUNICATIONS PROVIDERS**

**By**

**Fiber Technologies Networks, L.L.C.  
("APPLICANT")**

*This is an application pursuant to Sections 5 and 6 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48 (the "METRO Act") for access to and ongoing usage of the public right-of-way, including public roadways, highways, streets, alleys, easements, and waterways ("Public Ways") in the Municipality for a telecommunications system. The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3).*

*This application must be accompanied by a one-time application fee of \$500, unless the applicant is exempt from this requirement under Section 5(3) of the METRO Act, MCL 484.3105(3).*

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**1. GENERAL INFORMATION:**

1.1 Date: March 24, 2014

1.2 Applicant's legal name: Fiber Technologies Networks, L.L.C.  
Mailing Address: 300 Meridian Centre  
Rochester, New York 14618

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Telephone Number: (585) 697-5100

Fax Number: (585) 442-8845

Corporate website: http://www.fibertech.com

Name and title of Applicant's local manager (and if different) contact person regarding this application:

**Judith Newkirk, Director of Regulatory Affairs & Compliance  
Fiber Technologies Networks, L.L.C.  
300 Meridian Centre  
Rochester, New York 14618**

Telephone Number: (585) 568-8485  
Fax Number: (585) 442-8845  
E-mail Address: jnewkirk@fibertech.com

1.3 Type of Entity: (Check one of the following)

- Corporation  
 General Partnership  
 Limited Partnership  
 Limited Liability Company  
 Individual  
 Other, please describe: \_\_\_\_\_

1.4 Assumed name for doing business, if any: \_\_\_\_\_

1.5 Description of Entity:

1.5.1 Jurisdiction of incorporation/formation; **Applicant, Fiber Technologies Networks, L.L.C., is a limited liability company, formed in the State of New York. A copy of the New York Department of State's certification, reflecting Applicant's status as a Limited Liability Company, is attached hereto as Attachment A.**

1.5.2 Date of incorporation/formation; **December 30, 1998**

1.5.3 If a subsidiary, name of ultimate parent company; **Fibertech Holdings Corp.**

1.5.4 Chairperson, President/CEO, Secretary and Treasurer (and equivalent officials for non-corporate entities).

**CEO – John K. Purcell  
President & COO – Frank Chiaino  
VP & CFO – William J. Woodard  
VP General Counsel and Secretary – Charles B. Stockdale**

1.6 Attach copies of Applicant's most recent annual report (with state ID number) filed with the Michigan Department of Licensing and Regulatory Affairs and certificate of good standing with the State of Michigan. For entities in existence for less than one year and for non-corporate entities, provide equivalent information. **See Attachment B.**

1.7 Is Applicant aware of any present or potential conflicts of interest between Applicant and Municipality? If yes, describe: No.

1.8 In the past three (3) years, has Applicant had a permit to install telecommunications facilities in the public right of way revoked by any Michigan municipality?

Circle: Yes No X

*If "yes," please describe the circumstances.*

1.9 In the past three (3) years, has an adverse finding been made or an adverse final action been taken by any Michigan court or administrative body against Applicant under any law or regulation related to the following:

1.9.1 A felony; or

1.9.2 A revocation or suspension of any authorization (including cable franchises) to provide telecommunications or video programming services?

Circle: Yes No X

*If "yes," please attach a full description of the parties and matters involved, including an identification of the court or administrative body and any proceedings (by dates and file numbers, if applicable), and the disposition of such proceedings.*

1.10 [If Applicant has been granted and currently holds a license to provide basic local exchange service, no financial information needs to be supplied.] If publicly held, provide Applicant's most recent financial statements. If financial statements of a parent company of Applicant (or other affiliate of Applicant) are provided in lieu of those of Applicant, please explain.

1.10.1 If privately held, and if Municipality requests the information within 10 days of the date of this Application, the Applicant and the Municipality should make arrangements for the Municipality to review the financial statements.

*If no financial statements are provided, please explain and provide particulars.*  
**Applicant is privately held.**

---

## **2. DESCRIPTION OF PROJECT:**

2.1 Provide a copy of authorizations, if applicable, Applicant holds to provide telecommunications services in Municipality. If no authorizations are applicable, please explain.

**Fiber Technologies Networks, L.L.C. is tariffed and registered as a Competitive Access Provider in the State of Michigan. A copy of the ITSP Registry is attached (Attachment C).**

2.2 Describe in plain English how Municipality should describe to the public the telecommunications services to be provided by Applicant and the telecommunications facilities to be installed by Applicant in the Public Ways.

**Service Provider, Fiber Technologies Networks, L.L.C., will build and operate fiber optic networks in the Charter Township of Plymouth initially for a wireless, anchor customer. These open-access networks will be available for use by other communications companies wishing to**

**do business in the municipality, and also by other entities desiring fiber-optic-based broadband connections.**

2.3 Attach route maps showing the location (including whether overhead or underground) of Applicant's existing and proposed facilities in the public right-of-way. To the extent known, please identify the side of the street on which the facilities will be located. (If construction approval is sought at this time, provide engineering drawings, if available, showing location and depth, if applicable, of facilities to be installed in the public right-of-way).

**Proposed network route maps are shown in Attachment D.**

2.4 Please provide an anticipated or actual construction schedule.

**Construction is anticipated to begin 2<sup>nd</sup> or 3<sup>rd</sup> Quarter, 2014.**

2.5 Please list all organizations and entities which will have any ownership interest in the facilities proposed to be installed in the Public Ways.

**None, other than Applicant and its present companies.**

2.6 Who will be responsible for maintaining the facilities Applicant places in the Public Ways and how are they to be promptly contacted? If Applicant's facilities are to be installed on or in existing facilities in the Public Ways of existing public utilities or incumbent telecommunications providers, describe the facilities to be used, and provide verification of their consent to such usage by Applicant.

**All facilities placed in the Public Right of Ways will be maintained by Applicant. Applicant may be contacted through its Network Operations Center (NOC). The NOC is open 24/7, 365 days a year and can be contacted at 800-497-5578.**

**Applicant intends to use existing utility poles and underground conduit to install its network facilities. The utility companies have requested that these agreements be kept confidential.**

### **3. TELECOMMUNICATION PROVIDER ADMINISTRATIVE MATTERS:**

*Please provide the following or attach an appropriate exhibit.*

3.1 Address of Applicant's nearest local office;  
**300 Meridian Centre, Rochester, New York 14618**

3.2 Location of all records and engineering drawings, if not at local office;  
**300 Meridian Centre, Rochester, New York 14618**

3.3 Names, titles, addresses, e-mail addresses and telephone numbers of contact person(s) for Applicant's engineer or engineers and their responsibilities for the telecommunications system;

**Earl Ipsaro, VP Engineering, [eipsaro@fibertech.com](mailto:eipsaro@fibertech.com), 585-697-5103**  
**Geno Baird, NOC Manager, [gbaird@fibertech.com](mailto:gbaird@fibertech.com), 585-568-8454**  
**Tom Perrone, Director of Network Engineering & Planning,**  
**[tperrone@fibertech.com](mailto:tperrone@fibertech.com), 585-697-5170**

3.4 Provide evidence of self-insurance or a certificate of insurance showing Applicant's insurance coverage, carrier and limits of liability for the following:

**A Certificate of Liability Insurance is included in Attachment E.**

3.4.1 Worker's compensation;

3.4.2 Commercial general liability, including at least:

3.4.2.1 Combined overall limits;

3.4.2.2 Combined single limit for each occurrence of bodily injury;

3.4.2.3 Personal injury;

3.4.2.4 Property damage;

3.4.2.5 Blanket contractual liability for written contracts, products, and completed operations;

3.4.2.6 Independent contractor liability;

3.4.2.7 For any non-aerial installations, coverage for property damage from perils of explosives, collapse, or damage to underground utilities (known as XCU coverage);

3.4.2.8 Environmental contamination;

3.4.3 Automobile liability covering all owned, hired, and non-owned vehicles used by Applicant, its employee, or agents.

3.5 Names of all anticipated contractors and subcontractors involved in the construction, maintenance and operation of Applicant's facilities in the Public Ways.

**TBD**

**4. CERTIFICATION:**

*All the statements made in the application and attached exhibits are true and correct to the best of my knowledge and belief.*

3/26/14  
Date

**NAME OF ENTITY ("APPLICANT")**

Fiber Technologies Networks, L.L.C.

By: Charles B. Stockdale  
Type or Print Name: Charles B. Stockdale

Vice President and General Counsel  
Title

S:\metroapplicationform.doc



**Attachment A**

**Secretary of State (NY) Incorporation Documents**

**State of New York  
Department of State } ss:**

*I hereby certify, that FIBER SYSTEMS, LLC a NEW YORK Limited Liability Company filed Articles of Organization pursuant to the Limited Liability Company Law on 04/22/1998, and that the Limited Liability Company is existing so far as shown by the records of the Department.*

*A Certificate of Amendment FIBER SYSTEMS, LLC, changing its name to FIBER TECHNOLOGIES NETWORKS, L.L.C., was filed 01/11/2001.*



\*\*\*

*Witness my hand and the official seal  
of the Department of State at the City  
of Albany, this 31st day of October  
two thousand and thirteen.*

*Anthony Giardina*

Anthony Giardina  
Executive Deputy Secretary of State

201311010181 \* EZ

**Attachment B**

**Michigan Department of Licensing and Regulatory Affairs Filing  
Endorsement**

*Michigan Department of Licensing and Regulatory Affairs*

*Filing Endorsement*

***This is to Certify that the APPLICATION FOR CERTIFICATE OF AUTHORITY***

***for***

***FIBER TECHNOLOGIES NETWORKS, L.L.C.***

***ID NUMBER: D9251N***

***received by facsimile transmission on May 2, 2013 is hereby endorsed***

***Filed on May 3, 2013 by the Administrator.***

***The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.***

***In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 3RD day of May, 2013.***



***Alan J. Scheffe, Director  
Corporations, Securities & Commercial Licensing Bureau***

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMERCIAL SERVICES**

Date Received:	(FOR BUREAU USE ONLY)
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Name <b>Fiber Technologies Networks Attn: Jennifer Heath</b>		
Address <b>300 Meridian Centre</b>		
City <b>Rochester, NY 14618</b>	State	Zip Code

EFFECTIVE DATE:

Document will be returned to the name and address you enter above. If left blank document will be mailed to the registered office.

**B**

**APPLICATION FOR CERTIFICATE OF AUTHORITY  
TO TRANSACT BUSINESS IN MICHIGAN**  
For use by Foreign Limited Liability Companies  
(Please read information and instructions on last page)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned limited liability company executes the following Application:

1. The name of the limited liability company is:  
**Fiber Technologies Networks, L.L.C.**

2. (Complete this item only if the limited liability company name in item 1 is not available for use in Michigan.)  
The assumed name of the limited liability company to be used in all its dealings with the Bureau and in the transaction of its business in Michigan is:

3. It is organized under the laws of **New York**  
The date of its organization is **4/22/1998**  
The duration of the limited liability company if other than perpetual is

4. The address of the office required to be maintained in the state of organization or, if not so required, the principal office of the limited liability company is:  
**300 Meridian Centre, Rochester, NY 14618**  
(Street Address) (City) (State) (ZIP Code)

One Stop Id: 393516 Business Name: Fiber Technologies Networks, L.L.C.

5. a. The address of its registered office in Michigan is:

30600 Telegraph Road Suite 2345, Bingham Farms Michigan 48025-6720  
(Street Address) (City) (ZIP Code)

b. The mailing address of the registered office if different than above:

Michigan  
(Street Address or P.O. Box) (City) (ZIP Code)

c. The name of the resident agent at the registered office is:

The Corporation Company

6. The Department is appointed the agent of the foreign limited liability company for service of process if no agent has been appointed, or if appointed, the agent's authority has been revoked, the agent has resigned, or the agent cannot be found or served through the exercise of reasonable diligence.

The name and address of a member or manager or other person to whom the administrator is to send copies of any process served on the administrator is: (Must be different than agent shown in item 5c)

Charles Stockdale, Esq. c/o Fiber Technologies Networks, L.L.C.

(Name)

300 Meridian Centre, Rochester, NY 14618

(Street Address)

(City)

(State)

(ZIP Code)

7. The specific business which the limited liability company is to transact in Michigan is as follows:

Wireline Telecommunication

The limited liability company is authorized to transact such business in the jurisdiction of its organization.

Signed this 2nd day of May 2013

By [Signature] (Signature)

William J. Woodard (Type or Print Name)

VP & CFO (Type or Print Title)

05/02/2013 2:29PM (GMT-04:00)

**Attachment C**

**Certificate of Authority from the Public Service Commission (PSC)**



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**Registered Intrastate Telecommunication Services Providers**

*These companies have registered with the Michigan Public Service Commission per Commission Order U-11800.*

**Fiber Technologies Networks, L.L.C.**

300 Meridian Centre  
Rochester, NY 14618

Phone: 866-697-5100  
Fax: 585-442-8845  
Email: [jnewkirk@fibertech.com](mailto:jnewkirk@fibertech.com)

Customer Contact: Judith Newkirk  
300 Meridian Centre  
Rochester, NY 14618

Phone: 585-568-8485  
Fax: 585-442-8845  
Email: [jnewkirk@fibertech.com](mailto:jnewkirk@fibertech.com)

*This company is registered as: (Hover Over for Description)*

Competitive Access Provider (CAP)

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**Attachment D**

**Proposed Network Route Maps**

**Attachment E**

**Certificate of Liability Insurance and Worker's Compensation**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/21/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> James P Reagan Agency 8 E Main Street P O Box 191 Marcellus NY 13108		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 315-673-2094 E-MAIL ADDRESS: FAX (A/C, No): 315-673-1121	
<b>INSURED</b> FIBENET Fibertech Holdings Corp.* 300 Meridian Centre, Ste. 200 Rochester NY 14618		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A : The Travelers Indemnity Co 25658 INSURER B : Hanover Insurance Companies 22292 INSURER C : Navigators Ins Co (NIU) 42307 INSURER D : INSURER E : INSURER F :	

**COVERAGES** CERTIFICATE NUMBER: 318957440 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual <input checked="" type="checkbox"/> prim/non-contrib GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	Y	ZDSA01574800	7/1/2013	7/1/2014	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPOP AGG \$2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	AWSA01608900	7/1/2013	7/1/2014	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Phys Dmg \$50,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000	Y	Y	UHSA01696000	7/1/2013	7/1/2014	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WZSA01444300	7/1/2013	7/1/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E L EACH ACCIDENT \$1,000,000 E L DISEASE - EA EMPLOYEE \$1,000,000 E L DISEASE - POLICY LIMIT \$1,000,000
A B C	Excess Liability Rented/Leased Equip Pollution Liability			ZUP15P1861913NF ZDSA01574800 263396	7/1/2013 7/1/2013 11/25/2013	7/1/2014 7/1/2014 11/25/2014	\$15,000,000 occ. \$15,000,000 aggr. \$100,000 Ded \$5,000 \$500,000 Ded. \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

\*Named Insured Includes: Fibertech Networks, LLC, Fiber Technologies Networks LLC, Fiber Technologies New York Networks, Inc./Auto  
Hired Physical Damage Deductibles \$500 Comp/Collision  
Additional Insured and Waiver of Subrogation are applicable only if required by contract  
Auto & Umbrella policies are on a primary basis/General Liability is on a primary & non-contributory basis & includes completed operations  
Installation Coverage on policy #ZDSA01574800 written with Hanover Ins. Co. eff. 7-1-13 to 7-1-14 Limit \$500,000 with a \$5,000 Ded.  
Project: 13-9094  
Plymouth Township is listed as additional insured

<b>CERTIFICATE HOLDER</b>  Plymouth Township 9955 N. Haggerty Road Plymouth MI 48170	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

STATE OF NEW YORK  
WORKERS' COMPENSATION BOARD

**CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE**

<p><b>1a. Legal Name &amp; Address of Insured (Use street address only)</b> Fibertech Holdings Corp.* 300 Meridian Centre, Ste. 200 Rochester NY 14618</p> <p><b>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)</b></p>	<p><b>1b. Business Telephone Number of Insured</b> 866-697-5100</p> <p><b>1c. NYS Unemployment Insurance Employer Registration Number of Insured</b> 05-45127</p> <p><b>1d. Federal Employer Identification Number of Insured or Social Security Number</b> 161574613</p>
<p><b>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</b> Plymouth Township 9955 N. Haggerty Road Plymouth MI 48170</p>	<p><b>3a. Name of Insurance Carrier</b> Hanover Insurance Companies</p> <p><b>3b. Policy Number of entity listed in box "1a"</b> W2SA01444300</p> <p><b>3c. Policy effective period</b> <u>7/1/2013</u> to <u>7/1/2014</u></p> <p><b>3d. The Proprietor, Partners or Executive Officers are</b> <input checked="" type="checkbox"/> <b>included.</b> (Only check box if all partners/officers included) <b>all excluded or certain partners/officers excluded.</b></p>


This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. **(To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy).** The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

*The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.*

**Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.**

**Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.**

Approved by: Edward J. Reagan  
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by:  3/21/2014  
(Date)

Title: Vice President, James P. Reagan Agency, Inc.

Telephone Number of authorized representative or licensed agent of insurance carrier: 315-673-2094

**Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.**

## **Workers' Compensation Law**

### **Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.**

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.

2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## NEW YORK TECHNOLOGY GENERAL LIABILITY BROADENING ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### SUMMARY OF COVERAGES

1.	Additional Insured by Contract, Agreement or Permit	Included
2.	Additional Insured - Broad Form Vendors	Included
3.	Additional Insured – “Employee” and “Volunteer Worker” Broadened “Bodily Injury” Coverage	Included
4.	Aggregate Limit per “Location”	Included
5.	Alienated Premises	Included
6.	Aircraft – Nonowned Hired, Chartered or Loaned with Paid Crew	Included
7.	Blanket Waiver of Subrogation	Included
8.	“Bodily Injury” Redefined	Included
9.	Broad Form “Property Damage” – Borrowed Equipment, Customers Goods & Use of Elevators	Included
10.	Damage to your Product	\$50,000
11.	Expected or Intended Injury Coverage For “Property Damage”	Included
12.	Incidental Malpractice (Employed nurses, EMT’s & paramedics)	Included
13.	Knowledge of “Occurrence”	Included
14.	Liberalization Clause	Included
15.	Medical Payments - Increased Limit	\$10,000
16.	Newly Acquired or Formed Organizations - Covered until end of policy period	Included
17.	Non-owned Watercraft	51 ft.
18.	Personal Injury – Enhancements	Included
19.	“Product Recall Expense”	
	- Each “Occurrence” Limit	\$25,000
	- Aggregate Limit	\$50,000
20.	“Property Damage” Legal Liability (Fire, Lighting, Explosion, Smoke or Leakage Damage)	\$1,000,000
21.	Supplementary Payments Increased Limits	
	- Bail Bonds	\$2,500
	- Loss of Earnings	\$1,000
22.	Unintentional Failure to Disclose Hazards	Included
23.	Unintentional Failure to Notify	Included

This endorsement amends coverages provided under the Commercial General Liability Coverage Form through new coverages, higher limits and/or broader coverage grants.

Except as modified in this endorsement, all other terms and conditions of the policy to which this endorsement is attached will apply.

**1. Additional Insured by Contract, Agreement or Permit**

**SECTION II – WHO IS AN INSURED** is amended to include as an additional insured any person or organization with whom you agreed in a written contract, agreement or permit to provide insurance is an additional insured but only with respect to:

- a. “Your work” for the additional insured(s)

designated in the contract, agreement or permit,

- b. Premises you own, rent, lease or occupy; or
- c. Your maintenance, operation or use of equipment leased to you.

This insurance applies on a primary basis if that is required by the written contract, written agreement or permit.

This provision does not apply:

- d. Unless the written contract or written agreement has been executed or permit has been issued prior to the "bodily injury", "property damage", "personal and advertising injury".
- e. To any person or organization included as an additional insured by an endorsement issued by us and made part of this Coverage Part.
- f. To any person or organization included as an insured under Paragraph 2. of this endorsement.
- g. To any lessor of equipment:
  - (1) After the equipment lease expires; or
  - (2) If the "bodily injury", "property damage", "personal and advertising injury" arises out of sole negligence of the lessor.
- h. To any:
  - (1) Owners or other interests from whom land has been leased which takes place after the lease for the land expires; or
  - (2) Managers or lessors of premises if:
    - (a) The "occurrence" takes place after you cease to be a tenant in that premises; or
    - (b) The "bodily injury", "property damage", "personal and advertising injury" arises out of structural alterations, new construction or demolition operations performed by or on behalf of the manager or lessor.
- i. To "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services.
- j. To any person or organization excluded as an additional insured by an endorsement issued by us and made part of this Coverage Part

Additional insured coverage provided by this provision will not be broader than coverage provided to any other insured. All other insuring agreements, exclusions, and conditions of this policy apply.

## 2. Additional Insured – Broad Form Vendors

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization with whom you agreed, because of a written contract or written agreement to provide insurance, but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:

The insurance afforded the vendor does not apply to:

- a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reasons of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the insured would have in the absence of the contract or agreement;
- b. Any express warranty unauthorized by you;
- c. Any physical or chemical change in the product made intentionally by the vendor;
- d. Repackaging, unless unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instruction from the manufacturer, and then repackaged in the original container;
- e. Any failure to make such inspection, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business in connection with the sale of the product;
- f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product; or
- g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any thing or substance by or for the vendor.

This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

Additional insured coverage will not be provided by this provision if an insured is otherwise excluded in this policy.

Additional insured coverage provided by this provision will not be broader than coverage provided to any other insured. All other insuring agreements, exclusions, and conditions of this policy apply.

**3. Additional Insured – “Employee” and “Volunteer Worker” Broadened “Bodily Injury” Coverage**

The following is added to **SECTION II – WHO IS AN INSURED**, Paragraph 2.a.(1):

Your “employees” and “volunteer workers” are insured for “bodily injury” that results from the providing of or failure to provide first aid by an “employee” or “volunteer worker”, other than a licensed medical provider.

**4. Aggregate Limit Per “Location”**

- a. **SECTION III – LIMITS OF INSURANCE**, the General Aggregate Limit applies separately to each of your “locations” owned by or rented to you.
- b. The following definition is added to **SECTION V – DEFINITIONS**:

“Location” means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

**5. Alienated Premises**

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item j.(2) is replaced by the following:

- j.(2) Premises you sell, give away or abandon, if the “property damage” arises out of any part of those premises and occurred from hazards that were known by you, or should have reasonably been known by you, at the time the property was transferred or abandoned.

**6. Aircraft – Nonowned Hired, Chartered or Loaned with Paid Crew**

The following is added to **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item g.:

This exclusion does not apply to:

An aircraft you do not own that is hired, chartered or loaned with a paid crew.

This exception does not apply if the insured has any other valid and collectible insurance for “bodily injury” or “property damage” liability that would also

be covered under this provision, whether the other insurance is primary, excess, contingent or on any other basis. In that case, this provision does not provide any insurance.

**7. Blanket Waiver of Subrogation**

We will waive our right to recover damages for “bodily injury”, “property damage” or “personal and advertising injury” from another person or entity, provided you have waived your rights to recover damages against such person or entity in a written contract or agreement executed before the “occurrence” or offense.

In all other circumstances, you agree to assign to us your rights of recovery against any other party for any damages we have paid on your behalf. You will do everything necessary to preserve our rights and will do nothing to impair them. At our request, you will bring “suit” or transfer those rights to us and help us enforce them.

**8. “Bodily Injury” Redefined**

**SECTION V – DEFINITIONS**, Paragraph 3. “Bodily Injury” is replaced by the following:

“Bodily injury” means “bodily injury”, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death resulting from “bodily injury”, sickness or disease.

**9. Broad Form “Property Damage” – Borrowed Equipment, Customers Goods, Use of Elevators**

- a. **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item j. is amended as follows:

Paragraph (4) does not apply to “property damage” to borrowed equipment while at a jobsite and not being used to perform operations.

Paragraphs (3), (4) and (6) do not apply to “property damage” to “customer’s goods” while on your premises nor do they apply to the use of elevators at premises you own, rent, lease or occupy.

- b. The following definition is added to **SECTION V – DEFINITIONS**:

“Customer’s goods” means property of your customer on your premises for the purpose of being:

- (1) Worked on; or



(2) Used in your manufacturing process.

- c. The insurance afforded under this provision is excess over any other valid and collectible property insurance (including deductible) available to the insured whether primary, excess, contingent or on any other basis

#### 10. Damage to Your Product

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item k. **Damage to Your Product** is replaced by the following:

"Property damage" to "your product" if caused by any of the following:

- (1) Delay in, or failure to begin, complete or deliver, "your product";
- (2) Loss of market;
- (3) Any fraudulent, malicious, criminal or intentional act committed by an insured or with an insured's consent or knowledge; or
- (4) Wear or tear, or gradual deterioration.

Subject to the Products Completed Operations Aggregate Limit, the Damage to "Your Product" Limit shown in the Schedule above is the most that we will pay because of all property damage to "your product" arising out of any one occurrence.

Coverage provided by this section is subject to the Retention stated in the Declarations, and is subject to all other policy terms and conditions.

#### 11. Extended "Property Damage"

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item a. is replaced by the following:

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

#### 12. Incidental Malpractice – Employed Nurses, EMT's and Paramedics

**SECTION II – WHO IS AN INSURED**, Paragraph 2.a.(1)(d) does not apply to a nurse, emergency medical technician or paramedic employed by you if you are not engaged in the business or occupation of providing medical, paramedical, surgical, dental, x-ray or nursing services.

#### 13. Knowledge of "Occurrence"

The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY**

#### **CONDITIONS, Paragraph 2. Duties in the Event of "Occurrence", Offense, Claim or "Suit:**

Notice of an "occurrence", offense, claim or "suit" will be considered knowledge of the insured if reported to an individual named insured, partner, "executive officer" or an "employee" designated by you to give us such a notice.

#### 14. Liberalization Clause

The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

##### **Liberalization Clause**

If we adopt any revision that would broaden the coverage under this Coverage Form without additional premium, within 45 days prior to or during the policy period, the broadened coverage will immediately apply to this Coverage Part.

#### 15. Medical Payments – Increased Limits

a. **SECTION I – COVERAGES, COVERAGE C MEDICAL PAYMENTS**, Paragraph 1.a.(3)(b) is replaced by the following:

(b) The expenses are incurred and reported to us within three years of the date of the accident. Failure to give notice to us as required under this policy shall not invalidate any "claim" made by "you", an injured person or any other claimant, unless the failure to provide such timely notice has prejudiced us. However, no "claim" made by "you", an injured person or other claimant will be invalidated if it shall be shown not to have been reasonably possible to give such timely notice and that notice was given as soon as was reasonably possible thereafter; and

b. **SECTION III – LIMITS OF INSURANCE**, Paragraph 7. is replaced by the following:

7. Subject to 5. above, the higher of:

- a. \$10,000; or
- b. The amount shown in the Declarations for Medical Expense Limit is the most we will pay under **COVERAGE C** for all medical expenses because of "bodily injury" sustained by one person.

c. This coverage does not apply if **COVERAGE C** is excluded either by the provisions of the Coverage Part or by endorsement.

**16. Newly Acquired Or Formed Organizations**

**SECTION II – WHO IS AN INSURED**, Paragraph 3.a. is replaced by the following:

- a. Coverage under this provision is afforded until the end of the policy period.

**17. Non-Owned Watercraft**

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item g.(2) is replaced by the following:

- (2) A watercraft you do not own that is:
  - (a) Less than 51 feet long; and
  - (b) Not being used to carry persons or property for a charge;

This provision applies to any person who, with your consent, either uses or is responsible for the use of a watercraft.

**18. Personal Injury – Enhancements**

- a. **SECTION I – COVERAGES, COVERAGE B PERSONAL AND ADVERTISING INJURY LIABILITY**, Paragraph 2. Exclusions, item e. is deleted in its entirety.

- b. **SECTION V – DEFINITIONS**, Paragraph 14. "Personal and Advertising Injury", item b. is replaced by the following:

- b. Malicious prosecution or abuse of legal process.

**19. "Product Recall Expense"**

- a. The following is added to **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 1. **Insuring Agreement**:

We will reimburse you for "product recall expenses" incurred by you because of a "covered recall" to which this insurance applies.

- b. **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Paragraph 2. Exclusions, item n. is replaced by the following:

- n. **Recall of Products, Work or "Impaired Property"**

Damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal or disposal of:

- (1) "Your product";

- (2) "Your work"; or

- (3) "Impaired property",

if such product, work, or property is withdrawn or recalled from the market or from use by any person or organization because of a known or suspected defect, deficiency, inadequacy or dangerous condition in it, but this exclusion does not apply to "product recall expenses" that you incur for the "covered recall" of "your product". The exception to the exclusion does not apply to "product recall expenses" resulting from:

- (4) Failure of any products to accomplish their intended purpose;

- (5) Breach of warranties of fitness, quality, durability or performance;

- (6) Loss of customer approval, or any cost incurred to regain customer approval;

- (7) Redistribution or replacement of "your product" which has been recalled by like products or substitutes;

- (8) A condition likely to cause loss of which any insured knew or had reason to know at the inception of this insurance;

- (9) Asbestos, including loss, damage or clean up resulting from asbestos or asbestos containing materials; or

- (10) Recall of "your products" that have no known or suspected defect solely because a known or suspected defect in another of "your products" has been found.

- c. The following is added to **SECTION II – WHO IS AN INSURED**, Paragraph 3:

**COVERAGE A** does not apply to "product recall expense" arising out of any withdrawal or recall that occurred before you acquired or formed the organization.

- d. The following is added to **SECTION III – LIMITS OF INSURANCE**:

For "product recall expenses", the Limits of Insurance and rules stated below fix the most we will pay under this coverage part.

1. The Aggregate Limit is the most we will reimburse you for the sum of all "product recall expenses" incurred for all "product recall expenses" initiated during the policy period.
2. The Each "Occurrence" Limit shown in the Summary of Coverages Declaration is the most we will pay in connection with any one defect or deficiency.
  - a. All "product recall expenses" in connection with substantially the same general harmful condition will be deemed to arise out of the same defect or deficiency and considered one "occurrence".
  - b. Any amount reimbursed for "product recall expenses" in connection with any one "occurrence" will reduce the amount of the Aggregate Limit available for reimbursement of "product recall expenses" in connection with any other defect or deficiency.
  - c. If the Aggregate Limit has been reduced by reimbursement of "product recall expenses" to an amount that is less than the Each "Occurrence" Limit, the remaining Aggregate Limit is the most that will be available for reimbursement of "product recall expenses" in connection with any other defect or deficiency.

The Limits of Insurance of "Product Recall Expense" apply separately to each consecutive annual period. However, if an alternative notice or a late conditional renewal notice results in an extension of this endorsement beyond the expiration date of the policy, the applicable limit of the expiring policy shall be increased in proportion to the policy extension.

3. A Deductible of \$500 applies for Each "Occurrence".
- e. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, Paragraph 2. Duties in the Event of "Occurrence", Offense, Claim or "Suit"**:

You must see to it that the following are done in the event of an actual or anticipated "covered recall" that may result in "product recall expense":

- a. Give us notice as soon as practicable of any discovery or notification that "your

product" must be withdrawn or recalled. Include a description of "your product" and the reason for the withdrawal or recall; and

- b. Cease any further release, shipment, consignment or any other method of distribution of like or similar products until it has been determined that all such products are free from defects that could be a cause of loss under this insurance.

Failure to give notice to us as required under this policy shall not invalidate any "claim" made by "you" unless the failure to provide such timely notice has prejudiced us. However, no "claim" made by "you" will be invalidated if it shall be shown not to have been reasonably possible to give such timely notice and that notice was given as soon as was reasonably possible thereafter.

- f. The following definitions are added to **SECTION V – DEFINITIONS**:

"Covered recall" means a recall made necessary because you or a government body has determined that a known or suspected defect, deficiency, inadequacy, or dangerous condition in "your product" has resulted or will result in "bodily injury" or "property damage".

"Product recall expense" means necessary and reasonable expenses for:

- (1) Communications, including radio or television announcements or printed "advertisements" including stationery, envelopes and postage;
- (2) Shipping the recalled products from any purchaser, distributor or user to the place or places designated by you;
- (3) Remuneration paid to your regular "employees" for necessary overtime;
- (4) Hiring additional persons, other than your regular "employees";
- (5) Expenses incurred by "employees" including transportation and accommodations;
- (6) Expenses to rent additional warehouse or storage space;
- (7) Disposal of "your product", but only to the extent that specific methods of destruction other than those employed for trash discarding or disposal are required to

avoid "bodily injury" or "property damage" as a result of such disposal,

you incur exclusively for the purpose of recalling "your product".

**20. "Property Damage" Legal Liability (Fire, Lightning, Explosion, Smoke or Leakage from Fire Protective Systems Damage)**

a. The word fire is changed to **fire, lightning, explosion, smoke and leakage from fire protective systems** where it appears in the Limits of Insurance section of the Declarations for the Commercial General Liability Coverage Part.

b. **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, the last paragraph (after the exclusions) is replaced by the following:

Exclusions c. through n. do not apply to damage by fire, lightning, explosion, smoke or leakage from fire protective systems to premises while rented to you or temporarily occupied by you with the permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III – LIMITS OF INSURANCE**. This limit will apply to all damage proximately caused by the same event, whether such damage results from fire, lightning, explosion, smoke or leakage from fire protective systems or any combination of the five.

c. **SECTION III – LIMITS OF INSURANCE**, Paragraph 6. is replaced by the following:

6. Subject to Paragraph 5. above, the most we will pay is the higher of:

a. \$1,000,000; or

b. The Fire, Lightning, Explosion, Smoke or Leakage from Fire Protective Systems Damage Limit shown in the Declarations is the most we will pay under **COVERAGE A** for damages because of "property damage" from fire, lightning, explosion, smoke and leakage from fire protective systems to premises, while rented to you or temporarily occupied by you with permission of the owner.

d. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 4. **Other Insurance**, item b.(1)(a)(ii) is replaced by the following:

(ii) That is fire, lightning, explosion, smoke or leakage from fire protective systems insurance for premises rented to you or temporarily occupied by you with

permission of the owner; or

e. **SECTION V – DEFINITIONS**, Paragraph 9. "Insured contract", item a. is replaced by the following:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke or leakage from fire protective systems to premises while rented to you or temporarily occupied by you with permission of the owner is not an "insured contract".

f. This coverage does not apply if Fire Damage Legal Liability of **COVERAGE A** is excluded either by the provisions of the Coverage Part or by endorsement.

**21. Supplementary Payments Increased Limits**

**SECTION I – COVERAGES, SUPPLEMENTARY PAYMENTS – COVERAGES A AND B**, Paragraphs 1.b. and 1.d. are replaced by the following:

1.b. Up to \$2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

1.d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$1,000 a day because of time off from work.

**22. Unintentional Failure to Disclose Hazards**

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 6. **Representations**:

We will not disclaim coverage under this Coverage Part if you fail to disclose all hazards existing as of the inception date of the policy provided such failure is not intentional.

**23. Unintentional Failure to Notify**

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 2. **Duties in the Event of "Occurrence", Offense, Claim or "Suit"**:

Your rights afforded under this policy shall not be prejudiced if you fail to give us notice of an "occurrence", offense, claim or "suit", solely due to

your reasonable belief that the "bodily injury" or "property damage" is not covered under this policy.

Failure to give notice to us as required under this policy shall not invalidate any "claim" made by "you", an injured person or any other claimant, unless the failure to provide such timely notice has prejudiced us. However, no "claim" made by "you", an injured person or other claimant will be invalidated if it shall be shown not to have been reasonably possible to give such timely notice and that notice was given as soon as was reasonably possible thereafter.

#### **24. Maintenance of Direct Action Against Us**

The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

With respect to a claim arising out of death or personal injury, if we disclaim liability or coverage based on failure to provide timely notice, then the injured person or other claimant may maintain an action directly against us, in which the sole question is the disclaimer or denial based on the failure to provide timely notice, unless within 60 days following such disclaimer or denial unless either the insured or we file a Declaratory Judgment action and names the injured person or other claimant as a party to the action.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**BUSINESS AUTO COVERAGE  
BROADENING ENDORSEMENT-NEW YORK**

This endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

**1. CANCELLATION EXTENSION**

Paragraph A. **CANCELLATION 2. b.** of the **COMMON POLICY CONDITIONS** is replaced with the following:

- b. 60 days before the effective date of cancellation if we cancel for any other reason.

**SECTION I - COVERED AUTOS**

**2. EMPLOYEE HIRED "AUTOS"**

**Description Of Covered Auto Designation Symbols; Symbol 8** is replaced by the following:

8 = Hired "Autos" Only - Only those "autos" you lease, hire, rent or borrow; including "autos" your employee hires at your direction, for the purpose of conducting your business. This does not include any "auto" you lease, hire, rent, or borrow from any of your "employees" or partners or members of their households.

**SECTION II- LIABILITY COVERAGE 3.**

**BROADENED NAMED INSURED**

The following is added to the **SECTION II - LIABILITY COVERAGE**, Paragraph 1. **Who Is An Insured** provision:

- d. Any business entity for which you have a financial interest greater than 50% of the

voting stock or otherwise have a controlling interest after the effective date of this policy or that is newly acquired or formed by you during the term of this policy.

The coverage provided by this provision is afforded until expiration or termination of this policy, whichever occurs earlier.

The coverage provided by this provision does not apply to any business entity described in d. above that qualifies as an insured under any other automobile liability policy issued to that business entity as a named insured or would have been an insured except for the exhaustion of the policy limits or the insolvency of the insurer.

The coverage provided by this provision does not apply to "bodily injury" nor "property damage" arising from an accident that occurred prior to your acquiring or forming the business entity described in d. above.

**4. EMPLOYEES AS INSUREDS**

The following is added to the **SECTION II - LIABILITY COVERAGE**, Paragraph A1.

**Who Is An Insured** provision:

- e. Any employee of yours is an "insured" while using a covered "auto" you do not own, hire or borrow in your business or your personal affairs.

**5. SUPPLEMENTARY PAYMENTS**

The following amends **SECTION II-LIABILITY COVERAGE**, Paragraph A2. **Coverage Extensions** provision:

Paragraph (2) is replaced by the following:

- (2) Up to \$2,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

Paragraph (4) is replaced by the following:

- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

**6. AMENDED FELLOW EMPLOYEE EXCLUSION**

The following is added to the **SECTION II - LIABILITY COVERAGE, B. Exclusions** Paragraph 5. **Fellow Employee** exclusion:

This exclusion does not apply if the "bodily injury" arises from the use of a covered "auto" you own or hire. This coverage is excess over any other collectible insurance.

**SECTION III - PHYSICAL DAMAGE COVERAGE**

**7. EXPENSE OF RETURNING A STOLEN "AUTO" and SIGN COVERAGE**

The following is added to **SECTION III - PHYSICAL DAMAGE COVERAGE, A.1. COVERAGE:**

**d. Expense Of Returning A Stolen "Auto"**

We will pay for the expense of returning a covered "auto" to you.

**e. Sign Coverage**

We will pay for loss to signs, murals, paintings or graphics, as part of equipment, which are displayed on a covered "auto."

The most we will pay for "loss" in any one "accident" is the lesser of:

- 1. The actual cash value of the property as of the time of the "loss"; or
- 2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or
- 3. \$2,000.

**8. GLASS BREAKAGE DEDUCTIBLE**

The following is added to **SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE** paragraph 3. **Glass Breakage - Hitting A Bird Or Animal - Falling Objects Or Missiles:**

Any deductible shown in the Declarations as applicable to the



covered "auto" will not apply to glass breakage if such glass is repaired, rather than replaced.

#### 9. TRANSPORTATION EXPENSE

Paragraph 4. Coverage Extension. of SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE is replaced with the following:

##### 4. Coverage Extension

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 24 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss."

#### 10. HIRED AUTO PHYSICAL DAMAGE

The following is added to SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE:

##### 5. Hired Auto Physical Damage

If hired "autos" are covered "autos" for Liability Coverage and if Physical Damage Coverage of Comprehensive, Specified Causes of Loss, or Collision is provided under this Coverage Form for any "auto" you own, then the Physical Damage Coverage(s) provided is extended to "autos" you hire without a driver or your employee hires, without a driver, at your direction, for the

purpose of conducting your business, for a period of 30 days or less, of like kind and use as the "autos" you own, subject to the following:

The most we will pay for any one loss is the lesser of the following:

- a. \$50,000 per accident, or
- b. cash value, or
- c. the cost of repair,

minus the deductible equal to the lowest deductible applicable to any owned "auto" for that coverage. Any deductible shown in the Declarations does not apply to "loss" caused by fire or lightning. Subject to the limit and deductible stated above, we will provide coverage equal to the broadest coverage provided to any covered "auto" you own, that is applicable to the loss.

If the loss arises from an accident for which you are legally liable and the lessor incurs an actual financial loss from that accident, we will cover the lessor's actual financial loss of use of the hired "auto" for a period of up to seven consecutive days from the date of the accident, subject to a limit of \$1,000 per accident.

#### 11. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT COVERAGE

The following is added to SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE:

##### 6. Audio, Visual and Data Electronic Equipment Coverage

We will pay for "loss" to any electronic equipment that receives or transmits audio, visual or data signals and that is not designed

solely for the reproduction of sound. This coverage applies only if the equipment is permanently installed in the covered "auto" at the time of the "loss" or the equipment is removable from a housing unit which is permanently installed in the covered auto at the time of the "loss," and such equipment is designed to be solely operated by use of the power from the "auto's" electrical system, in or upon the covered "auto," including its antennas and other accessories. However, this does not include tapes, records or discs.

The exclusions that apply to PHYSICAL DAMAGE COVERAGE, except for the exclusion relating to Audio, Visual and Data Electronic Equipment, also apply to coverage provided herein. In addition, the following exclusions apply:

We will not pay, under this coverage, for either any electronic equipment or accessories used with such electronic equipment that is:

1. Necessary for the normal operation of the covered "auto" or the monitoring of the covered "auto's" operating system; or
2. Both:
  - a. An integral part of the same unit housing any sound reproducing equipment designed solely for the reproduction of sound if the sound reproducing equipment is permanently installed in the covered "auto," and

- b. Permanently installed in the opening of the dash or console normally used by the manufacturer for the installation of a radio.

With respect to coverage herein, the **LIMIT OF INSURANCE** provision of **PHYSICAL DAMAGE COVERAGE** is replaced by the following:

1. The most we will pay for all "loss" to audio, visual or data electronic equipment and any accessories used with this equipment as a result of any one "accident" is the lesser of
  - a. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
  - b. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or
  - c. \$500.
2. An adjustment for depreciation and physical condition will be made in determining actual cash value at the time of the "loss."
3. Deductibles applicable to PHYSICAL DAMAGE COVERAGE, do not apply to this Audio, Visual and Data Electronic Equipment Coverage.

If there is other coverage provided by this policy for audio, visual and data electronic equipment, the coverage provided herein is excess.

However, you may elect to apply the limit or any portion thereof of coverage provided herein to pay any deductible that is applicable under the provisions of the other coverage.

covered "auto." If loss is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and transport it to a repair shop.

## 12. RENTAL REIMBURSEMENT and MATERIAL TRANSFER EXPENSE

The following is added to **SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE:**

### 7. Rental Reimbursement and Material Transfer Expense

This coverage provides only those Physical Damage Coverages where a premium is shown in the Declarations. It applies only to a covered "auto" described or designated to which the Physical Damage Coverages apply.

We will pay for auto rental expenses and the expenses, incurred by you because of "loss" to a covered "auto," to remove and transfer your materials and equipment from the covered "auto." Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto." No deductibles apply to this coverage.

We will pay only for those auto rental expenses incurred during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:

1. The number of days reasonably required to repair or replace the

2. 60 days.

Our payment is limited to the lesser of the following amounts:

1. Necessary and actual expenses incurred, including loss of use.
2. \$3,000.

This auto rental expense coverage does not apply while there are spare or reserve "autos" available to you for your operations.

If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the SECTION III - PHYSICAL DAMAGE COVERAGE, A. 4. Coverage Extension.

## 13. AIRBAG COVERAGE

The following is added to **SECTION III - PHYSICAL DAMAGE COVERAGE, B. Exclusions, paragraph 3.**

The portion of this exclusion relating to mechanical or electrical breakdown does not apply to the accidental discharge of an airbag. This coverage is excess of other collectible insurance or warranty. No deductible applies to this Airbag Coverage.

SECTION IV - CONDITIONS

14. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS

The following is added to **SECTION IV - BUSINESS AUTO CONDITIONS, A. Loss Conditions, 2. Duties In The Event Of Accident, Claim, Suit Or Loss:**

- d. Knowledge of any "accident," claim, "suit" or "loss" will be deemed knowledge by you when notice of such "accident," claim, "suit" or "loss" has been received by:
  - (1) You, if you are an individual;
  - (2) Any partner or insurance manager if you are a partnership, or
  - (3) An executive officer or insurance manager if you are a corporation.

15. BLANKET WAIVER OF SUBROGATION

Paragraph 5. **Transfer Of Rights Of Recovery Against Others To Us, SECTION IV - BUSINESS AUTO CONDITIONS, A. Loss Conditions** is replaced by the following:

5. **Transfer Of Rights Of Recovery Against Others To Us**

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, which have not been waived through the execution of an "insured contract," written agreement, or permit, prior to the "accident" or "loss" giving rise to the payment, those rights to recover damages from another are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after the "accident" or "loss" to impair them.

16. UNINTENTIONAL FAILURE TO DISCLOSE INFORMATION

The following is added to **SECTION IV - BUSINESS AUTO CONDITIONS. B. General Conditions, paragraph 2. Concealment, Misrepresentation Or Fraud:**

Your unintentional error in disclosing, or failure to disclose, any material fact existing after the effective date of this Coverage Form shall not prejudice your rights under this Coverage Form. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or nonrenewal.

17. HIRED AUTO - WORLDWIDE COVERAGE

Paragraph e. under **SECTION IV - Business Auto Conditions, B. General Conditions, paragraph 7. Policy Period, Coverage Territory** is replaced with the following:

e. Anywhere in the world if:

- (1) A covered "auto" is leased, hired, rented or borrowed without a driver for a period of 30 days or less; and
- (2) The "insured's" responsibility to pay damages is determined in a "suit" on the merits, in the United States of America, the territories and possessions of the United States of America, Puerto Rico, or Canada or in a settlement we agree to.

SECTION V - DEFINITIONS

18. MENTAL ANGUISH

Paragraph C. **"Bodily injury," SECTION V - DEFINITIONS** is replaced by the following:

- C. "Bodily injury" means bodily injury, sickness or disease sustained by a person including death or mental anguish resulting from any of these.

**WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE POLICY**

WC 00 03 13

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

This endorsement, effective on \_\_\_\_\_ at 12:01 A.M. standard time, forms a part of  
(DATE)

Policy No. \_\_\_\_\_ of the \_\_\_\_\_  
(NAME OF INSURANCE COMPANY)

issued to

Premium (if any) \$ \_\_\_\_\_  
Authorized Representative

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.\*

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

**Schedule**

\*Typist: strike out third sentence if inapplicable.

**Fibertech Networks, LLC**

PLYMOUTH2 PLYMOUTH TOWNSHIP

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
3-24-14	032414	APPLICATION FEE	500.00	.00	500.00		
CHECK DATE	3-24-14	CHECK NUMBER	124342	TOTAL >	500.00	.00	500.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

PIRACLE 800-821-5720 x357 THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**Fibertech Networks, LLC**

300 Meridian Centre  
Rochester, NY 14618

M&T Bank  
Manufacturers And Traders Trust Company  
Commercial Banking  
Main Office  
Ithaca, NY 14850

50-7063  
2213

DATE: March 24, 2014  
CHECK NO.: 124342  
AMOUNT: \*\*\*\*\*\$500.00

Pay: \*\*\*\*\*Five hundred dollars and no cents.

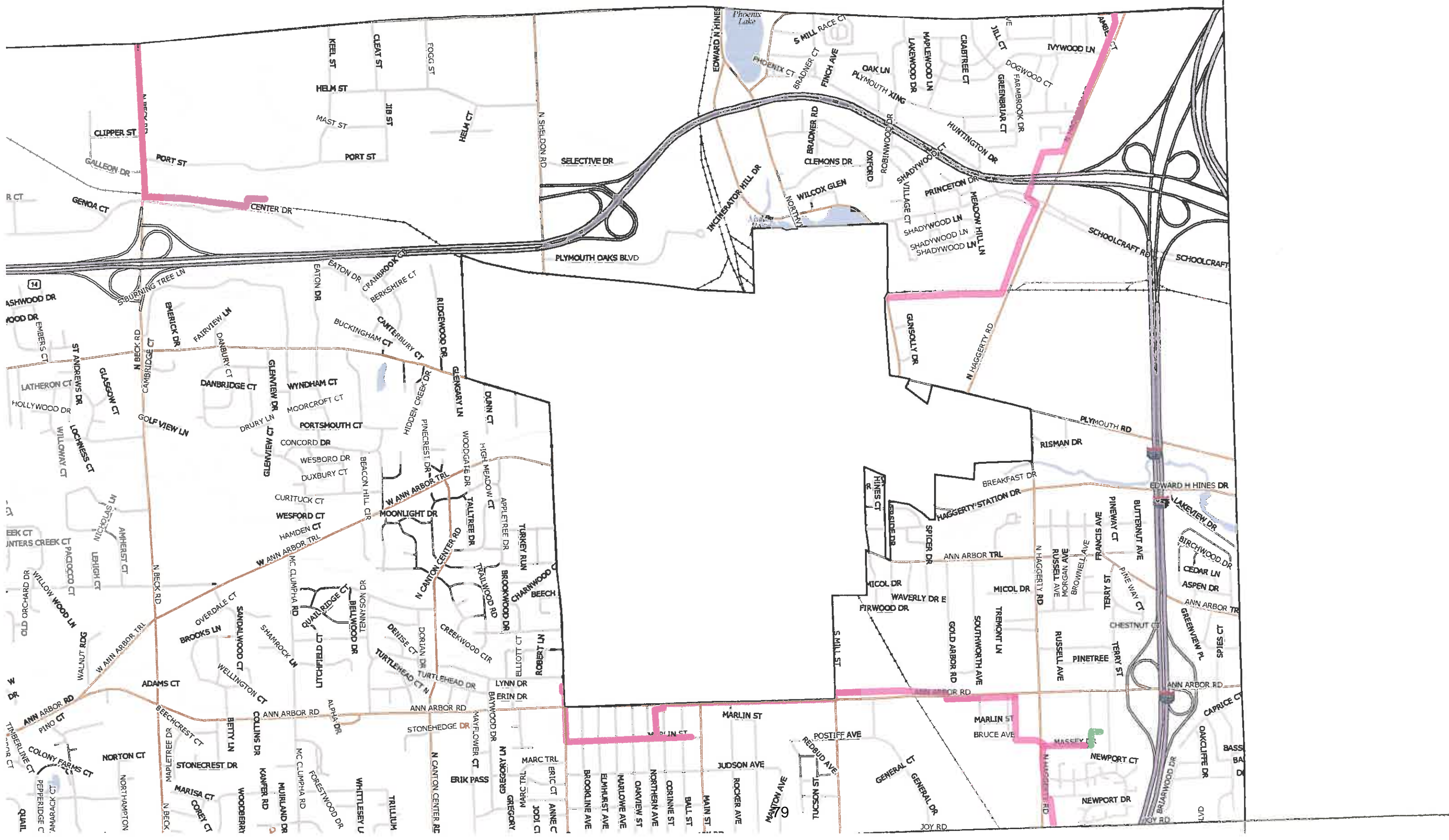
PAY TO THE ORDER OF  
PLYMOUTH TOWNSHIP  
9955 N. HAGGERTY ROAD  
PLYMOUTH, MI 48170

*W. J. Walsh*

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈000124342⑈ ⑆022000046⑆8890145223⑈

Township of Plymouth  
Wayne County  
Michigan



CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION

Meeting Date: May 13, 2014

ITEM: Adoption of Ridgewood Drive Special Assessment District and Assessment Roll

**ACTION:**

The Board is being asked to hold the Public Hearing of Assessment, and approve a resolution establishing the Ridgewood Drive Special Assessment District and confirm the Assessment Roll for said Special Assessment District.

**DEPARTMENT / PRESENTER(S):**

Patrick Fellrath, P.E., Director of Public Utilities  
Rhett Gronevelt, P.E., Orchard, Hiltz & McCliment, Inc.

**BACKGROUND:**

The submission is consistent with policy established by the Board regarding these matters. Bids were received for the Ridgewood Drive Project on April 1, 2014. OHM then reviewed and tabulated the bids and made a recommendation in favor of Pavex Corporation. The recommendation was based upon the bid amount and the qualifications of the bidder. A determination was made that the benefit of each parcel shall be on a per unit basis and therefore the assessment has been spread equally among the Twenty Nine (29) lots in the district. The project would commence following the 30 day holding period.

**BUDGET / TIME LINE:**

Upon approval by the Board, a thirty (30) day period shall be provided to permit any person having an interest in the real property to file a written appeal of the Special Assessment with the Michigan Tax Tribunal.

**RECOMMENDATION:**

I move to approve Resolution 2014-05-13-18 establishing the Ridgewood Drive Paving district No. 177 and confirming the Assessment Roll as presented subject to providing a thirty (30) day period to permit any person having interest in the real property to file a written appeal of the Special Assessment with the Michigan Tax Tribunal.

RECOMMENDATION:      Moved by: \_\_\_\_\_      Seconded by: \_\_\_\_\_

VOTE:    \_\_\_KA    \_\_\_CC    \_\_\_BD    \_\_\_MK    \_\_\_RE    \_\_\_NC    \_\_\_RR

MOTION CARRIED \_\_\_\_\_      MOTION DEFEATED \_\_\_\_\_



RESOLUTION No. \_\_\_\_\_

A regular meeting of the Township Board of the Township of Plymouth, County of Wayne, Michigan, held on May 13, 2014 at seven o'clock p.m., EST, the following resolution was offered:

SPECIAL ASSESSMENT ROLL FOR  
RIDGEWOOD DRIVE PAVING SPECIAL ASSESSMENT DISTRICT

WHEREAS, the Township Board of the Township of Plymouth, Wayne County, Michigan, after due and legal notice, has conducted a public hearing upon a proposed assessment roll prepared by the Supervisor and Assessing Officer of the Township for the purpose of defraying a portion of the costs of Paving Project proposed to be installed within the Ridgewood Drive Special Assessment District as shown on the plans and specifications for such project.

AND WHEREAS, such public hearing was preceded by proper notice in a newspaper of general circulation in the Township, and by First Class Mail notice to each property owner of record within said district and upon said assessment roll;

AND WHEREAS, comments were received from those present at such public hearing concerning said assessment roll and opportunity to all present to be heard in the matter;

AND WHEREAS, the oral comments received indicated the reasonableness of the following amendments to said assessment roll if any;

AND WHEREAS, a record of those present to protest, and of written protests submitted at or before the public hearing was made a part of the minutes of the hearing.

AND WHEREAS, it is the opinion of the Township Board that no further time should be granted for the consideration of the matter because of the time constraints in initiating this project;

AND WHEREAS, the Township Board has duly, inspected the proposed assessment roll and considered all comment and proposed amendments thereto and has found the proposed assessment roll, as amended, to be correct, just, and reasonable.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The assessment roll submitted by the Supervisor of the Township shall hereafter be designated as Ridgewood Drive District No. \_\_\_\_\_ and shall hereby be confirmed as the assessment roll for Special Assessment District No. \_\_\_\_\_.
2. The assessments made in said Ridgewood Drive Subdivision Assessment Roll No. \_\_\_\_\_ shall be divided into ten (10) equal annual installments of principal with the first installment to be due on or before \_\_\_\_\_ and the following installments to be due on or before the \_\_\_\_\_ day of the same month for each and every year thereafter. All unpaid installments prior to their transfer to the tax roll as provided by the Michigan Public Act 188 of 1954, as amended, shall bear interest payable annually on each installment due date at the rate of four percent (4%) per annum commencing on the first installment due date hereinafter set forth. Any payments made before such first installment due date shall not bear any such interest.

3. Future due installments of an assessment against any parcel of land may be paid to the Township Treasurer at any time in full with interest accrued through the month in which the final installment is paid in accordance with the Michigan Public Act 188 of 1954, as amended. If any installment of a special assessment is not paid when due, then the installment shall be considered to be delinquent and there shall be collected, in addition to interest as provided by this section, a penalty at the rate of one percent (1%) for each month, or fraction of a month, that the installment remains unpaid before being reported to the Township Board for assessment upon the Township tax roll, also in accordance with said Act 188.
4. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and said Treasurer with his/her warrant attached, commanding the Treasurer to collect such assessments in accordance with the direction of the Township Board and said Public Act 188.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

**Present:**

**Absent:**

**Moved By:**

**Supported by:**

**Roll Call Vote**

**Ayes:**

**Nays:**

**Adopted:**

**Certification**

**STATE OF MICHIGAN)**  
**)**  
**COUNTY OF WAYNE)**

I, Nancy C. Conzelman, Clerk of Charter Township of Plymouth, Wayne County, State of Michigan, do hereby certify that the foregoing is a true copy of a resolution adopted by the Charter Township of Plymouth Board of Trustees at their Regular Meeting held on May 13, 2014, the original of which Resolution is on file in my office.

\_\_\_\_\_  
Nancy C. Conzelman, Clerk

**Resolution:**

**SPECIAL ASSESSMENT DISTRICT TENTATIVE ASSESSMENT ROLL  
RIDGWOOD DRIVE**

Assumptions:

1. Frontage is defined by properties abutting Ridgewood Drive
2. In the event that conservation easements are filed with the Township, these numbers may change.

Tax ID Number	OWNER OF RECORD	FRONTAGE	SIGNED	UNITS	SIGNED	TENTATIVE ASSESSMENT	ADDRESS
R-78-031-99-0014-000	Marie Eskridge	185 Ft.	- Ft.	1		\$ 8,607.18	45260 North Territorial
R-78-031-99-0013-000	Daniel & Julie Sinnott	192 Ft.	192 Ft.	1	1	\$ 8,607.18	13573 Ridgewood Drive
R-78-031-99-0012-000	Daniel & Lori Phillips	137 Ft.	137 Ft.	1	1	\$ 8,607.18	13705 Ridgewood Drive
R-78-031-99-0008-000	Gaetano Lipane	139 Ft.	139 Ft.	1	1	\$ 8,607.18	13725 Ridgewood Drive
R-78-031-99-0009-001	Tonia & Timothy Laughlin	194 Ft.	- Ft.	1		\$ 8,607.18	13775 Ridgewood Drive
R-78-031-99-0009-002	Dawn Kasperski	131 Ft.	131 Ft.	1	1	\$ 8,607.18	Vacant Parcel
R-78-031-99-0010-000	Doug & Anita Perry	164 Ft.	164 Ft.	1	1	\$ 8,607.18	13827 Ridgewood Drive
R-78-031-99-0011-000	Darrell Duncan	165 Ft.	165 Ft.	1	1	\$ 8,607.18	13861 Ridgewood Drive
R-78-015-99-0002-000	Lawrence Deschaw	170 Ft.	170 Ft.	1	1	\$ 8,607.18	13887 Ridgewood Drive
R-78-015-99-0003-000	Robert Monroe	159 Ft.	- Ft.	1		\$ 8,607.18	13925 Ridgewood Drive
R-78-015-99-0017-000	Raymond & Debra Stanczak	170 Ft.	170 Ft.	1	1	\$ 8,607.18	13961 Ridgewood Drive
R-78-015-99-0016-000	William James Hentges	171 Ft.	171 Ft.	1	1	\$ 8,607.18	13991 Ridgewood Drive
R-78-015-99-0015-001	Kenneth R & Carolyn J Hayes	107 Ft.	107 Ft.	1	1	\$ 8,607.18	14015 Ridgewood Drive
R-78-015-99-0011-001	James & Susan Mills	106 Ft.	106 Ft.	1	1	\$ 8,607.18	14000 Ridgewood Drive
R-78-015-99-0008-000	John Lenders	84 Ft.	- Ft.	1		\$ 8,607.18	13980 Ridgewood Drive
R-78-015-99-0009-000	John & Joan Knoerl	84 Ft.	84 Ft.	1	1	\$ 8,607.18	13970 Ridgewood Drive
R-78-015-99-0006-000	Richard & Johnetta Stringfellow	84 Ft.	84 Ft.	1	1	\$ 8,607.18	13960 Ridgewood Drive
R-78-015-99-0007-000	Matthew & Lisa Markwardt	84 Ft.	84 Ft.	1	1	\$ 8,607.18	13966 Ridgewood Drive
R-78-015-99-0005-000	Gene R & Verna Hogle	159 Ft.	- Ft.	1		\$ 8,607.18	13928 Ridgewood Drive
R-78-015-99-0004-000	Michael Goebelbecker & Estella Pak-Zeng Woo	149 Ft.	- Ft.	1		\$ 8,607.18	13900 Ridgewood Drive
R-78-031-99-0001-000	Gerald & Donna Conger	151 Ft.	151 Ft.	1	1	\$ 8,607.18	13872 Ridgewood Drive
R-78-031-99-0002-000	Andrew & Linda Sivako	150 Ft.	150 Ft.	1	1	\$ 8,607.18	13840 Ridgewood Drive
R-78-031-99-0003-702	Dayne Davis	76 Ft.	76 Ft.	1	1	\$ 8,607.18	13808 Ridgewood Drive
R-78-031-99-0003-701	Eric & Julie Bachholzky	76 Ft.	76 Ft.	1	1	\$ 8,607.18	13824 Ridgewood Drive
R-78-031-99-0004-000	Gregory P Mackiewicz	155 Ft.	- Ft.	1		\$ 8,607.18	13776 Ridgewood Drive
R-78-031-99-0005-004	Mitchell & Lori Jerden	180 Ft.	180 Ft.	1	1	\$ 8,607.18	13740 Ridgewood Drive
R-78-031-99-0019-000	Daniel & Roberta K Kompoltowicz	165 Ft.	165 Ft.	1	1	\$ 8,607.18	13700 Ridgewood Drive
R-78-031-99-0018-000	Trisha E. Jacobson	163 Ft.	- Ft.	1		\$ 8,607.18	13580 Ridgewood Drive
R-78-031-99-0016-000	Praise Baptist Church	256 Ft.	256 Ft.	1	1	\$ 8,607.18	45180 North Territorial
<b>TOTAL</b>		<b>4,204 Ft.</b>	<b>2,957 Ft.</b>	<b>29</b>	<b>21</b>	<b>\$ 249,608.10</b>	

Note: Shading indicates that resident has signed petition.

**I. PERCENTAGE BASED ON FRONTAGE (51% = 2,144.04)**

SIGNED PETITION	2,957 =	70.3%
TOTAL FRONTAGE	4,204	

**II. PERCENTAGE BASED ON UNITS (51% = 14.79 UNITS)**

SIGNED PETITION	21 =	72.4%
TOTAL UNITS	29	

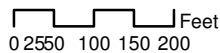
Updated: May 6, 2014



Limits of S.A.D.

# Ridgewood Drive S.A.D.

- SAD Boundary
- Support
- No Support



**OHM** 34000 Plymouth Rd  
Livonia, Mi 48150  
734.522.6711  
734.522.6427 (fax)

PROJECT DESCRIPTION  
FOR  
RIDGEWOOD DRIVE SAD

The proposed improvements shall consist of removal of the existing bituminous road with the placement of a new bituminous pavement cross section, as well as miscellaneous driveway work, which may be needed to facilitate the replacement of the asphalt road pavement. It is understood that this is primarily a road improvement project and therefore any drainage problems existing prior to the project will not be corrected except where said modification is necessary to protect the life of the road pavement, and as allowed by County of Wayne. Existing water problems, such as standing water, etc., outside of the roadway will not be resolved by this program. It is further understood that this improvement will be constructed in accordance with the County of Wayne approval and permit for the site. The project commences at the north right-of-way line of North Territorial Road and proceeds northward on Ridgewood Drive for approximately 2130 feet to the south right-of-way line of M-14 Expressway.

The district limit for frontage along Ridgewood Drive consists of parcels numbered R-78-031-99-0001-000, R-78-031-99-0002-000, R-78-031-99-0003-702, R-78-031-99-0003-701, R-78-031-99-0004-000, R-78-031-99-0005-004, R-78-031-99-0008-000, R-78-031-99-0009-001, R-78-031-99-0009-002, R-78-031-99-0010-000, R-78-031-99-0011-000, R-78-031-99-0012-000, R-78-031-99-0013-000, R-78-031-99-0014-000, R-78-031-99-0016-000, R-78-031-99-0018-000, and R-78-031-99-0019-000 located in the Northwest  $\frac{1}{4}$  of Section 27, T.1S, R.8E, and R-78-015-99-0002-000, R-78-015-99-0003-000, R-78-015-99-0004-000, R-78-015-99-0005-000, R-78-015-99-0006-000, R-78-015-99-0007-000, R-78-015-99-0008-000, R-78-015-99-0009-000, R-78-015-99-0011-001, R-78-015-99-0015-001, R-78-015-99-0016-000, and R-78-015-99-0017-000 located in the Southwest  $\frac{1}{4}$  of Section 22, T.1S, R.8E of Plymouth Township, Wayne County, Michigan.

**Planning Estimate Worksheet  
For  
Ridgewood Drive SAD  
Plymouth Township, Wayne County, Michigan**

**SCOPE OF WORK:**

Remove Existing Asphalt Pavement  
Supplement Existing Base Material with Additional Aggregate Base  
Repave Road based on Wayne County Approved Cross Section

Total Construction Cost	\$174,608.10
Construction Contingency	\$20,000
Preliminary Engineering	\$7,000
Final Engineering	\$18,300
Inspection Day Cost	\$8,000
Contract Administration	\$21,700

**Total Project Cost:** \$249,608.10

Total Units: 29  
Price Per Unit: \$8,607.18

**Cost/Owner:**

Lump Sum Payout: \$8,607.18  
Cost/Yr at 4% for 10 yrs: \$1,061.19

**SUPERVISOR'S CERTIFICATE**

I, Richard Reaume, Supervisor of the Charter Township of Plymouth, Wayne County, Michigan, do hereby certify that the attached Special Assessment Roll was made pursuant to a resolution of the Township Board adopted on \_\_\_\_\_, and in making such Special Assessment Roll, I, according to my best judgment, have conformed in all respects to the directions contained in such resolution and the statutes of the state of Michigan.

Respectfully submitted,

\_\_\_\_\_  
Richard Reaume, Supervisor

**CERTIFICATE OF CONFIRMATION**

I hereby certify that the above Special Assessment Roll was confirmed on \_\_\_\_\_ by resolution of the Township Board of the Charter Township of Plymouth.

\_\_\_\_\_  
Nancy C. Conzelman, Clerk



CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION

Meeting Date: May 13, 2014

ITEM: Adoption of Country Acres of Plymouth Nos. 1, 2 & 3 Special Assessment District and Assessment Roll

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**ACTION:**

The Board is being asked to hold the Public Hearing of Assessment, and approve a resolution establishing the Country Acres of Plymouth Nos. 1, 2 & 3 Special Assessment District and confirm the Assessment Roll for said Special Assessment District.

**DEPARTMENT / PRESENTER(S):**

Patrick Fellrath, P.E., Director of Public Utilities  
Rhett Gronevelt, P.E., Orchard, Hiltz & McCliment, Inc.

**BACKGROUND:**

The submission is consistent with policy established by the Board regarding these matters. Bids were received for the Country of Acres of Plymouth Nos. 1, 2 & 3 Project on April 4, 2014. OHM then reviewed and tabulated the bids and made a recommendation in favor of Galui Construction Inc. The recommendation was based upon the bid amount and the qualifications of the bidder. A determination was made that the benefit of each parcel shall be on a per unit basis and therefore the assessment has been spread equally among the two hundred and eleven (211) lots in the district.

**BUDGET / TIME LINE:**

Upon approval by the Board, a thirty (30) day period shall be provided to permit any person having an interest in the real property to file a written appeal of the Special Assessment with the Michigan Tax Tribunal. The project would commence following the 30 day holding period.

**RECOMMENDATION:**

I move to approve Resolution 2014-05-13-19 establishing the Country Acres of Plymouth Nos. 1, 2 & 3 Paving district No. 178 and confirming the Assessment Roll as presented subject to providing a thirty (30) day period to permit any person having interest in the real property to file a written appeal of the Special Assessment with the Michigan Tax Tribunal.

RECOMMENDATION: Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE: \_\_\_KA \_\_\_CC \_\_\_BD \_\_\_MK \_\_\_RE \_\_\_NC \_\_\_RR

MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_

RESOLUTION No. \_\_\_\_\_

A regular meeting of the Township Board of the Township of Plymouth, County of Wayne, Michigan, held on May 13, 2014 at seven o'clock p.m., EST, the following resolution was offered:

SPECIAL ASSESSMENT ROLL FOR  
COUNTRY ACRES OF PLYMOUTH NOS. 1, 2, & 3 PAVING SPECIAL ASSESSMENT DISTRICT

WHEREAS, the Township Board of the Township of Plymouth, Wayne County, Michigan, after due and legal notice, has conducted a public hearing upon a proposed assessment roll prepared by the Supervisor and Assessing Officer of the Township for the purpose of defraying a portion of the costs of Paving Project proposed to be installed within the Country Acres of Plymouth Nos. 1, 2 & 3 Special Assessment District as shown on the plans and specifications for such project.

AND WHEREAS, such public hearing was preceded by proper notice in a newspaper of general circulation in the Township, and by First Class Mail notice to each property owner of record within said district and upon said assessment roll;

AND WHEREAS, comments were received from those present at such public hearing concerning said assessment roll and opportunity to all present to be heard in the matter;

AND WHEREAS, the oral comments received indicated the reasonableness of the following amendments to said assessment roll if any;

AND WHEREAS, a record of those present to protest, and of written protests submitted at or before the public hearing was made a part of the minutes of the hearing.

AND WHEREAS, it is the opinion of the Township Board that no further time should be granted for the consideration of the matter because of the time constraints in initiating this project;

AND WHEREAS, the Township Board has duly, inspected the proposed assessment roll and considered all comment and proposed amendments thereto and has found the proposed assessment roll, as amended, to be correct, just, and reasonable.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The assessment roll submitted by the Supervisor of the Township shall hereafter be designated as Country Acres of Plymouth Nos. 1, 2 & 3 District No. \_\_\_\_\_ and shall hereby be confirmed as the assessment roll for Special Assessment District No. \_\_\_\_\_.
2. The assessments made in said Country Acres of Plymouth Nos. 1, 2 & 3 Subdivision Assessment Roll No. \_\_\_\_\_ shall be divided into ten (10) equal annual installments of principal with the first installment to be due on or before \_\_\_\_\_ and the following installments to be due on or before the \_\_\_\_ day of the same month for each and every year thereafter. All unpaid installments prior to their transfer to the tax roll as provided by the Michigan Public Act 188 of 1954, as amended, shall bear interest payable annually on each installment due date at the rate of four percent (4%) per annum commencing on the first installment due date hereinafter set forth. Any payments made before such first installment due date shall not bear any such interest.

3. Future due installments of an assessment against any parcel of land may be paid to the Township Treasurer at any time in full with interest accrued through the month in which the final installment is paid in accordance with the Michigan Public Act 188 of 1954, as amended. If any installment of a special assessment is not paid when due, then the installment shall be considered to be delinquent and there shall be collected, in addition to interest as provided by this section, a penalty at the rate of one percent (1%) for each month, or fraction of a month, that the installment remains unpaid before being reported to the Township Board for assessment upon the Township tax roll, also in accordance with said Act 188.
4. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and said Treasurer with his/her warrant attached, commanding the Treasurer to collect such assessments in accordance with the direction of the Township Board and said Public Act 188.
5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

**Present:**

**Absent:**

**Moved By:**

**Supported by:**

**Roll Call Vote**

**Ayes:**

**Nays:**

**Adopted:**

**Certification**

STATE OF MICHIGAN)  
)  
COUNTY OF WAYNE)

I, Nancy C. Conzelman, Clerk of Charter Township of Plymouth, Wayne County, State of Michigan, do hereby certify that the foregoing is a true copy of a resolution adopted by the Charter Township of Plymouth Board of Trustees at their Regular Meeting held on May 13, 2014, the original of which Resolution is on file in my office.

\_\_\_\_\_  
Nancy C. Conzelman, Clerk

**Resolution:**

**SPECIAL ASSESSMENT DISTRICT TENTATIVE ASSESSMENT ROLL**  
**COUNTRY ACRES OF PLYMOUTH Nos. 1, 2, & 3 SUBDIVISION**

**Assumptions**

1 Frontage is defined by properties abutting Fellows Creek Drive, Fellows Hill Drive, East Fellows Creek Court, West Fellows Creek Court, Fellows Hill Court, Pine Court, Oak View Court, Top of Hill Drive, Top of Hill Court, Ash Court, Powell Ridge Court, Maple Ridge Drive, Maple Valley Drive, North Ridge Drive

SIDWELL #	LOT #	FRONTAGE	SIGNED	UNITS	TENTATIVE ASSESSMENT	OWNER OF RECORD	ADDRESS
R-78-045-02-0001-000	1	154.98 Ft.	-	1	\$4,122.84	Farah, Christine M	8000 Fellows Creek Drive
R-78-045-02-0002-000	2	385.00 Ft.	-	1	\$4,122.84	Hazem Samir-Moez	9088 East Fellows Creek Court
R-78-045-02-0003-000	3	127.35 Ft.	127.35	1	\$4,122.84	Berry II, James/Annette	50329 East Fellows Creek Court
R-78-045-02-0004-000	4	128.92 Ft.	128.92	1	\$4,122.84	Ngwe, Emmanuel/Atok, Victorine	50271 East Fellows Creek Court
R-78-045-02-0005-000	5	128.92 Ft.	128.92	1	\$4,122.84	Fernandez, Albino	50157 East Fellows Creek Court
R-78-045-02-0006-000	6	166.14 Ft.	166.14	1	\$4,122.84	Khetarpal, Ved/Sneh	50099 East Fellows Creek Court
R-78-045-02-0007-000	7	74.22 Ft.	74.22	1	\$4,122.84	Seedah, Khalton	50045 East Fellows Creek Court
R-78-045-02-0008-000	8	74.84 Ft.	-	1	\$4,122.84	Koetting, Michael D	50058 East Fellows Creek Court
R-78-045-02-0009-000	9	121.88 Ft.	121.88	1	\$4,122.84	Powers, Jeffrey/K	50114 East Fellows Creek Court
R-78-045-02-0010-000	10	123.10 Ft.	-	1	\$4,122.84	Arapoff, Jennifer S	50172 East Fellows Creek Court
R-78-045-02-0011-000	11	123.26 Ft.	123.26	1	\$4,122.84	Sandra, George/Marilyn	50228 East Fellows Creek Court
R-78-045-02-0012-000	12	122.94 Ft.	-	1	\$4,122.84	Shafi, Norman/Danish	50296 East Fellows Creek Court
R-78-045-02-0013-000	13	129.90 Ft.	-	1	\$4,122.84	David, Michael/Jill	50344 East Fellows Creek Court
R-78-045-02-0014-000	14	418.43 Ft.	-	1	\$4,122.84	Dhia/Fakr, Emad/Basma	50400 East Fellows Creek Court
R-78-045-02-0015-000	15	131.54 Ft.	131.54	1	\$4,122.84	Domeireles, Mario/Nisha	9260 Fellows Creek Drive
R-78-045-02-0016-000	16	131.53 Ft.	131.53	1	\$4,122.84	Chapel, Thomas/Johanna	9348 Fellows Creek Drive
R-78-045-02-0017-000	17	131.54 Ft.	131.54	1	\$4,122.84	Wisniewski, Dale/Anna	9434 Fellows Creek Drive
R-78-045-02-0018-000	18	131.54 Ft.	-	1	\$4,122.84	Wegenka, Alan J	9522 Fellows Creek Drive
R-78-045-02-0019-000	19	364.14 Ft.	-	1	\$4,122.84	Vivian, Andrea	50475 Fellows Hill Drive
R-78-045-02-0020-000	20	177.21 Ft.	177.21	1	\$4,122.84	Weidel, Keith/Mary	50439 Fellows Hill Drive
R-78-045-02-0021-000	21	140.86 Ft.	-	1	\$4,122.84	Miller, Gregory C	50403 Fellows Hill Drive
R-78-045-02-0022-000	22	135.84 Ft.	135.84	1	\$4,122.84	Schultz, Nicole	50387 Fellows Hill Drive
R-78-045-02-0023-000	23	134.61 Ft.	134.61	1	\$4,122.84	Modrzewski, Matthew/Julie	50331 Fellows Hill Drive
R-78-045-02-0024-000	24	126.48 Ft.	126.48	1	\$4,122.84	Knight, Chris B	50295 Fellows Hill Drive
R-78-045-02-0025-000	25	467.84 Ft.	-	1	\$4,122.84	Gladis, Charles/Dane	9688 Fellows Hill Court
R-78-045-02-0026-000	26	155.00 Ft.	-	1	\$4,122.84	Farwell, William B/Amy	9760 Fellows Hill Court
R-78-045-02-0027-000	27	135.37 Ft.	135.37	1	\$4,122.84	Barin, Roy D/William	9854 Fellows Hill Court
R-78-045-02-0028-000	28	77.38 Ft.	-	1	\$4,122.84	Crosby, Jason/Christina	9950 Fellows Hill Court
R-78-045-02-0029-000	29	74.13 Ft.	-	1	\$4,122.84	Huddleston, Ricky/Marie	9999 Fellows Hill Court
R-78-045-02-0030-000	30	108.58 Ft.	-	1	\$4,122.84	Campbell, Ralph/Lisa	9935 Fellows Hill Court
R-78-045-02-0031-000	31	125.01 Ft.	-	1	\$4,122.84	Zychowicz, Bryan James/Pelhtel, Renee	9841 Fellows Hill Court
R-78-045-02-0032-000	32	145.22 Ft.	-	1	\$4,122.84	Wong, Jane T	9747 Fellows Hill Court
R-78-045-02-0033-000	33	379.72 Ft.	-	1	\$4,122.84	Beers, Richard/Lisa	9651 Fellows Hill Court
R-78-045-02-0034-000	34	125.00 Ft.	-	1	\$4,122.84	Haddad, Isam/Reem	50388 Fellows Hill Drive
R-78-045-02-0035-000	35	125.00 Ft.	125.00	1	\$4,122.84	Swan, Leon/Judith	50424 Fellows Hill Drive
R-78-045-02-0036-000	36	413.05 Ft.	413.05	1	\$4,122.84	Rushlow, Jacob/Christine	50460 Fellows Hill Drive
R-78-045-02-0037-000	37	162.51 Ft.	-	1	\$4,122.84	Ciantar, Matthew/Heather	9782 Fellows Creek Drive
R-78-045-02-0038-000	38	147.33 Ft.	-	1	\$4,122.84	Turner, Michael/Sara	9870 Fellows Creek Drive
R-78-045-02-0039-000	39	147.33 Ft.	147.33	1	\$4,122.84	Mazzuca, Maurizio/Jacqueline	9958 Fellows Creek Drive
R-78-045-02-0040-000	40	150.23 Ft.	150.23	1	\$4,122.84	Furgason, William/Chris	10044 Fellows Creek Drive
R-78-045-02-0041-000	41	122.10 Ft.	122.10	1	\$4,122.84	Chin, Derek/Alice	9951 Fellows Creek Drive
R-78-045-02-0042-000	42	122.10 Ft.	122.10	1	\$4,122.84	Quick, Lawrence/Kath	9865 Fellows Creek Drive
R-78-045-02-0043-000	43	122.17 Ft.	122.17	1	\$4,122.84	Flowers, Marvin/Gerakline	9777 Fellows Creek Drive
R-78-045-02-0044-000	44	122.02 Ft.	122.02	1	\$4,122.84	Naik, Uday	9741 Fellows Creek Drive
R-78-045-02-0045-000	45	139.09 Ft.	139.09	1	\$4,122.84	Layden, Kevin/Karen	9888 Fellows Creek Drive
R-78-045-02-0046-000	46	122.10 Ft.	122.10	1	\$4,122.84	Santelu, Mark/Danisa	9343 Fellows Creek Drive
R-78-045-02-0047-000	47	122.10 Ft.	122.10	1	\$4,122.84	Walters, Kevin P/Fusco Smith, Paula	9255 Fellows Creek Drive
R-78-045-02-0048-000	48	345.06 Ft.	345.06	1	\$4,122.84	Baalafeld, Mark/Marilyn	50470 West Fellows Creek Court
R-78-045-02-0049-000	49	120.02 Ft.	120.02	1	\$4,122.84	Medley, Marshall/Nadine	50550 West Fellows Creek Court
R-78-045-02-0050-000	50	112.59 Ft.	112.59	1	\$4,122.84	Lauer Jr., Eugene P	50626 West Fellows Creek Court
R-78-045-02-0051-000	51	74.21 Ft.	-	1	\$4,122.84	Robinson, Theodore/Nancy	50700 West Fellows Creek Court
R-78-045-02-0052-000	52	102.60 Ft.	102.60	1	\$4,122.84	Millender, Melissa	50611 West Fellows Creek Court
R-78-045-02-0053-000	53	129.36 Ft.	129.36	1	\$4,122.84	Whealar, Biddget/Jonathan	50635 West Fellows Creek Court
R-78-045-02-0054-000	54	155.14 Ft.	155.14	1	\$4,122.84	Archer, Brent/Susanne	50459 West Fellows Creek Court
R-78-045-02-0055-000	55	135.59 Ft.	135.59	1	\$4,122.84	Burris, Jeffrey A	50257 Fellows Hill Drive
R-78-045-02-0056-000	56	325.4 Ft.	-	1	\$4,122.84	Kluk, Richard/Elaine	50223 Pine Court
R-78-045-02-0057-000	57	132.36 Ft.	-	1	\$4,122.84	Rodriguez, Hector/Colleen	50187 Pine Court
R-78-045-02-0058-000	58	133.46 Ft.	-	1	\$4,122.84	Skinner, Philip/Shelley	50151 Pine Court
R-78-045-02-0059-000	59	73.66 Ft.	73.66	1	\$4,122.84	Rotondo, Michael/Karen	50115 Pine Court
R-78-045-02-0060-000	60	71.86 Ft.	-	1	\$4,122.84	Vitez, Thomas/Maria	50130 Pine Court
R-78-045-02-0061-000	61	158.45 Ft.	-	1	\$4,122.84	Witrock, Gregory/Susan	50165 Pine Court
R-78-045-02-0062-000	62	359.22 Ft.	359.22	1	\$4,122.84	White, Darrell/Darcel	50200 Pine Court
R-78-045-02-0063-000	63	359.68 Ft.	359.68	1	\$4,122.84	Sullivan, Lori/Todd	50185 Oak View Court
R-78-045-02-0064-000	64	175 Ft.	-	1	\$4,122.84	Kwang, Michael/Ailsa	50149 Oak View Court
R-78-045-02-0065-000	65	209.57 Ft.	-	1	\$4,122.84	Lax, Michael/Yvonne	50113 Oak View Court
R-78-045-02-0066-000	66	208.05 Ft.	208.05	1	\$4,122.84	Waite, Charles/Carol	50065 Oak View Court
R-78-045-02-0067-000	67	175.00 Ft.	-	1	\$4,122.84	Verkerke, Gerard/Janice	50134 Oak View Court
R-78-045-02-0068-000	68	378.19 Ft.	-	1	\$4,122.84	Cupchak, Steven/Mary Jo	50170 Oak View Court
R-78-045-02-0069-000	69	162.05 Ft.	-	1	\$4,122.84	Flavin, John P/Karen S	10188 Fellows Hill Drive
R-78-045-02-0070-000	70	139.99 Ft.	139.99	1	\$4,122.84	Omilian, Robt/Gwendolyn	10280 Fellows Hill Drive
R-78-045-02-0071-000	71	137.00 Ft.	137.00	1	\$4,122.84	Spiker, Tom/Lori	10378 Fellows Hill Drive
R-78-045-02-0072-000	72	137.00 Ft.	-	1	\$4,122.84	Young, Shaobo/Jian Zhu	10470 Fellows Hill Drive
R-78-045-02-0073-000	73	135.00 Ft.	135.00	1	\$4,122.84	Union, Richard	10584 Fellows Hill Drive
R-78-045-02-0074-000	74	135 Ft.	135.00	1	\$4,122.84	Saifour, Paul/Lynn	10660 Fellows Hill Drive
R-78-045-02-0075-000	75	134.00 Ft.	134.00	1	\$4,122.84	Brown, Joe/Elizabeth	10758 Fellows Hill Drive
R-78-045-02-0076-000	76	134.00 Ft.	-	1	\$4,122.84	Cox, Gary/Susan	10650 Fellows Hill Drive
R-78-045-02-0077-000	77	133.39 Ft.	133.39	1	\$4,122.84	Pandit, Divyanshu S	10946 Fellows Hill Drive
R-78-045-02-0078-000	78	145.00 Ft.	145.00	1	\$4,122.84	Tindal, Timothy/Denise	10931 Fellows Hill Drive
R-78-045-02-0079-000	79	145.00 Ft.	-	1	\$4,122.84	Weiner, Gary M	10835 Fellows Hill Drive
R-78-045-02-0080-000	80	145.00 Ft.	145.00	1	\$4,122.84	Gonzalez, Leo/Dianne	10741 Fellows Hill Drive
R-78-045-02-0081-000	81	129.79 Ft.	129.79	1	\$4,122.84	Kavulich, Joseph/Jan	10645 Fellows Hill Drive
R-78-045-02-0082-000	82	125 Ft.	-	1	\$4,122.84	Williams, Kevin & Anne	10549 Fellows Hill Drive

**SPECIAL ASSESSMENT DISTRICT TENTATIVE ASSESSMENT ROLL  
COUNTRY ACRES OF PLYMOUTH Nos. 1, 2, & 3 SUBDIVISION**

Assumptions:

1 Frontage is defined by properties abutting Fellows Creek Drive, Fellows Hill Drive, East Fellows Creek Court, West Fellows Creek Court, Fellows Hill Court, Pine Court, Oak View Court, Top of Hill Drive, Top of Hill Court, Ash Court, Powell Ridge Court, Maple Ridge Drive, Maple Valley Drive, North Ridge Drive

SIDWELL #	LOT #	FRONTAGE	SIGNED	UNITS	SIGNED	TENTATIVE ASSESSMENT	OWNER OF RECORD	ADDRESS
R-78-045-02-0083-000	83	125.00 FL	125.00	FL	1	\$4,122.84	Williams, Harry/Patricia	10455 Fellows Hill Drive
R-78-045-02-0084-000	84	125.00 FL	125.00	FL	1	\$4,122.84	Farrand, William/Denise	10361 Fellows Hill Drive
R-78-045-02-0085-000	85	341.00 FL	-	FL	1	\$4,122.84	Newton, Chad & Rhonda	50212 Top of Hill Drive
R-78-045-02-0086-000	86	134.97 FL	-	FL	1	\$4,122.84	Abdallah, Nasser/ Nouri, Mona	50270 Top of Hill Drive
R-78-045-02-0087-000	87	148.00 FL	148.00	FL	1	\$4,122.84	Dermoddy TTEE, Patricia	50328 Top of Hill Drive
R-78-045-02-0088-000	88	433.34 FL	433.34	FL	1	\$4,122.84	Patel, Prahlad/Maribab	50380 Top of Hill Drive
R-78-045-02-0089-000	89	191.76 FL	191.76	FL	1	\$4,122.84	Stasa, Mark J	10306 Fellows Creek Drive
R-78-045-02-0090-000	90	118.43 FL	118.43	FL	1	\$4,122.84	Keehner, William/Pamala	10392 Fellows Creek Drive
R-78-045-02-0091-000	91	125.00 FL	125.00	FL	1	\$4,122.84	Fleming, James/Donna	10478 Fellows Creek Drive
R-78-045-02-0092-000	92	135.07 FL	135.07	FL	1	\$4,122.84	Van Coppenolle, Grey & Melissa	10566 Fellows Creek Drive
R-78-045-02-0093-000	93	142.61 FL	-	FL	1	\$4,122.84	Seiler, Walter/Melinda	10652 Fellows Creek Drive
R-78-045-02-0094-000	94	125.00 FL	125.00	FL	1	\$4,122.84	Boyd, Tomy/Brenda	10740 Fellows Creek Drive
R-78-045-02-0095-000	95	127.00 FL	-	FL	1	\$4,122.84	Memmer, Matthew	10828 Fellows Creek Drive
R-78-045-02-0096-000	96	126.31 FL	126.31	FL	1	\$4,122.84	Schaefer, David/Marbel	10914 Fellows Creek Drive
R-78-045-02-0097-000	97	148.33 FL	-	FL	1	\$4,122.84	Grieger, Gail	10813 Fellows Creek Drive
R-78-045-02-0098-000	98	377.44 FL	-	FL	1	\$4,122.84	Gonzalez, Frumencio/Mary	10827 Maple Ridge Drive
R-78-045-02-0099-000	99	391.33 FL	391.33	FL	1	\$4,122.84	Walker, Stephen & Jasmin	50295 Maple Ridge Drive
R-78-045-02-0100-000	100	298.75 FL	-	FL	1	\$4,122.84	Michael, Patricia	50440 Top of Hill Court
R-78-045-02-0101-000	101	133.11 FL	133.11	FL	1	\$4,122.84	Haddad, Jhadi	50464 Top of Hill Court
R-78-045-02-0102-000	102	125.29 FL	125.29	FL	1	\$4,122.84	Smith, Michael/Dorcas	50522 Top of Hill Court
R-78-045-02-0103-000	103	127.82 FL	127.82	FL	1	\$4,122.84	Zydeck, Michael/Kimberly	50580 Top of Hill Court
R-78-045-02-0104-000	104	89.23 FL	89.23	FL	1	\$4,122.84	Khawaja, Arshadi/Imna	50636 Top of Hill Court
R-78-045-02-0105-000	105	71.59 FL	-	FL	1	\$4,122.84	Zdanek, James/Julie Ann	50655 Top of Hill Court
R-78-045-02-0106-000	106	143.16 FL	143.16	FL	1	\$4,122.84	Campbell, Jeffrey/Kimberly	50591 Top of Hill Court
R-78-045-02-0107-000	107	171.26 FL	171.26	FL	1	\$4,122.84	Howard, Anthony/Diane	50539 Top of Hill Court
R-78-045-02-0108-000	108	409.01 FL	409.01	FL	1	\$4,122.84	Sealy, Brent/Linda	50477 Top of Hill Court
R-78-045-02-0109-000	109	266.63 FL	-	FL	1	\$4,122.84	Harb, Alex J.	50425 Top of Hill Drive
R-78-045-02-0110-000	110	125.58 FL	125.58	FL	1	\$4,122.84	Clark, Donald/Patricia	50393 Top of Hill Drive
R-78-045-02-0111-000	111	134.88 FL	-	FL	1	\$4,122.84	Laird, Timothy/Krista	50311 Top of Hill Drive
R-78-045-02-0112-000	112	151.00 FL	151.00	FL	1	\$4,122.84	Burdette, David/Lee Ann	50255 Top of Hill Drive
R-78-045-02-0113-000	113	405.11 FL	405.11	FL	1	\$4,122.84	Culhane, Sean	50197 Top of Hill Drive
R-78-045-02-0114-000	114	135.00 FL	-	FL	1	\$4,122.84	Zierau, Kenneth/Christi	10075 Fellows Hill Drive
R-78-045-02-0115-000	115	126.00 FL	126.00	FL	1	\$4,122.84	Grieb, Jeffrey/Tori	9979 Fellows Hill Drive
R-78-045-02-0116-000	116	147.47 FL	-	FL	1	\$4,122.84	Clough, Robert	9885 Fellows Hill Drive
R-78-045-02-0117-000	117	188.87 FL	-	FL	1	\$4,122.84	Vena, John/Naoko	9787 Fellows Hill Drive
R-78-045-02-0118-000	118	213.87 FL	-	FL	1	\$4,122.84	Sydowski, Joel K	50280 Fellows Hill Drive
R-78-045-03-0119-000	119	256.78 FL	256.78	FL	1	\$4,122.84	Stemberger, Jeffrey/Kathryn	49977 Ash Court
R-78-045-03-0120-000	120	141.70 FL	141.70	FL	1	\$4,122.84	Cieslik, Thomas/Jeidi	48665 Ash Court
R-78-045-03-0121-000	121	141.38 FL	141.38	FL	1	\$4,122.84	Abb, Gregory/Coleen	49811 Ash Court
R-78-045-03-0122-000	122	141.37 FL	141.37	FL	1	\$4,122.84	Laura, Kevin/Tsang-Ien	48733 Ash Court
R-78-045-03-0123-000	123	147.73 FL	-	FL	1	\$4,122.84	Cackiewicz, Thomas/Alice	49653 Ash Court
R-78-045-03-0124-000	124	77.13 FL	-	FL	1	\$4,122.84	Milner, Juan	48571 Ash Court
R-78-045-03-0125-000	125	85.37 FL	85.37	FL	1	\$4,122.84	Walawski, James/Sage, Susan	49574 Ash Court
R-78-045-03-0126-000	126	151.82 FL	-	FL	1	\$4,122.84	Frank, Troy/Elayan, Baseman	49656 Ash Court
R-78-045-03-0127-000	127	140.89 FL	140.89	FL	1	\$4,122.84	Harber, Daniel/Kimberly	49738 Ash Court
R-78-045-03-0128-000	128	141.00 FL	141.00	FL	1	\$4,122.84	Belonger, Grant/Patricia	49818 Ash Court
R-78-045-03-0129-000	129	140.00 FL	140.00	FL	1	\$4,122.84	Gardella, C Tassiana/G	48900 Ash Court
R-78-045-03-0130-000	130	356.12 FL	356.12	FL	1	\$4,122.84	Kadi, Nabil/Sahar	48982 Ash Court
R-78-045-03-0131-000	131	330.91 FL	-	FL	1	\$4,122.84	Sirzakowski, James	49985 Powell Ridge Court
R-78-045-03-0132-000	132	143.00 FL	-	FL	1	\$4,122.84	Longuski, Keith/Linda	49903 Powell Ridge Court
R-78-045-03-0133-000	133	143.00 FL	143.00	FL	1	\$4,122.84	Bernli Jr, Nicholas/Fath	49821 Powell Ridge Court
R-78-045-03-0134-000	134	166.20 FL	166.20	FL	1	\$4,122.84	Kapelanski, David/Elizabeth	49743 Powell Ridge Court
R-78-045-03-0135-000	135	319.75 FL	319.75	FL	1	\$4,122.84	Gaud, Vincent/Vivonne	49661 Powell Ridge Court
R-78-045-03-0136-000	136	224.00 FL	224.00	FL	1	\$4,122.84	Baruss, Ken/Suzanne	49580 Powell Ridge Court
R-78-045-03-0137-000	137	104.70 FL	-	FL	1	\$4,122.84	Conklin, James/Kristie	49664 Powell Ridge Court
R-78-045-03-0138-000	138	128.40 FL	128.40	FL	1	\$4,122.84	Broggi, Nicola/Jean	49744 Powell Ridge Court
R-78-045-03-0139-000	139	143.00 FL	143.00	FL	1	\$4,122.84	Rehemtulla, AJ-Nawaz	49828 Powell Ridge Court
R-78-045-03-0140-000	140	130.00 FL	-	FL	1	\$4,122.84	Abate, Frank/Catherine	49906 Powell Ridge Court
R-78-045-03-0141-000	141	384.00 FL	384.00	FL	1	\$4,122.84	Khouri, Naif/Robyn	48988 Powell Ridge Court
R-78-045-03-0142-000	142	135.78 FL	-	FL	1	\$4,122.84	Grossman, Gery/Rosalie	11502 Fellows Hill Drive
R-78-045-03-0143-000	143	147.89 FL	-	FL	1	\$4,122.84	Warzecha, Michael/Tamara	11580 Fellows Hill Drive
R-78-045-03-0144-000	144	141.00 FL	141.00	FL	1	\$4,122.84	Bambery, Michael/Elizabeth	11003 Fellows Hill Drive
R-78-045-03-0145-000	145	145.00 FL	-	FL	1	\$4,122.84	Homer, James/Corinne	11075 Fellows Hill Drive
R-78-045-03-0146-000	146	139.00 FL	-	FL	1	\$4,122.84	Carzon, William/Leisa	11147 Fellows Hill Drive
R-78-045-03-0147-000	147	123.83 FL	-	FL	1	\$4,122.84	Merritt, Carol L	11219 Fellows Hill Drive
R-78-045-03-0148-000	148	130.47 FL	130.47	FL	1	\$4,122.84	McGlynchey, Mike/Denise	11293 Fellows Hill Drive
R-78-045-03-0149-000	149	124.92 FL	124.92	FL	1	\$4,122.84	Saunders, Jeffrey/Mitzi	11393 Fellows Hill Drive
R-78-045-03-0150-000	150	388.73 FL	388.73	FL	1	\$4,122.84	Stamfalis, Thomas/Deborah	11435 Fellows Creek Drive
R-78-045-03-0151-000	151	302.05 FL	-	FL	1	\$4,122.84	Kahler, John/Shelly	11344 Fellows Creek Drive
R-78-045-03-0152-000	152	184.25 FL	-	FL	1	\$4,122.84	Baydour, Abraham/Fatma	11272 Fellows Creek Drive
R-78-045-03-0153-000	153	143.00 FL	143.00	FL	1	\$4,122.84	Lou, Zheng/Min Yu	11260 Fellows Creek Drive
R-78-045-03-0154-000	154	143.00 FL	-	FL	1	\$4,122.84	Sarkesian, Matthew/Lisa	11128 Fellows Creek Drive
R-78-045-03-0155-000	155	143.00 FL	-	FL	1	\$4,122.84	Lopez, Stephen M	11056 Fellows Creek Drive
R-78-045-03-0156-000	156	152.66 FL	152.66	FL	1	\$4,122.84	Theisen, Craig/Mary	10880 Fellows Creek Drive
R-78-045-03-0157-000	157	143.00 FL	143.00	FL	1	\$4,122.84	Keegan, Catherine/Michael	10985 Fellows Creek Drive
R-78-045-03-0158-000	158	143.00 FL	-	FL	1	\$4,122.84	Dawson, Julie	11057 Fellows Creek Drive
R-78-045-03-0159-000	159	140.00 FL	140.00	FL	1	\$4,122.84	Merrill, Andrew/Anne	11129 Fellows Creek Drive
R-78-045-03-0160-000	160	137.53 FL	-	FL	1	\$4,122.84	Byrne, John J	11201 Fellows Creek Drive
R-78-045-03-0161-000	161	113.94 FL	-	FL	1	\$4,122.84	Pavik, Robert/Michelle	11273 Fellows Creek Drive
R-78-045-03-0162-000	162	442.72 FL	442.72	FL	1	\$4,122.84	Neena Tiwana/Harinder Singh	11345 North Ridge Road
R-78-045-03-0163-000	163	420.02 FL	-	FL	1	\$4,122.84	Winter, Robert/Deborah	11581 Fellows Creek Drive
R-78-045-03-0164-000	164	125.87 FL	-	FL	1	\$4,122.84	Palrecha, Hastu/Gagan/Sheela	11489 Fellows Creek Drive
R-78-045-03-0165-000	165	152.01 FL	152.01	FL	1	\$4,122.84	Davis Jr, Donald/Colores	11417 Fellows Creek Drive

**SPECIAL ASSESSMENT DISTRICT TENTATIVE ASSESSMENT ROLL  
COUNTRY ACRES OF PLYMOUTH Nos. 1, 2, & 3 SUBDIVISION**

**Assumptions:**

1 Frontage is defined by properties abutting Fellows Creek Drive, Fellows Hill Drive, East Fellows Creek Court, West Fellows Creek Court, Fellows Hill Court, Pine Court, Oak View Court, Top of Hill Drive, Top of Hill Court, Ash Court, Powell Ridge Court, Maple Ridge Drive, Maple Valley Drive, North Ridge Drive

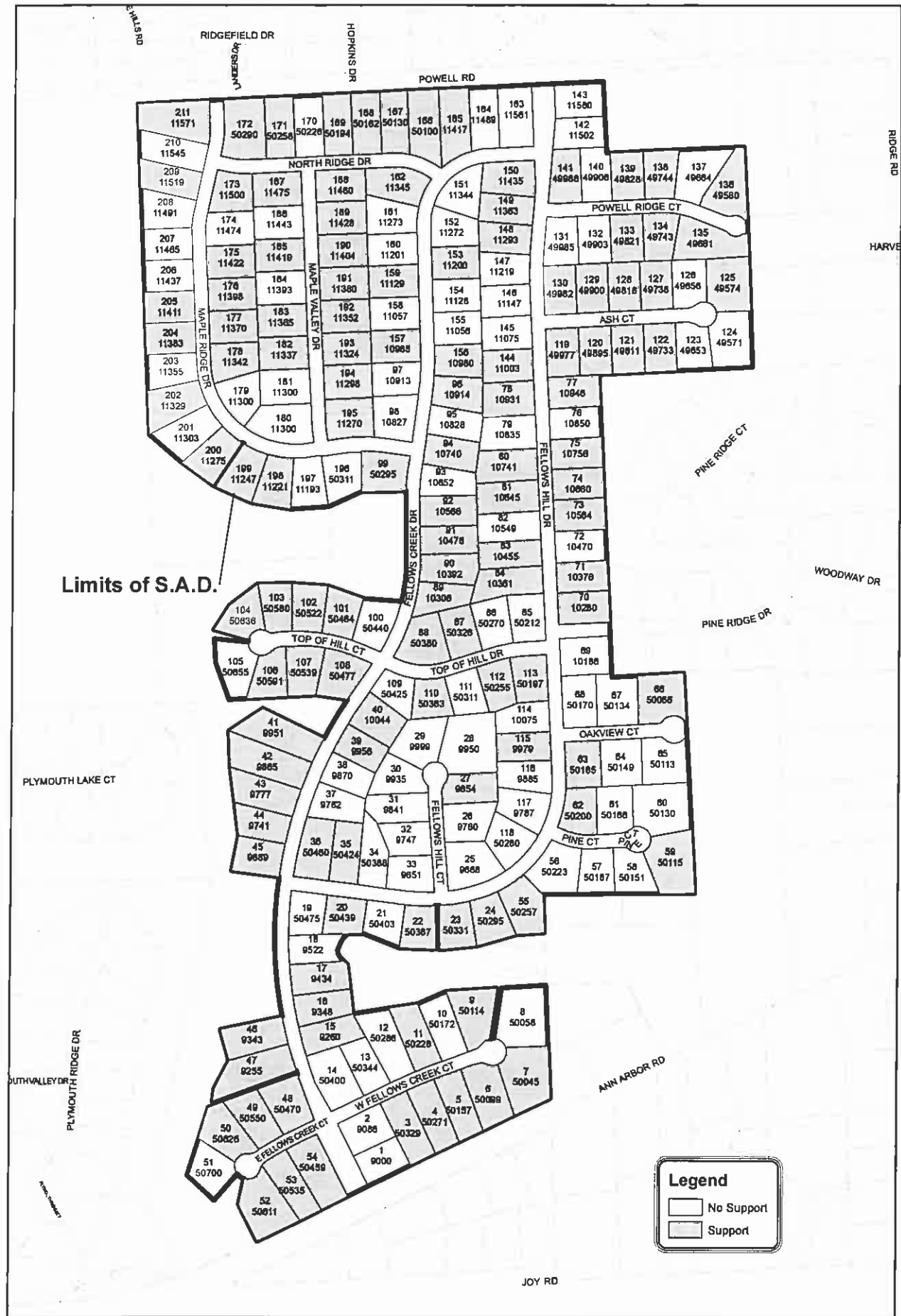
SIDWELL #	LOT #	FRONTAGE	SIGNED	UNITS	SIGNED	TENTATIVE ASSESSMENT	OWNER OF RECORD	ADDRESS	
R-78-045-03-0166-000	166	151.94 Ft.	151.94	FL	1	1	\$4,122.84	Nowak, Stephen/Mara	50100 North Ridge Road
R-78-045-03-0167-000	167	125.78 Ft.	125.78	FL	1	1	\$4,122.84	O'Connor, Kay D	50130 North Ridge Road
R-78-045-04-0168-000	168	125.00 Ft.	125.00	FL	1	1	\$4,122.84	Mickey, William B/Stenshorn, Vicky	50162 North Ridge Road
R-78-045-04-0169-000	169	125.00 Ft.	125.00	FL	1	1	\$4,122.84	Gags, Stan/Carolyn	50194 North Ridge Road
R-78-045-04-0170-000	170	125.00 Ft.	-	FL	1	1	\$4,122.84	Ibach, Barbara	50226 North Ridge Road
R-78-045-04-0171-000	171	125.00 Ft.	125.00	FL	1	1	\$4,122.84	Ernst, Raymond/Noriko	50258 North Ridge Road
R-78-045-04-0172-000	172	450.92 Ft.	450.92	FL	1	1	\$4,122.84	Mitchell, Michael/Deborah	50290 North Ridge Road
R-78-045-04-0173-000	173	346.40 Ft.	346.40	FL	1	1	\$4,122.84	Doroshewitz, Robert/Tamara	11500 Maple Ridge Drive
R-78-045-04-0174-000	174	146.18 Ft.	-	FL	1	1	\$4,122.84	Williams, Jeffrey/Ancrea	11474 Maple Ridge Drive
R-78-045-04-0175-000	175	142.86 Ft.	142.86	FL	1	1	\$4,122.84	Kwapis, Brian/Keni	11422 Maple Ridge Drive
R-78-045-04-0176-000	176	142.86 Ft.	142.86	FL	1	1	\$4,122.84	O'Hare, Patrick/Sarah	11398 Maple Ridge Drive
R-78-045-04-0177-000	177	142.85 Ft.	142.85	FL	1	1	\$4,122.84	Donigo, Jack/Michelle	11370 Maple Ridge Drive
R-78-045-04-0178-000	178	176.45 Ft.	176.45	FL	1	1	\$4,122.84	Ludvik, Ana	11342 Maple Ridge Drive
R-78-045-04-0179-300	179, 180, 181	876.65 Ft.	-	FL	3	-	\$12,368.52	Comm Ctr Assoc, CCV of Plym	11300 Maple Ridge Drive
R-78-045-04-0182-000	182	143.00 Ft.	143.00	FL	1	1	\$4,122.84	O'Connor S/Conzelman N	11337 Maple Valley Drive
R-78-045-04-0183-000	183	143.00 Ft.	143.00	FL	1	1	\$4,122.84	Fleis, Raymond/Carolyn	11385 Maple Valley Drive
R-78-045-04-0184-000	184	143.01 Ft.	-	FL	1	1	\$4,122.84	McNichol, Kevin/Carol	11393 Maple Valley Drive
R-78-045-04-0185-000	185	143.00 Ft.	143.00	FL	1	1	\$4,122.84	Leslie, Randal/Susan	11419 Maple Valley Drive
R-78-045-04-0188-000	186	143.01 Ft.	-	FL	1	1	\$4,122.84	Kim W/Fleming, John/Maureen	11443 Maple Valley Drive
R-78-045-04-0187-000	187	359.70 Ft.	359.70	FL	1	1	\$4,122.84	Dajti Bath, Navkanwal	11475 Maple Valley Drive
R-78-045-04-0188-000	188	366.01 Ft.	366.01	FL	1	1	\$4,122.84	Taracuk, Alan/Deborah	11460 Maple Valley Drive
R-78-045-04-0189-000	189	143.44 Ft.	143.44	FL	1	1	\$4,122.84	Dungaran, Bharat/Shands	11426 Maple Valley Drive
R-78-045-04-0190-000	190	143.00 Ft.	143.00	FL	1	1	\$4,122.84	Yangouylan, Michael/Tracey	11404 Maple Valley Drive
R-78-045-04-0191-000	191	143.00 Ft.	143.00	FL	1	1	\$4,122.84	Montano, Mark/Dana	11380 Maple Valley Drive
R-78-045-04-0192-000	192	143.00 Ft.	143.00	FL	1	1	\$4,122.84	Patel, Mukesh/Shabrina	11352 Maple Valley Drive
R-78-045-04-0193-000	193	143.01 Ft.	143.01	FL	1	1	\$4,122.84	Bodnarz, Raymond/Victoria	11324 Maple Valley Drive
R-78-045-04-0194-000	194	148.16 Ft.	148.16	FL	1	1	\$4,122.84	Montgomery, Colleen/Thomas	11288 Maple Valley Drive
R-78-045-04-0195-000	195	383.77 Ft.	383.77	FL	1	1	\$4,122.84	Rahman, Shakeeb/N	11270 Maple Valley Drive
R-78-045-04-0196-000	196	177.03 Ft.	-	FL	1	1	\$4,122.84	Payne, Erin/Joseph	50311 Maple Ridge Drive
R-78-045-04-0197-000	197	120.44 Ft.	-	FL	1	1	\$4,122.84	Molt, Michael/J	11193 Maple Ridge Drive
R-78-045-04-0198-000	198	113.00 Ft.	113.00	FL	1	1	\$4,122.84	Moreno, Richard	11221 Maple Ridge Drive
R-78-045-04-0199-000	199	113.00 Ft.	113.00	FL	1	1	\$4,122.84	Dempsey Jr, Robert/Enn	11247 Maple Ridge Drive
R-78-045-04-0200-000	200	112.59 Ft.	112.59	FL	1	1	\$4,122.84	Terrace, Warren/Julie	11275 Maple Ridge Drive
R-78-045-04-0201-000	201	113.41 Ft.	-	FL	1	1	\$4,122.84	Beatham, Timothy/Ensieh	11303 Maple Ridge Drive
R-78-045-04-0202-000	202	115.24 Ft.	115.24	FL	1	1	\$4,122.84	Cords, Mark/Annette	11329 Maple Ridge Drive
R-78-045-04-0203-000	203	120.21 Ft.	-	FL	1	1	\$4,122.84	Hegde, Damodar/Sanjoli	11355 Maple Ridge Drive
R-78-045-04-0204-000	204	137.00 Ft.	137.00	FL	1	1	\$4,122.84	Gilboa, John/Linda	11383 Maple Ridge Drive
R-78-045-04-0205-000	205	137.00 Ft.	137.00	FL	1	1	\$4,122.84	Kramer, R/Haydn	11411 Maple Ridge Drive
R-78-045-04-0206-000	206	137.00 Ft.	-	FL	1	1	\$4,122.84	Bhanucha, Zubin/Barbara	11437 Maple Ridge Drive
R-78-045-04-0207-000	207	137.00 Ft.	-	FL	1	1	\$4,122.84	Graecen, John/Arfine	11465 Maple Ridge Drive
R-78-045-04-0208-000	208	120.70 Ft.	-	FL	1	1	\$4,122.84	Talbott, Elizabeth/S	11491 Maple Ridge Drive
R-78-045-04-0209-000	209	125.74 Ft.	125.74	FL	1	1	\$4,122.84	Buckley, John/Karen	11519 Maple Ridge Drive
R-78-045-04-0210-000	210	125.00 Ft.	-	FL	1	1	\$4,122.84	Eaddy, Sheila/Anthony	11545 Maple Ridge Drive
R-78-045-04-0211-000	211	194.61 Ft.	194.61	FL	1	1	\$4,122.84	Kaza, Adilakshmi	11571 Maple Ridge Drive
	<b>TOTAL</b>	<b>36,953.77 Ft.</b>	<b>21848.18 Ft.</b>	<b>FL</b>	<b>211.00</b>	<b>126</b>	<b>\$ 869,920.00</b>		

Note: Shading indicates that resident has signed petition

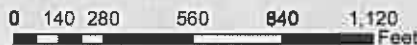
Note: Shading indicates that resident has signed petition.

<b>SIGNED PETITION</b>	<b>I. PERCENTAGE BASED ON FRONTAGE (60% = 11,140.03 FL)</b>
<b>TOTAL FRONTAGE</b>	<b>SIGNED PETITION 21,848.18 = 58.6%</b>
	<b>TOTAL FRONTAGE 36,953.77</b>
<b>SIGNED PETITION</b>	<b>II. PERCENTAGE BASED ON UNITS (60% = 82.878 UNITS)</b>
<b>TOTAL UNITS</b>	<b>SIGNED PETITION 126.00 = 69.2%</b>
	<b>TOTAL UNITS 211.00</b>

Updated 5/8/2014



Country Acres of Plymouth No. 1, 2, & 3  
S.A.D.



34000 Plymouth Rd  
Livonia, MI 48150  
734.522.6711  
734.522.6427 (fax)





PROJECT DESCRIPTION  
FOR  
COUNTRY ACRES OF PLYMOUTH NOS. 1, 2, & 3 SUBDIVISION  
S.A.D. PAVING PROGRAM

The proposed improvements to the existing two-lane concrete roadway shall consist of complete and/or partial concrete pavement replacement, subbase and subgrade preparation, and miscellaneous driveway and drainage work, which may be needed to facilitate the replacement of the concrete road pavement. The project commences at the north right-of-way line of Ann Arbor Road and proceeds northward on Fellows Creek Drive approximately 5195 feet to Fellows Hills Drive, and proceeds northward on Fellows Hill Drive approximately 360 feet to the south right-of-way of Powell Road, and proceeds southward on Fellows Hill Drive approximately 3850 feet to the Fellows Creek Drive intersection, and commences from the south right-of-way line of Powell Road and proceeds southward on Maple Ridge Drive approximately 2355 to Fellows Creek Drive. The project also includes:

- Fellows Hill Drive commencing at the intersection with Fellows Creek Drive and proceeding southward approximately 3850 feet to the Fellows Creek Drive intersection.
- East Fellows Creek Court commencing at the intersection with Fellows Creek Drive and proceeding eastward approximately 825 feet to its point of termination.
- West Fellows Creek Court commencing at the intersection with Fellows Creek Drive and proceeding westward approximately 405 feet to its point of termination.
- Fellows Hill Court commencing at the intersection with Fellows Hill Drive and proceeding northward approximately 572 feet to its point of termination.
- Pine Court commencing at the intersection with Fellows Hill Drive and proceeding eastward approximately 325 feet to its point of termination.
- Oak View Court commencing at the intersection with Fellows Hill Drive and proceeding eastward approximately 545 feet to its point of termination.
- Ash Court commencing at the intersection with Fellows Hill Drive and proceeding eastward approximately 765 feet to its point of termination.
- Powell Ridge Court commencing at the intersection with Fellows Hill Drive and proceeding eastward approximately 895 feet to its point of termination.
- Top of Hill Drive commencing at the intersection with Fellows Hill Drive and proceeding westward approximately 775 feet to the intersection with Fellows Creek Drive.
- Top of Hill Court commencing at the intersection with Fellows Creek Drive and proceeding westward approximately 590 feet to its point of termination.
- Northridge Drive commencing at the intersection with Maple Ridge Drive and proceeding eastward approximately 1020 feet to the intersection with Fellows Creek Drive.
- Maple Valley Drive commencing at the intersection with North Ridge Drive and proceeding southward approximately 1250 feet to the intersection with Maple Ridge Drive.

The district limit for frontage along Fellows Creek Drive, E Fellows Creek Court, W Fellows Creek Court, Fellows Hill Drive, Fellows Hill Court, Pine Court, Oak View Court, Top of Hill Drive, Top of Hill Court, Ash Court, Powell Ridge Court, Maple Ridge Drive, Maple Valley Drive, N. Ridge Drive, consist of lots 1 through 211 of Country Acres Of Plymouth Nos. 1, 2, & 3 Subdivision located in Section 31, T.1S, R8E, of Plymouth Township, Wayne County, Michigan.



**Planning Estimate Worksheet**  
**For**  
**Country Acres of Plymouth Subdivision Nos. 1, 2, & 3 SAD**  
**Plymouth Township, Wayne County, Michigan**

**SCOPE OF WORK:**

- Concrete Patching
- Place underdrain where applicable
- Pavement crack repair

Total Construction cost	\$ 656,920.00
Construction Contingency	\$ 65,000.00
Preliminary Engineering	\$ 7,000.00
Final Engineering	\$ 52,900.00
Inspection	\$ 26,400.00
Construction Engineering/Contract Administration	\$ 61,700.00
<b>Total Project Cost:</b>	<b>\$ 869,920.00</b>

Total Units:	211
Price Per Unit:	\$ 4,122.84

**Cost/Owner:**

Lump Sum Payout:	\$ 4,122.84
Cost/Yr at 4% for 10 yrs:	\$ 508.31

**SUPERVISOR'S CERTIFICATE**

I, Richard Reaume, Supervisor of the Charter Township of Plymouth, Wayne County, Michigan, do hereby certify that the attached Special Assessment Roll was made pursuant to a resolution of the Township Board adopted on \_\_\_\_\_, and in making such Special Assessment Roll, I, according to my best judgment, have conformed in all respects to the directions contained in such resolution and the statutes of the state of Michigan.

Respectfully submitted,

\_\_\_\_\_  
Richard Reaume, Supervisor

**CERTIFICATE OF CONFIRMATION**

I hereby certify that the above Special Assessment Roll was confirmed on \_\_\_\_\_ by resolution of the Township Board of the Charter Township of Plymouth.

\_\_\_\_\_  
Nancy C. Conzelman, Clerk

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION**

**Meeting date: May 13, 2014**

**ITEM: Application 2136 Rezoning of Property along Ann Arbor Road  
Approve Rezoning from VP (Vehicular Parking) to ARC (Ann Arbor Road  
Corridor)**

-----

**BRIEF:**

**ACTION:** To approve Application 2136 for the rezoning of Parcel R-78-059-01-0021-000 from VP (Vehicular Parking) to ARC (Ann Arbor Road Corridor), as recommended by the Planning Commission.

**DEPARTMENT/PRESENTER(S):** Jana Radtke, Community Development Dir. / Planner

**BACKGROUND:** Application 2136 pertains to Parcel R-78-059-01-0021-000, which is also known as Lot 21 of the Palmer's Re-Subdivision. Lot 21 is a 0.17-acre portion of a larger overall development site, which contains the existing S&W Hardware building. The overall development site consists of approximately 1 acre is located south of Ann Arbor Road and west of Main Street.

Lot 21 is currently zoned VP (Vehicular Parking) and has been developed as a parking area. The remainder of the overall development site, which contains Lot 21, is zoned ARC (Ann Arbor Road Corridor). The applicant has requested that Lot 21 be rezoned from VP (Vehicular Parking) to ARC (Ann Arbor Road Corridor).

On April 16, 2014, the Planning Commission held a public hearing for the rezoning request and recommended approval to the Board of Trustees. Please see the Proposed Notice of Adoption, minutes from the Planning Commission meeting, staff reports, and materials submitted by the applicant, attached.

**BUDGET/TIME LINE:** The rezoning would become effective one month after the Board's approval of the request.

**RECOMMENDATION:** Approve the rezoning request, as recommended by the Planning Commission.

**PROPOSED MOTION: I move to approve Application 2136 for the rezoning of Parcel R-78-059-01-0021-000 from VP (Vehicular Parking) to ARC (Ann Arbor Road Corridor), as described in the Amended Zoning Map.**

**RECOMMENDATION:** Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

**VOTE:** \_\_\_ KA \_\_\_ MK \_\_\_ RD \_\_\_ CC \_\_\_ RE \_\_\_ NC \_\_\_ RR

MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_

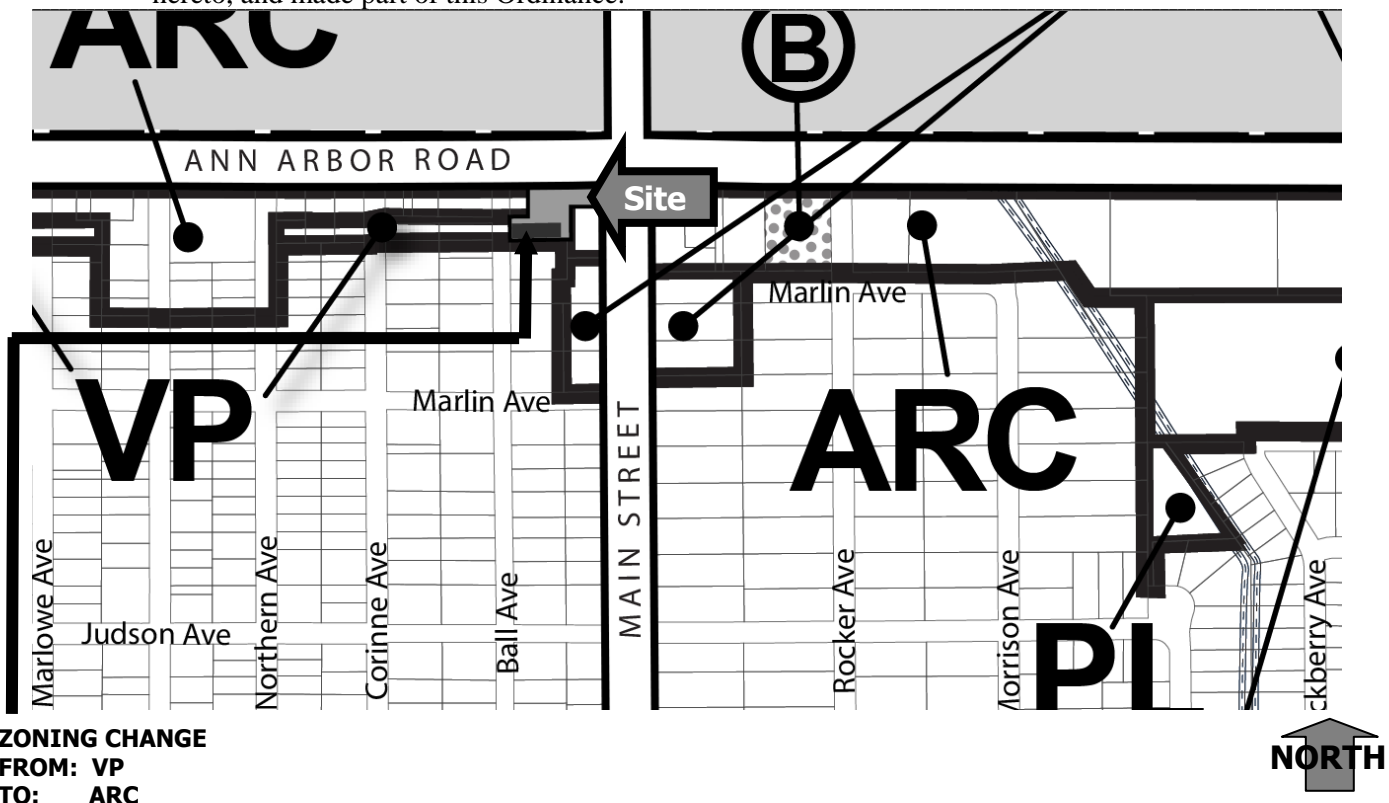


# PROPOSED NOTICE OF ADOPTION CHARTER TOWNSHIP OF PLYMOUTH ORDINANCE NO. 99. \_\_\_\_\_

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF PLYMOUTH BY AMENDING THE ZONING MAP.

THE TOWNSHIP OF PLYMOUTH ORDAINS:

Part I. The Zoning Ordinance No. 99 of the Plymouth Charter Township, is hereby amended by amending the Zoning Map, by changing those areas indicated on the Amended Zoning Map No. 016, attached hereto, and made part of this Ordinance.



**ZONING CHANGE**  
**FROM: VP**  
**TO: ARC**

## ORDINANCE NO. 99. \_\_\_\_\_ AMENDED ZONING MAP NO. 016 Charter Township of Plymouth, Wayne, Michigan

**LEGAL DESCRIPTION:** For parcel descriptions, see tax records based on Tax ID No. R-78-059-01-0021-000.

- Part II. **CONFLICTING REVISIONS REPEALED.** Any Ordinance or parts of Ordinance in conflict herewith, are hereby repealed.
- Part III. **EFFECTIVE DATE.** The provisions of the Ordinance are hereby declared to take effect on \_\_\_\_\_.
- Part IV. **ADOPTION.** The Ordinance was adopted by the Township Board of the Charter Township of Plymouth by authority of Act 110 of Public Acts of Michigan, 2006, as amended, at a meeting duly called and held on \_\_\_\_\_, and ordered to be given publication in the manner prescribed by law. The Ordinance may be purchased or inspected at the Plymouth Township Hall, Community Development Department during regular business hours.

Adopted by the Board of Trustees on: \_\_\_\_\_  
Effective Date: \_\_\_\_\_  
Publish: \_\_\_\_\_

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, APRIL 16, 2014  
PROPOSED MINUTES**

Meeting called to order 7:00 p.m. by Chairman Cebulski.

**MEMBERS PRESENT:** Kay Arnold Kendra Barberena  
Dennis Cebulski Bill Pratt  
Keith Postell Dennis Siedlaczek  
Ray Sturdy

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jana Radtke, Community Development Director/Planner  
Jack Knowles, Spalding DeDecker Associates  
Alice Geletzke, Recording Secretary

**ITEM NO. 1 - APPROVAL OF AGENDA**

1. Regular Meeting – April 16, 2014

Moved by Commissioner Pratt and supported by Commissioner Sturdy to approve the agenda for the regular meeting of April 16, 2014 as presented. Ayes all.

**ITEM NO. 2 - APPROVAL OF MINUTES**

1. Regular Meeting – March 19, 2014

Moved by Commissioner Pratt and supported by Commissioner Sturdy to approve the minutes of the regular meeting of March 19, 2014 as submitted. Ayes all.

2. Work Session - March 19, 2014

Moved by Commissioner Pratt and supported by Commissioner Sturdy to approve the minutes of the work session of March 19, 2014 as presented. Ayes all.

**ITEM NO. 3 – PUBLIC HEARINGS**

1. **P.C. NO: 2136-0314**

Applicant/Developer: 59 Associates LLC – Vincent Pangle  
Project Name: DFCU Financial  
Location: South of Ann Arbor Road, West of Main Street  
Section No: 34  
Tax I.D. No: R-78-059-01-0021-000  
Zoning: VP, Vehicular Parking  
Action Requested: Applicant is requesting rezoning to ARC, Ann Arbor Road Corridor

**CHARTER TOWNSHIP OF PLYMOUTH  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, APRIL 16, 2014  
PROPOSED MINUTES**

Mrs. Radtke reviewed her report dated April 8, 2014 which recommended approval. Letters received from the public utilities and Fire Department showed no objections.

Mr. Vincent Pangle of 59 Associates LLC addressed the Board and answered questions.

Chairman Cebulski opened the public hearing at 7:09 p.m. There being no comments from the public, the hearing was closed at 7:10 p.m.

Moved by Commissioner Pratt and supported by Commissioner Arnold to recommend to the Board of Trustees rezoning of Lot 21, Palmer's Re-Subdivision, from VP, Vehicular Parking, to ARC, Ann Arbor Road Corridor, as requested in Application No. 2136-0314, 59 Associates, LLC, for DFCU Financial, for the following reasons:

1. The proposed rezoning will not adversely impact the surrounding area and will encourage the redevelopment of an outdated site.
2. The proposed rezoning is consistent with the Township Future Land Use Map designation of the property for Ann Arbor Road Corridor.

Ayes all.

**ITEM NO. 4 – TOWNSHIP CAPITAL IMPROVEMENT PROJECTS – N/A**

**ITEM NO. 5 – OLD BUSINESS – N/A**

**ITEM NO. 6 – NEW BUSINESS**

**1. P.C. NO: 2110-0513-B**

Applicant/Developer:	Livonia Builders Grandover Park, LLC
Project Name:	The Ravines of Plymouth
Location:	North of Plymouth Rd, West of Haggerty Rd, East of Edward Hines Dr. and South of C&O Railroad
Section No:	26
Tax I.D. No:	R-029-99-0004-000
Zoning:	C-2, General Commercial
Action Requested:	Applicant is requesting Final Development Plan Approval

Mrs. Radtke reviewed her reported dated April 4, 2014, which recommended approval subject to conditions listed and Mr. Knowles reviewed the report of Spalding DeDecker Associates. Letters from the Fire Department and Wayne County Department of Public Services were also received.



# CHARTER TOWNSHIP OF PLYMOUTH

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

April 8, 2014

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

RE: P.C. No.: 2136-0314  
Address/Location: South of Ann Arbor Road, West of Main Street  
Tax ID No: R-78-059-01-0021-000  
Applicant/Developer: 59 Associates, LLC – Vince Pangle  
Type of Review: Requested Rezoning from VP to ARC  
Review Number: Written Review #1

Dear Commission Members,

The applicant has requested a rezoning of Lot 21 of the Palmer's Re-Subdivision from VP, Vehicular Parking District, to ARC, Ann Arbor Road Corridor District. Lot 21 consists of approximately 0.17 acres and is contained within the southwest corner of the existing S&W Hardware site, which is located south of Ann Arbor Road and west of Main Street.

This application has been reviewed based upon the Township Zoning Ordinance, Master Plan, and principals of sound planning. Our comments are as follows:

1. Existing Zoning and Use of the Subject Property

- a) Lot 21 is a 0.17-acre portion of a larger overall development site. The subject property is currently zoned VP, Vehicular Parking and has been developed as parking area.
- b) The overall development site, which contains Lot 21, consists of approximately 1 acre and is occupied by the existing S&W Hardware Building. With the exception of Lot 21, the remainder of the overall development site is zoned ARC, Ann Arbor Road Corridor.

2. Existing Zoning and Use of the Adjacent Properties

The existing zoning and uses of the adjacent properties are as follows:

**SUPERVISOR**  
Richard M. Reaume  
(734) 354-3201

**CLERK**  
Nancy Conzelman  
(734) 354-3224

**TREASURER**  
Ron Edwards  
(734) 354-3214

**TRUSTEES**  
Kay Arnold, Robert Doroshewitz  
Michael Kelly, Charles Curmi



	Zoning District	Existing Use
North	ARC, Ann Arbor Road Corridor	Commercial
West	ARC, Ann Arbor Road Corridor & VP, Vehicular Parking	Commercial & Vacant
South	ARC, Ann Arbor Road Corridor & R-1, Single Family Residential	Salvation Army Facility
East	ARC, Ann Arbor Road Corridor	Commercial

3. Future Land Use of the Subject Property

Lot 21 is identified for ARC, Ann Arbor Road Corridor, on the Future Land Use Map.

4. Future Land Use of the Adjacent Properties

	Future Land Use Plan
North	Ann Arbor Road Corridor
West	Ann Arbor Road Corridor
South	Ann Arbor Road Corridor & Residential Medium Density (4-5 du/ac)
East	Ann Arbor Road Corridor

5. Circulation

The overall development site has frontage on Ann Arbor Road and Main Street, which are major thoroughfares providing the primary access points to the overall development site. Lot 21 has frontage on Ball Street, which is a minor street providing a secondary access point to the overall development site.

**CONCLUSIONS**

1. Adjacent Zoning and Uses

- a) The proposed rezoning of Lot 21 from VP to ARC would be compatible with the established commercial developments located to the north, east, and west.
- b) Although a portion of the property located immediately to the south of Lot 21 is zoned R-1, Single Family Residential, the property was previously developed for a Salvation Army facility in the 1980's. Consequently, the

proposed rezoning of Lot 21 from VP to ARC would not have an adverse impact on the use of the property located to the south.

2. Future Land Use Plan

The Township Future Land Use Map designates Lot 21 for ARC, Ann Arbor Road Corridor. The proposed rezoning of the property from VP to ARC is consistent with the Master Plan and would not have an adverse impact upon the surrounding area.

3. Circulation

Access to the property would be modified through a redevelopment plan that is currently being reviewed for the overall development site under Application 2137. The proposed redevelopment plan would provide access to the overall development site from the existing curb cuts on Ann Arbor Road and Main Street. The secondary access point on Ball Street would no longer serve the overall development site. Therefore, the proposed rezoning of Lot 21 would not have an adverse impact on the traffic and flow of Ball Street.

4. Other Considerations

Currently, the overall development site consists of 3 separate lots and has 2 public alleys running through the site. The proposed rezoning of Lot 21 would encourage the redevelopment of an outdated site and would lead to the orderly development of the property.

**RECOMMENDATION**

Our recommendation would be for the Planning Commission to **recommend approval** of the proposed rezoning of Lot 21 to the Board of Trustees for the following reasons:

1. The proposed rezoning will not adversely impact the surrounding area and will encourage the redevelopment of an outdated site.
2. The proposed rezoning is consistent with the Township Future Land Use Map designation of the property for Ann Arbor Road Corridor.

Respectfully Submitted,



Jana Radtke  
Community Development Director/Planner  
Charter Township of Plymouth



# CHARTER TOWNSHIP OF PLYMOUTH

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

April 10, 2014

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

Attention: Kelly Latawec, Administrative Assistant-DPS

Re: Application: 2136-0314  
Project: DFCU - Rezoning  
Address: South of Ann Arbor Road, West of S. Main Street  
Parcels: R-78-059-01-0021-000

Dear Kelly:

I have reviewed the site survey, dated 03.19.14, submitted for the above application and have the following comments:

1. No comments at this time

Thank you for the opportunity to comment on the above.

Sincerely,

Patrick J. Fellrath  
Director of Public Utilities  
Charter Township of Plymouth

**SUPERVISOR**  
Richard M. Reaume  
(734) 354-3201

**CLERK**  
Nancy Conzelman  
(734) 354-3224

**TREASURER**  
Ron Edwards  
(734) 354-3214

**TRUSTEES**  
Kay Arnold, Robert Doroshewitz  
Michael Kelly, Charles Curmi



# PLYMOUTH COMMUNITY FIRE DEPARTMENT

9955 N. Haggerty Road  
Plymouth, Michigan 48170-4673

(734) 354-3221 • Fax: (734) 354-9672  
Emergency - Dial 911

---

**TO: PLYMOUTH TOWNSHIP COMMUNITY DEVELOPMENT**

**FROM: PLYMOUTH COMMUNITY FIRE DEPARTMENT**

**DATE 03-25-2014**

**RE: APPLICATION      2136-0314**  
**Project                  DFCU Financial**  
**Location                South of Ann Arbor Road and West of Main Street**  
**Property ID             R-059-01-0021-000**

**DEAR COMMUNITY DEVELOPMENT:**

The Plymouth Community Fire Department has completed the review of the **Rezoning** of above referenced project in accordance with the fire protection requirements of the International Building Code 2009, the International Fire Code 2009, N.F.P.A. Standards, and good fire protection engineering.

**The Office of Fire Prevention has no objection to this Rezoning.**

As is often the case, certain aspects of code compliance can involve interpretation and judgmental decisions. It is important that you review these comments and contact us if you have any questions. This review is based upon and limited to information that has been provided.

William Conroy

Fire Inspector/ Paramedic  
734-354-3219



# NOTICE OF PUBLIC HEARING

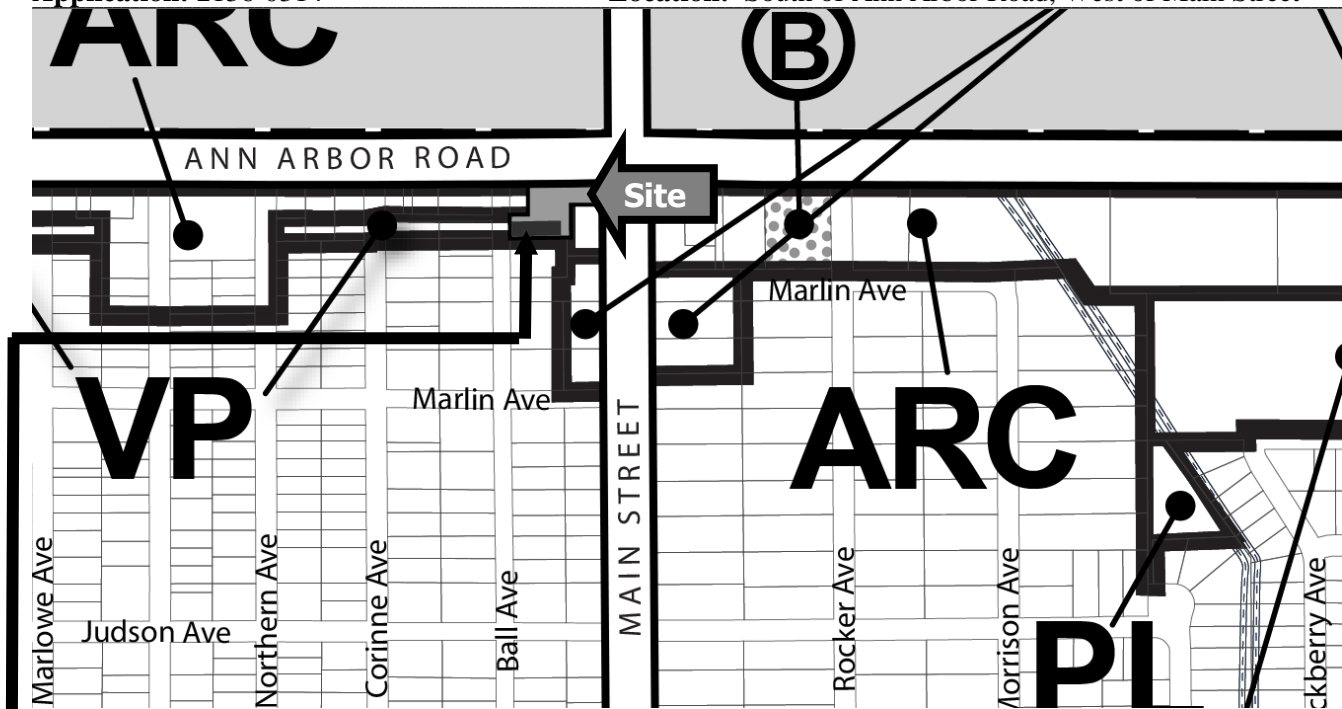
## CHARTER TOWNSHIP OF PLYMOUTH PLANNING COMMISSION

**PROPOSED ACTION:** AMEND THE ZONING MAP OF THE TOWNSHIP  
**REZONE FROM:** VP, Vehicular Parking District  
**REZONE TO:** ARC, Ann Arbor Road Corridor  
**DATE OF HEARING:** Wednesday, April 16, 2014  
**TIME OF HEARING:** 7:00 P.M.  
**PLACE OF HEARING:** Plymouth Township Hall, 9955 N. Haggerty Road

**NOTICE IS HEREBY GIVEN** that the Planning Commission of Plymouth Charter Township has received a proposed petition to rezone parcel R-78-059-01-0021-000 from **VP, Vehicular Parking District** to **ARC, Ann Arbor Road Corridor District**.

**Application:** 2136-0314

**Location:** South of Ann Arbor Road, West of Main Street



**PROPOSED ZONING  
CHANGE FROM:  
VP to ARC**

### AMENDED ZONING MAP NO. 016 Charter Township of Plymouth, Wayne County, Michigan

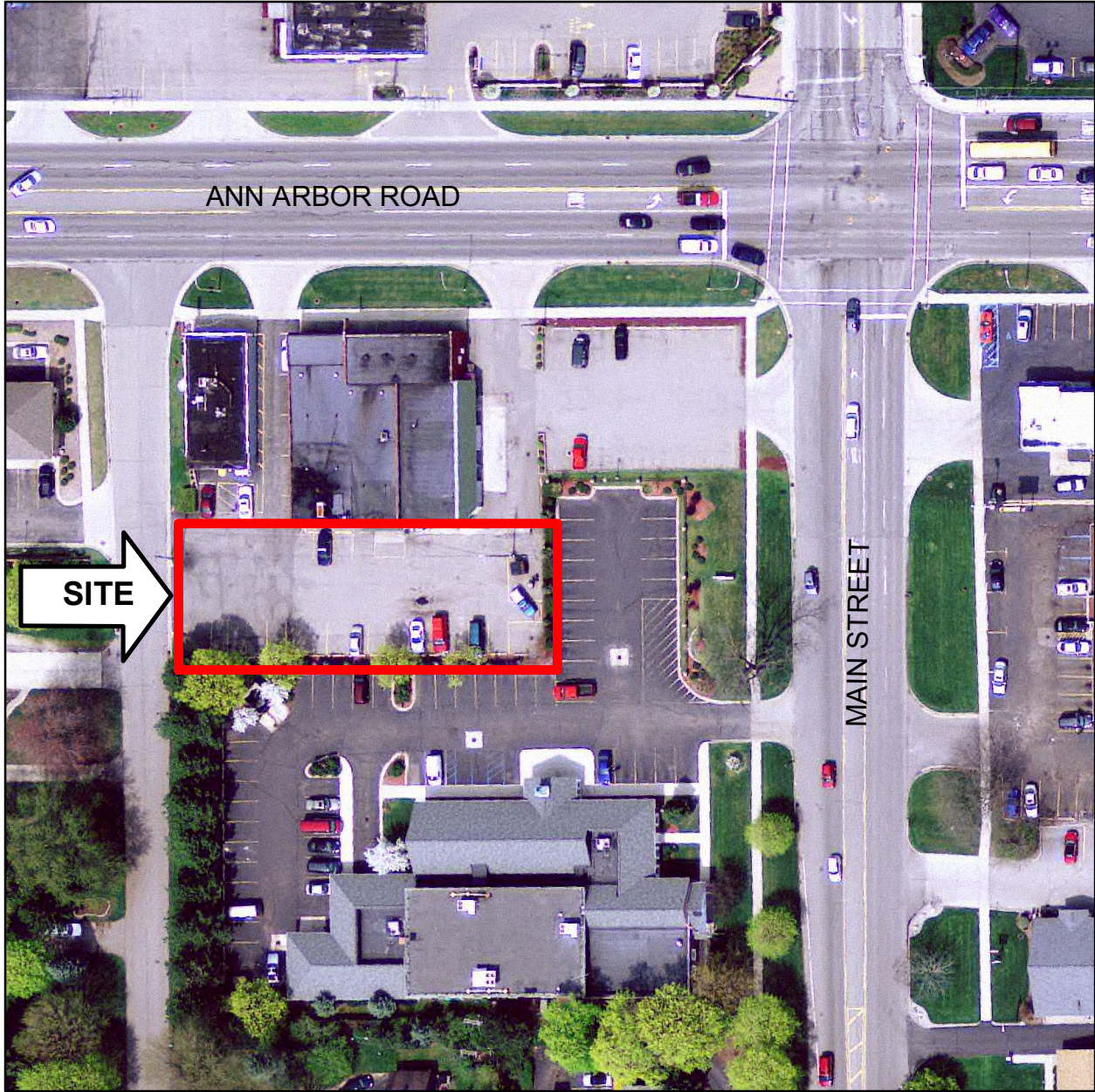
**LEGAL DESCRIPTION:** For parcel descriptions, see tax records based on Tax ID No. R-78-059-01-0021-000.

**NOTICE IS FURTHER GIVEN** that the application may be examined at the Plymouth Township Division of Public Services, Community Development Department, during regular business hours from 8:00 AM to 4:30 PM. Written comments will be received prior to the meeting and may be mailed to 9955 N. Haggerty Rd, Plymouth, MI 48170 or call 734-354-3270, ext. 5. The meeting will be held in the Meeting Room at Township Hall which is located at 9955 N. Haggerty Road, Plymouth Township, MI 48170.

**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 one week notice to the Charter Township of Plymouth by writing or calling the Supervisor's Office, 9955 N. Haggerty Road, Plymouth, MI 48170. Phone 734-354-3201. TDD users: 800-849-3777 (Michigan Relay Service).

**PUBLISH:** March 30, 2014

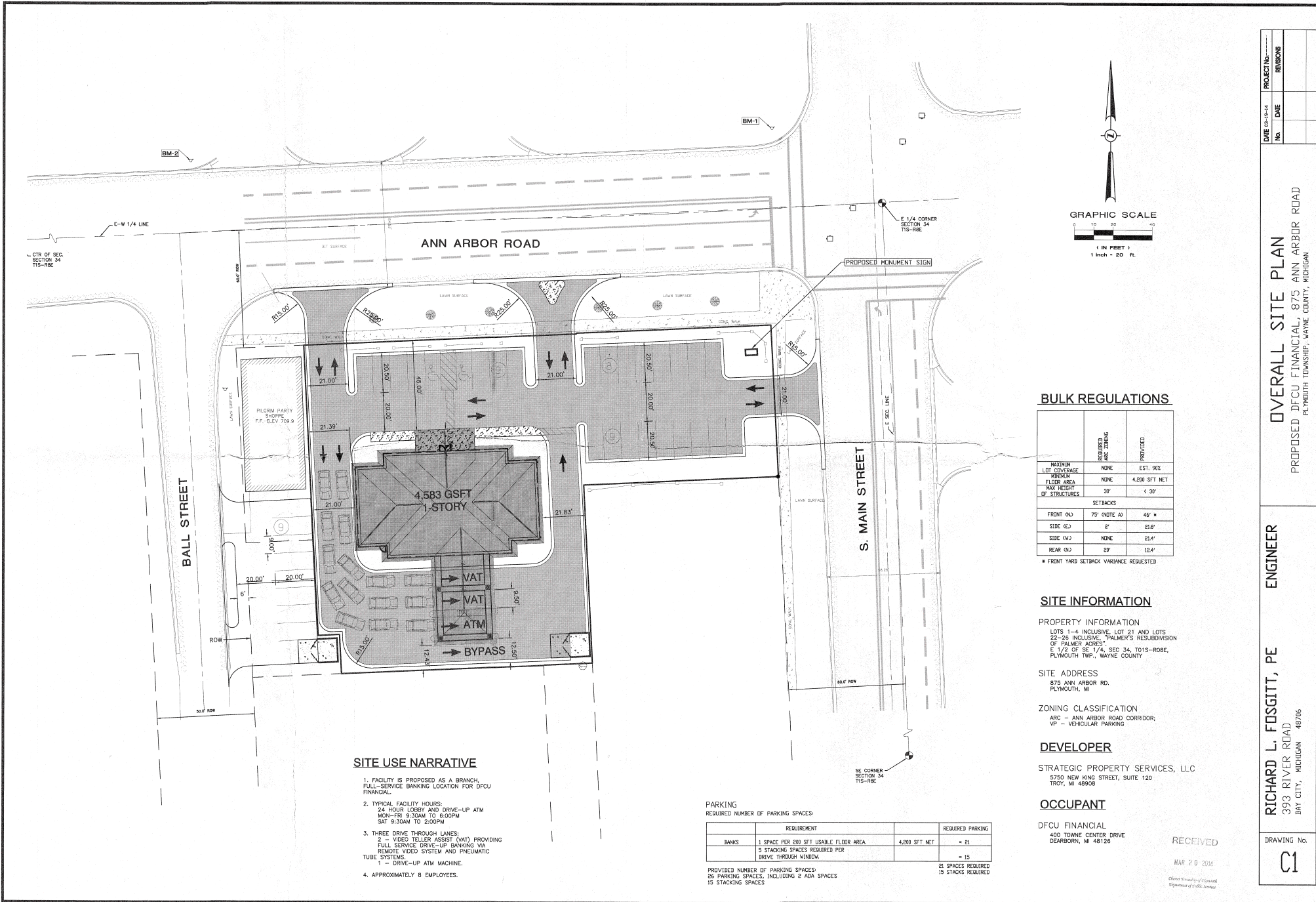
**KENDRA BARBERENA, SECRETARY  
PLANNING COMMISSION**



**PLANNING COMMISSION**  
**CHARTER TOWNSHIP OF PLYMOUTH**



Application: 2136-0314  
ApplicationType: Rezoning Approval  
VP, Vehicular Parking to ARC, Ann Arbor Road Corridor  
Applicant: DFCU - 59 Associates LLC  
Tax ID: R-78-059-01-0021-000

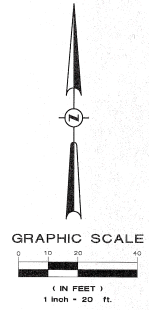


PROJECT NO.	
DATE	12-14
NO.	DNE
REVISIONS	

**OVERALL SITE PLAN**  
 PROPOSED DFCU FINANCIAL, 875 ANN ARBOR ROAD  
 PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

**ENGINEER**  
**RICHARD L. FOSGITT, PE**  
 393 RIVER ROAD  
 BAY CITY, MICHIGAN 48706

DRAWING NO. **C1**



**BULK REGULATIONS**

	REQUIRED BY ZONING	PROVIDED
MAXIMUM LOT COVERAGE	NONE	EST. 98%
MINIMUM FLOOR AREA	NONE	4,200 SFT NET
MAX HEIGHT OF STRUCTURES	30'	< 30'
SETBACKS		
FRONT (N)	75' (NOTE A)	46' *
SIDE (E)	2'	21.0'
SIDE (W)	NONE	21.4'
REAR (S)	80'	12.4'

\* FRONT YARD SETBACK VARIANCE REQUESTED

**SITE INFORMATION**

**PROPERTY INFORMATION**  
 LOTS 1-4 INCLUSIVE, LOT 21 AND LOTS 22-28 INCLUSIVE, PALMER'S RESUBDIVISION OF PALMER ACRES,  
 E 1/2 OF SE 1/4, SEC. 34, 1015-RBE, PLYMOUTH TWP., WAYNE COUNTY.

**SITE ADDRESS**  
 875 ANN ARBOR RD.  
 PLYMOUTH, MI

**ZONING CLASSIFICATION**  
 ARC - ANN ARBOR ROAD CORRIDOR;  
 VP - VEHICULAR PARKING

**DEVELOPER**

STRATEGIC PROPERTY SERVICES, LLC  
 5750 NEW KING STREET, SUITE 120  
 TROY, MI 48068

**OCCUPANT**

DFCU FINANCIAL  
 400 TOWNE CENTER DRIVE  
 DEARBORN, MI 48126

RECEIVED  
 MAR 20 2014  
Client/Trinity City/Lead  
 Engineer/Robb/Scotto

**SITE USE NARRATIVE**

- FACILITY IS PROPOSED AS A BRANCH, FULL-SERVICE BANKING LOCATION FOR DFCU FINANCIAL.
- TYPICAL FACILITY HOURS:  
 24 HOUR LOBBY AND DRIVE-UP ATM  
 MON-FRI 9:30AM TO 6:00PM  
 SAT 9:30AM TO 2:00PM
- THREE DRIVE THROUGH LANES:  
 2 - VIDEO TELLER ASSIST (VAT) PROVIDING FULL SERVICE DRIVE-UP BANKING VIA REMOTE VIDEO SYSTEM AND PNEUMATIC TUBE SYSTEMS.  
 1 - DRIVE-UP ATM MACHINE.
- APPROXIMATELY 8 EMPLOYEES.

**PARKING**  
 REQUIRED NUMBER OF PARKING SPACES:

BANKS	REQUIREMENT	REQUIRED PARKING
	1 SPACE PER 200 SFT USABLE FLOOR AREA.	4,200 SFT NET = 21
	5 STACKING SPACES REQUIRED PER DRIVE THROUGH WINDOW.	= 15
		21 SPACES REQUIRED 15 STACKS REQUIRED

PROVIDED NUMBER OF PARKING SPACES:  
 26 PARKING SPACES, INCLUDING 2 ADA SPACES  
 15 STACKING SPACES

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION**

**Meeting date: May 13, 2014**

**ITEM: Application 2076 Plymouth Estates Condominiums  
Approval of a Final Condominium Subdivision Plan**

-----

**BRIEF:**

**ACTION:** To approve the Final Condominium Subdivision Plan for the Plymouth Estates Condominiums, as recommended by the Planning Commission.

**DEPARTMENT/PRESENTER(S):** Jana Radtke, Community Development Director / Planner

**BACKGROUND:** The applicant is proposing a condominium subdivision development for the property located north of the National Heritage Academy site along North Territorial Road, and south of Hill Top Drive in the Rolling Oaks subdivision. The project proposes 6 single-family condominium subdivision units with a Proposed Future Development Area. The Proposed Future Development Area could be divided into a maximum of 2 parcels with 1 single-family home located on each parcel. Access to the development would be through a proposed public road that would terminate in a cul-de-sac. The public road would be an extension of the existing Sherwood Drive stub road to the east.

On September 19, 2012, the Planning Commission recommended approval of the Final Condominium Subdivision Plan to the Board of Trustees, subject to conditions. Please see the minutes from the Planning Commission meeting, a copy of the Final Condominium Subdivision Plan and supporting documents, and reports from Township Staff and Consultants, attached. All conditions required by the Planning Commission have been addressed, with the exception of Item 1 and Item 2, due to the fact that these 2 items pertain to the construction of the project.

**BUDGET/TIME LINE:** N/A

**RECOMMENDATION:** Approve with conditions, as recommended by the Planning Commission.

**PROPOSED MOTION: I move to approve the Final Condominium Subdivision Plan for Application 2076, Plymouth Estates, subject to the following conditions as recommended by the Planning Commission:**

- 1. Construction equipment shall be limited to the eastern entrance of Rolling Oaks subdivision (Rolling Oaks Boulevard), Hill Top Drive, and Sherwood Drive (see Exhibit A, attached).**
- 2. Before construction of the project begins, the Building Department must contact Wayne County. The County will conduct an appraisal of the condition of the roads in Rolling Oaks, which will be used for construction equipment, before construction of the project begins and after construction of the project has been completed. The County will determine the necessary course of action, if repairs to the roads are needed.**
- 3. Final approval of the Condominium Documents by the Township Attorney.**

**I further move to approve the Conservation and Storm Water Management Easement for Application 2076, Plymouth Estates, and authorize the Township Supervisor and Clerk to sign the document.**

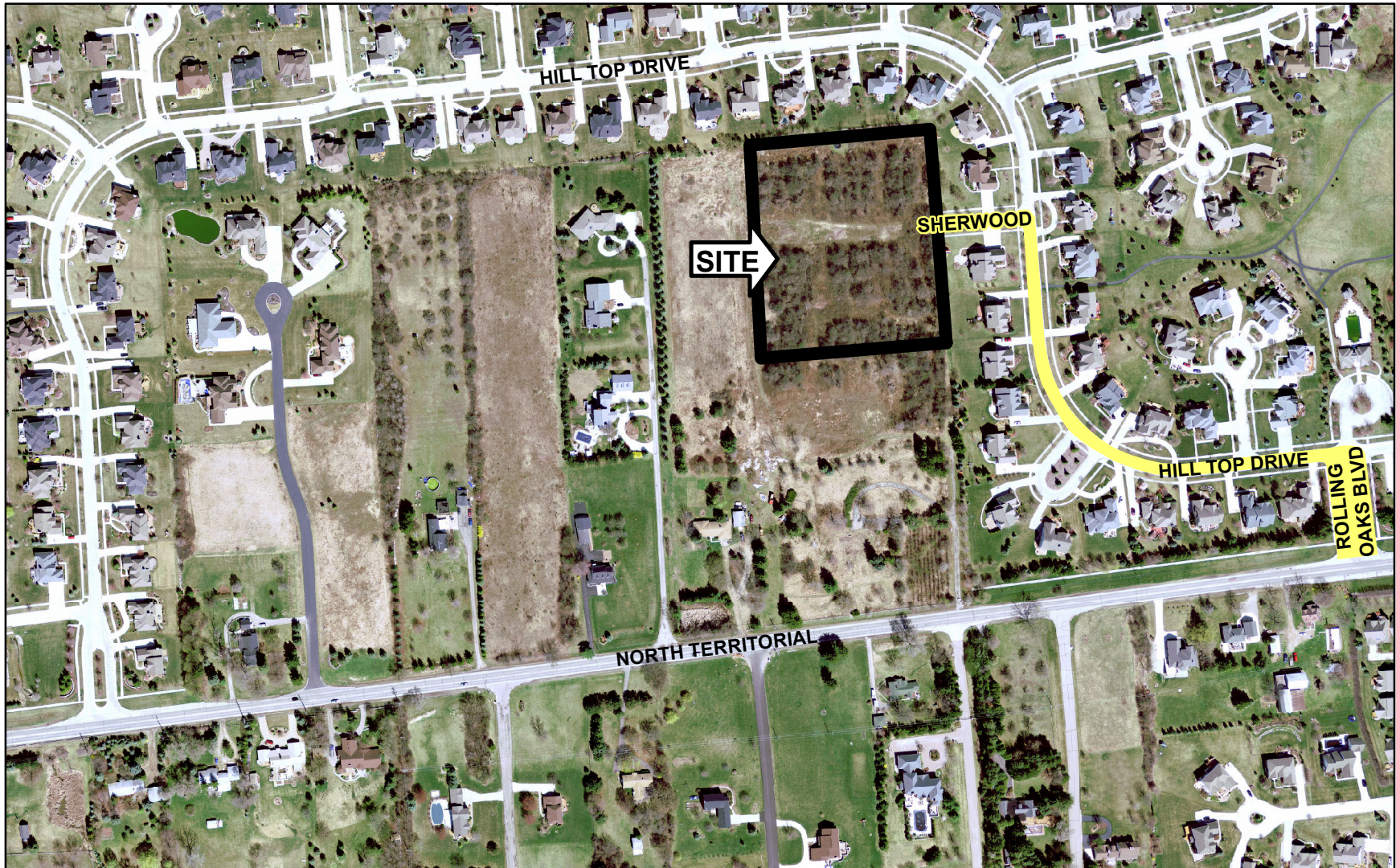
**RECOMMENDATION:** Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

**VOTE:** \_\_\_ KA \_\_\_ MK \_\_\_ RD \_\_\_ CC \_\_\_ RE \_\_\_ NC \_\_\_ RR


MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_



# EXHIBIT A



113

 Construction Equipment for Plymouth Estates shall be Limited to the Streets Highlighted in Yellow

**KUCYK SOAVE & FERNANDES, PLLC**  
**Attorneys and Counselors at Law**  
37771 Seven Mile Road, Suite C  
Livonia MI 48152

Telephone (734) 469 4894

Facsimile (734) 469 4896

William Kucyk  
Enrico Soave

Americo Fernandes

May 7, 2014

Plymouth Township Planning Department  
9955 N. Haggerty Road  
Second Floor  
Plymouth, MI 48170  
Attention: Ms. Jana Radtke

RE: Plymouth Estates Condominium: P.C. No: 2076/0312

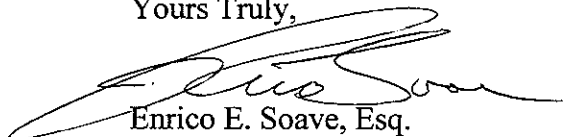
Dear Ms. Radtke:

As I know you have knowledge that my office represents the developer (Leo Soave Developments, LLC) of Plymouth Estates Condominium in Plymouth Township, the purpose of this correspondence is to reduce to writing aspects of our May 5, 2014, meeting with board members from Rolling Oaks Homeowners Association (Rolling Oaks).

At that meeting the developer agreed to amend the master deed for Plymouth Estates Condominium to obligate the unit owners to become members of Rolling Oaks upon the affirmative vote of the board members for Rolling Oaks. In the alternative, if Rolling Oaks declines or is not able to permit the unit owners of Plymouth Estates Condominium to join its association, the developer will require those unit owners in the same fashion to pay a pro-rata share of the snow removal.

Please contact me if you should need anything further.

Yours Truly,



Enrico E. Soave, Esq.

# Memo

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**To:** Board of Trustees

**From:** Jana Radtke  
Community Development Director/Planner

**Date:** May 6, 2014

**Re:** Proposed Plymouth Estates Condominium Subdivision – Meeting with Rolling Oaks Homeowners Association (HOA), Builder/Developer, Township Officials

---

The Board of Trustees had received a letter from the Rolling Oaks Homeowners Association, dated April 10, 2014, which expressed some concerns regarding the proposed Plymouth Estates Condominium Subdivision development to be located immediately north of the National Heritage Academy site along North Territorial Road, and south of Hill Top Drive in the Rolling Oaks subdivision.

On May 5, 2014, the Township facilitated a meeting between the developer of Plymouth Estates, and the representatives of the Rolling Oaks Homeowners Association to discuss the concerns raised in the April 10 letter. The individuals who attended the meeting were as follows: Township Consultant, James D. Anulewicz, Engineering Consultant, David Richmond, Community Development Director/Planner, Jana Radtke, the Developer, Leo Soave, the Developer's Attorney, Enrico Soave, and 4 representatives of the Rolling Oaks Homeowners Association.

The concerns raised in the April 10 letter have been copied below for your reference. Each concern includes a summary of the discussion and resolution that was reached during the May 5 meeting, as shown in bold letters.

Concern 1: ACCESS

The only access to the proposed development will be through Rolling Oaks Subdivision. This raises several concerns:

- A high level of traffic of construction equipment within a fully developed, fully occupied subdivision with numerous children

**DISCUSSION/RESOLUTION: The Developer clarified that large trucks will be used during the initial phase of construction for the installation of the road, and the delivery of materials to the 8 home sites within the Condominium Subdivision. The representatives of Rolling Oaks expressed a concern for the safety of children in this area during the installation of the road and delivery of materials to the eight home sites. The developer**

indicated that he was concerned about this issue also. The representatives of Rolling Oaks asked if the Developer would be willing to have one or two contractors serve as a “look-out” for large trucks travelling to and from the construction site. The Developer agreed to this request.

- Potential damage to roads and sewer system due to construction equipment and excessive dirt and debris

**DISCUSSION/RESOLUTION:**

**Storm Sewer System** – The Township Engineering Consultant discussed the details of the Soil Erosion and Control Plan that was approved for Plymouth Estates. The requirements of this plan guarantee that penetration of soils into the storm water system will be prevented.

**Mud, Debris, Stability of the Roads Leading to the Site** – The Developer indicated that “mud mats” would be used to help prevent the spreading of dirt and debris from the construction vehicles onto the existing roads and sewer system in Rolling Oaks. The Building Official will review the incoming roads and if he determines that the roads must be cleaned, the Building Official will require the developer to street sweep the roads. The developer indicated that he will make every effort to avoid this becoming an issue.

The Township representatives indicated that Wayne County will be inspecting the roads before and after construction. The County required the developer to post a bond that would be used to repair any damage to the roads in Rolling Oaks, if deemed necessary by the County. At the time of the County inspection, the condition of the roads will be recorded. The Building Official will participate in the inspection and will also coordinate with the developer and the Rolling Oaks Homeowners Association, so that each party will have a representative present during the inspection.

- Additional traffic from residents of the new development will reduce the quiet enjoyment that existing residents have had for years

**DISCUSSION/RESOLUTION:** The Township representatives indicated that the difference between a subdivision plat development and a condominium subdivision development is the type of ownership. When completed, the Plymouth Estates Condominium Subdivision will appear to be an extension of Rolling Oaks. Plymouth Estates is allowed to contain a maximum of 8 single-family homes and would not be expected to generate a high volume of additional traffic.

Concern 2: EQUITY

- Rolling Oaks residents pay for snow removal and other services through annual dues. As the new residents of the proposed development will only be able to access their home through our subdivision, they will be driving on snow-plowed roads without having to bear the cost. This is neither fair nor equitable to existing residents
- There has been no request by the Developer to the Rolling Oaks Homeowners Association to petition that the Plymouth Estates residents be allowed to join the Association

**DISCUSSION/RESOLUTION: Two potential solutions were discussed. One solution would be to require each unit owner in Plymouth Estates to contribute to the cost of snow removal services. Another solution would be for Plymouth Estates to join the Rolling Oaks Homeowners Association. The representatives of Rolling Oaks offered their personal opinion that Plymouth Estates should join the Rolling Oaks Homeowners Association. The Developer made a specific request to that effect. This matter will be brought to the Rolling Oaks Homeowners Association for formal action. Depending upon the outcome, Township Staff will work with the Township Attorney to ensure that any necessary documents are completed. To avoid a delay in placing Plymouth Estates on the agenda for final action by the Board of Trustees, the Township will require the final approval of the condominium documents by the Township Attorney as a condition of approval.**

Concern 3: DRAINAGE

- Rolling Oaks is adjacent to Tonquish Creek and associated wetlands with which we have had numerous drainage issues. We are concerned that the proposed development may lead to further issues within already fragile drainage structure. Without knowing how the proposed development may impact the area, the residents of the Homeowner's association may face further environmental issues and potentially bear the cost of remediation.

**DISCUSSION/RESOLUTION: The Township representatives indicated that storm water runoff from Plymouth Estates will actually flow away from Rolling Oaks. The system is designed so that the storm water will flow south from Plymouth Estates along the Plymouth Scholars site to North Territorial Road and should not adversely impact the storm drain system in Rolling Oaks. One of the representatives of Rolling Oaks, whose property backs up to Plymouth Estates, expressed a concern with standing water in the rear of her property since the school was constructed. The Developer indicated that this issue would be resolved when the Plymouth Estates property is graded. The Township representatives encouraged the homeowner to contact the Building Department if this issue continues to persist before the construction of the Condominium Subdivision begins.**

Concern 4: LANDSCAPING

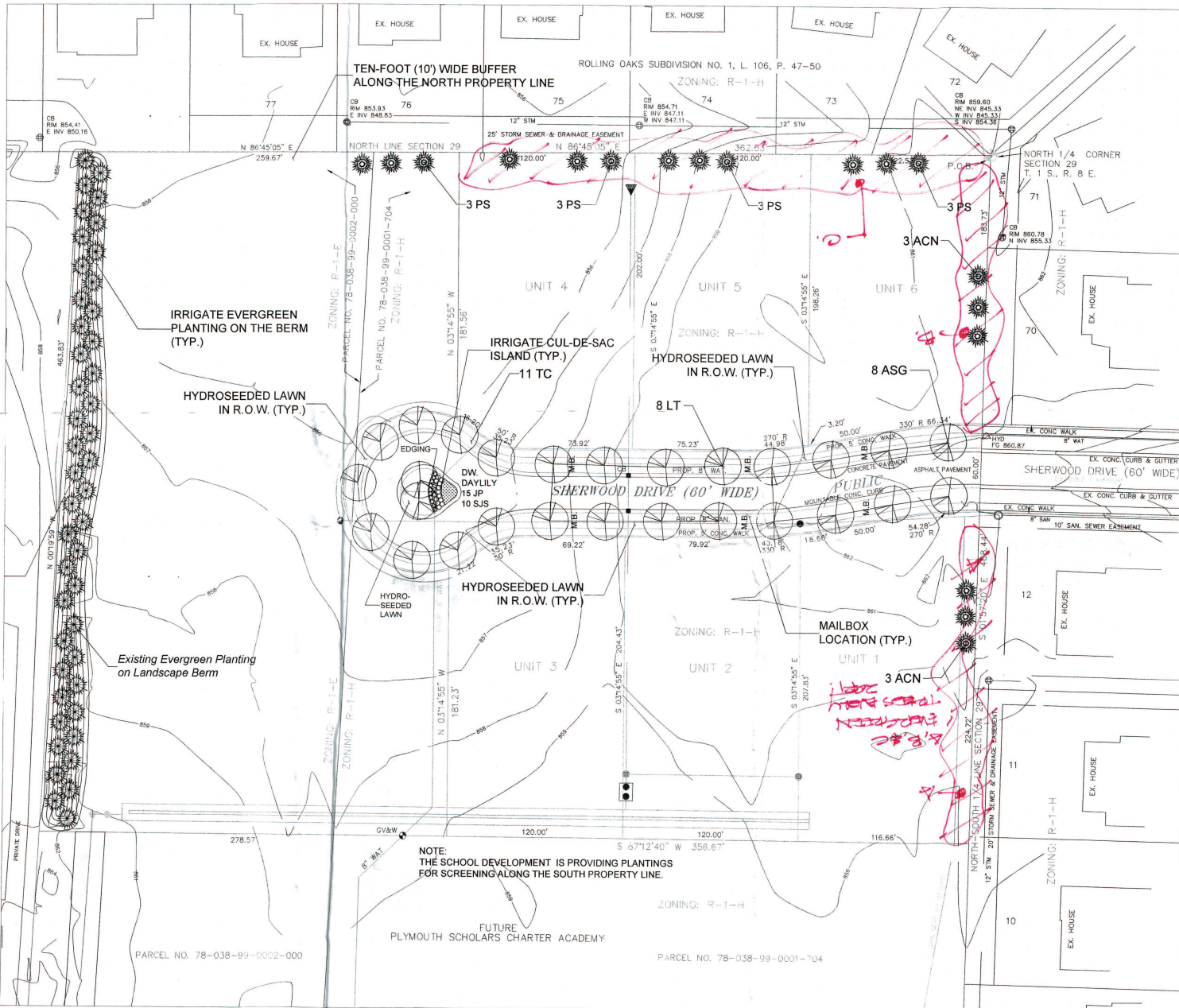
- The landscaping is insufficient in that numerous trees will be removed in order to construct the condominiums yet only two or three trees will be planted. The privacy enjoyed by the neighbors adjacent to the development should receive greater consideration with a more robust landscaping arrangement. We request similar landscaping to that provided by the Plymouth Scholars Charter School.

**DISCUSSION/RESOLUTION:** The Township representatives indicated that landscape buffering and screening is not required between “like land uses.” In this particular case, Plymouth Estates is being developed for single-family homes under the same zoning designation as Rolling Oaks. The existing vegetation on the Plymouth Estates property consists mostly of brush that is in poor condition. The Developer had previously proposed small groups of evergreen trees along the north and east boundaries of Plymouth Estates. After considerable discussion, the Developer agreed to plant a row of 8-foot to 10-foot evergreen trees, spaced 20 feet on center, along the north and east boundaries of Plymouth Estates. Please see the Landscape Plan Mark Up (attached).

Concern 5: COMMUNICATION

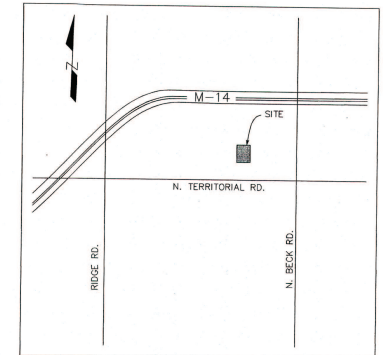
- The Rolling Oaks Homeowners Association has raised these and other issues with the Developer in 2012, and attempted to work through a mutually agreeable arrangement to address our concerns. There has been no constructive support from the Developer to our requests.

**DISCUSSION/RESOLUTION:** The Developer indicated that he will be on-site during the entire construction process and encouraged the Rolling Oaks Homeowners Association to bring any concerns to him directly. The Township representatives also encouraged the Rolling Oaks Homeowners Association to contact Jana Radtke with any concerns, and she would coordinate with the appropriate staff member at the Township.



LANDSCAPE PLANTING PLAN

scale: 1" = 40'



LOCATION MAP not to scale

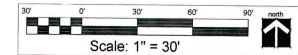
PLANT LIST

KEYQTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>LANDSCAPING ADJACENT TO PROPERTY LINES</b>			
ACN	6 Abies concolor	Concolor Fir	8' H. B&B
PS	12 Pinus strobus	White Pine	10' H. B&B
<b>STREET TREES &amp; CUL-DE-SAC ISLANDS PLANTING</b>			
ASG	8 Acer saccharum 'Greenolumn'	Greenolumn Sugar Maple	4" cal. B&B
JP	15 Juniperus procumbens	Procombens Juniper	24" spr. 3 gal. pot
LT	8 Liriodendron tulipifera	Tuliptree	3-1/2" 4" cal. B&B
SJS	10 Spiraea japonica 'Shirobana'	Shiro Japanese Spiraea	24" ht. 3 gal. pot
TC	11 Tilia cordata 'Greenspire'	Greenspire Linden	3" - 3-1/2" cal. B&B
	55 Hemerocallis sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot. 15" o.c.

NOTE:

\* See Sheet LP-2 for planting details, planting notes, and landscape construction details.

date: August 16, 2012  
 revised: 08-20-12 Revise for Client review.



**LANDSCAPE PLAN FOR:** SOAVE BUILDING  
 20592 Chestnut Circle  
 Livonia, Michigan 48152  
 (586) 219-7880

**PROJECT LOCATION:** Plymouth Estates Subdivision  
 Part of the N.W. 1/4 of  
 Section 29, T-1 S., R-8 E.  
 Plymouth Township, Michigan

LANDSCAPE PLAN BY:  
 Nagy & Associates  
 7540 South Channel Drive  
 Harsens Island, Michigan  
 48028  
 (810) 512 4004



LP - 1: LANDSCAPE PLANTING PLAN

\* Base data provided by Arpee / Donnan, Inc.

**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, SEPTEMBER 19, 2012  
MINUTES**

Meeting called to order at 7:08 p.m. by Chairman Cebulski.

**MEMBERS PRESENT:** Kay Arnold Keith Postell Ray Sturdy  
Kendra Barberena Bill Pratt  
Dennis Cebulski Dennis Siedlaczek

**MEMBERS EXCUSED:** None

**OTHERS PRESENT:** Jana Radtke, Community Development Director/Planner  
Thomas Dohr, Spalding DeDecker Associates  
Alice Geletzke, Recording Secretary

**ITEM NO. 1 – APPROVAL OF MINUTES**

1. Regular Meeting – August 15, 2012

Moved by Commissioner Siedlaczek, supported by Commissioner Pratt, to approve the minutes of the regular meeting of August 15, 2012 as submitted. Ayes all.

2. Work Session – N/A

**ITEM NO. 2 – APPROVAL OF AGENDA**

1. Regular Meeting – September 19, 2012

Moved by Commissioner Barberena, supported by Commissioner Sturdy, to approve the agenda for the regular meeting of September 19, 2012 as presented. Ayes all.

**ITEM NO. 3 – SET DATE FOR/PUBLIC HEARINGS - N/A**

**ITEM NO. 4 – PUBLIC HEARINGS - N/A**

**ITEM NO. 5 – OLD BUSINESS**

**1. P.C. No:** 2076/0312  
Applicant/Developer: Leo Soave Developments, LLC.  
Section No: 29  
Tax I.D. No: R-78-038-99-0001-701; R-78-038-99-0002-000  
Address: 48550 North Territorial & 48484 North Territorial  
Project Name: Plymouth Estates Condominiums  
Location: East of Ridge, North of North Territorial, South of M-14, West of Beck  
Zoning: R-1-E & R-1-H, Single Family Residential  
Action Requested: Applicant requests approval of a Final Condominium Subdivision Plan

Mrs. Radtke reviewed her report, which recommended approval of the Final Condominium Subdivision Plan to the Board of Trustees, subject to conditions.



**PLYMOUTH CHARTER TOWNSHIP  
PLANNING COMMISSION -- REGULAR MEETING  
WEDNESDAY, SEPTEMBER 19, 2012  
MINUTES**

Mr. Dohr of Spalding DeDecker Associates reviewed his report, which recommended final approval to the Board of Trustees.

The reports of the Fire Department and the Township Director of Public Utilities were received.

Commissioners discussed various aspects of the project, and again recommended that Mr. Soave continue to be proactive in contacting the officers of the Rolling Oaks Subdivision Board.

Moved by Commissioner Sturdy, supported by Commissioner Pratt, to recommend to the Board of Trustees approval of the Final Condominium Subdivision Plan, as requested in Application 2076/0312, Leo Soave Developments, LLC, for the Plymouth Estates Condominiums located at 48550 North Territorial and 48484 North Territorial, subject to the conditions required for Preliminary Condominium Subdivision Plan approval being met and subject to the conditions as noted in the reports of Jana Radtke, Spalding DeDecker, and the Fire Department. The conditions of approval are as follows:

1. Construction equipment shall be limited to the eastern entrance of Rolling Oaks subdivision (Rolling Oaks Boulevard), Hill Top Drive, and Sherwood Drive (see Exhibit A, attached).
2. Prior to the issuance of any Certificates of Occupancy, the Building Department must contact Wayne County for an appraisal of the condition of the roads in Rolling Oaks that were used for construction equipment to ensure that they are in appropriate condition. The County will determine the necessary course of action, if repairs to the roads are needed.
3. A utility easement for the potential extension of the sanitary sewer, and deed restrictions for the storm water management system on the 2-acre parcel to the west of the proposed condominiums must be approved by the Township Engineer and Township Attorney.
4. The Township Attorney's approval of a conservation easement for the existing evergreen buffer, located along the westerly parcels adjacent to the condominium development.
5. The proposed land split of the two westerly parcels from the condominium site must be approved by the Township, unless the Township Attorney determines that it is not required.
6. The Township Attorney's approval of the condominium documents.
7. Approval of all agencies with authority.

Ayes all.

**ITEM NO. 6 – NEW BUSINESS** - N/A

**ITEM NO. 7 – OTHER PLANNING COMMISSION BUSINESS**

1. Proposed Planning Commission 2013 Meeting Dates.

Moved by Commissioner Pratt, supported by Commissioner Barberena, to approve the following meeting dates for 2013:



Robert A. Ficano  
County Executive

June 4, 2012

Leo Soave  
Leo Soave Developments, LLC  
37771 Seven Mile Road  
Livonia, MI 48152

RE: Plymouth Estate Condominium- Sherwood Drive Extension  
North Territorial Road West of Beck  
Plymouth Township, MI

Dear Mr. Soave:

This letter is in response to your May 15, 2012 letter. Your request from Wayne County Engineering Division to accept jurisdiction the proposed road "Sherwood Drive Extension" will be granted if the following requirements are met:

1. Dedicate the right of way in accordance with the Land Division Act 288 of 1967.
2. Construct the proposed road per Wayne County standards and specifications.
3. Construct a storm water management system for the development
4. Provide permanent easement agreement for the road drainage storm sewer outlet.
5. Provide financial assurance acceptable to the County to ensure that the existing roads will be fixed to their original conditions if damaged during the construction of the road and the development.
6. Meet or obtain all State and local requirements approvals.

If you have any questions regarding the preceding comments, please contact me at 734-595-6504 extension 2038.

Sincerely,

Sami H. Khaldi, P.E.  
Division Permit Engineer

Cc:  
Ken Kucel, Engineering Division Director  
Mark Merkey, Wayne County Design, Planning Section  
Plymouth Township



DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION / PERMIT OFFICE  
33809 MICHIGAN AVENUE, WAYNE, MICHIGAN 48184 • (734) 595-6504 • FAX (734) 595-6356



# CHARTER TOWNSHIP OF PLYMOUTH

9955 N HAGGERTY RD • PLYMOUTH, MICHIGAN 48170-4673

www.plymouthtwp.org

September 6, 2012

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

RE: P.C. No.: 2076/0312  
Address/Location: 48484 North Territorial & 48550 North Territorial  
Project Name: Plymouth Estates Condominiums  
Applicant/Developer: Leo Soave Developments, LLC  
Type of Review: Site Plan Review – Final Condominium Subdivision  
Plan  
Review Number: Written Review #1

Dear Commission Members,

The above-referenced application has been reviewed for conformance with the Township Zoning Ordinance and the Subdivision Regulations. The applicant is proposing a condominium subdivision plan for the 4-acre parcel located north of North Territorial Road and south of Hill Top Drive.

Our comments are as follows:

1. The Final Condominium Subdivision Plan appears to be consistent with the Preliminary Condominium Subdivision Plan that was approved by the Board of Trustees on September 11, 2012.
2. In accordance with the Preliminary Condominium Subdivision Plan Approval, the following notes have been included on the Site Plan:
  - a) Construction equipment shall access the proposed condominium site from the eastern entrance to Rolling Oaks Subdivision and shall be limited to Rolling Oaks Boulevard, Hill Top Drive, and Sherwood Drive.
  - b) Prior to the issuance of any Certificates of Occupancy, the Building Department must contact Wayne County for an appraisal of the condition of the roads in Rolling Oaks that were used for construction equipment to ensure that they are in appropriate condition. The

**SUPERVISOR**  
Richard M. Reaume  
(734) 354-3201

**CLERK**  
Joe Bridgman  
(734) 354-3224

**TREASURER**  
Ron Edwards  
(734) 354-3214

**TRUSTEES**  
Kay Arnold, Robert Doroshewitz  
Michael Kelly, Steven Mann

County will determine the necessary course of action, if repairs to the roads are needed.

3. The Landscape Plan indicates that the cul-de-sac island will be planted with a combination of deciduous trees, shrubs, and perennials and the required street trees have been provided.
4. Groups of evergreen trees are being proposed along the north and east boundaries of the site between the condominium development and the Rolling Oaks Subdivision. This additional screening had been approved when a subdivision plat was being considered for the Soave property and has been carried into the landscape plan for the condominium development. The number of trees has been modified slightly, but appears to be acceptable.
5. A note has been provided on the Tree Survey, which indicates that the existing evergreen buffer, located along the westerly parcels adjacent to the condominium site, is to be preserved and maintained. Our recommendation would be for the evergreen buffer to be placed in a conservation easement that runs with each of the two westerly parcels in perpetuity. This would prevent future property owners from removing the evergreen buffer. The conservation easement must be approved by the Township Attorney.
6. The proposed location and design of the individual mailboxes has been provided on the Site Plan.
7. A note has been included on the Site Plan indicating that curbside trash pick-up is being proposed.
8. The proposed land split of the two westerly parcels from the condominium site must be approved by the Township, unless otherwise determined by the Township Attorney.
9. Section 28.1.4 of the Township Zoning Ordinance requires that the condominium documents, including the Master Deed, Bylaws, and associated exhibits, must be approved by the Township Attorney. The condominium documents have been submitted and are subject to the Township Attorney's review and approval.
10. Section 28.1.5 of the Township Zoning Ordinance stipulates that all necessary permits or approvals from applicable outside agencies must be secured prior to Final Condominium Subdivision Plan Approval. Copies of the Site Condominium Subdivision Plan from each of the required authorities must be provided. In addition, copies of the transmittal letters sent to each of the required authorities must be provided.

## **RECOMMENDATION**

Our recommendation would be for the Planning Commission to **recommend approval** of the Final Condominium Subdivision Plan to the Board of Trustees, subject to the following conditions:

1. All items required for Preliminary Condominium Subdivision Plan Approval.
2. The Township Attorney's approval of a conservation easement for the existing evergreen buffer, located along the westerly parcels adjacent to the condominium development.
3. The proposed land split of the two westerly parcels from the condominium site must be approved by the Township, unless otherwise determined by the Township Attorney.
4. The Township Attorney's approval of the condominium documents, including the Master Deed, Bylaws, and associated exhibits.
5. Approval of all agencies with authority.
6. Approval of the Township Engineer.
7. Approval of the Township Fire Chief.

Respectfully Submitted,



Jana Radtke  
Community Development Director/Planner  
Charter Township of Plymouth



September 13, 2012

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

Re: Application 2076/0312  
Plymouth Estates Condominium – Final Site Condominium Subdivision Plan  
Planning Commission Recommendation for Approval  
48550 North Territorial Road & 48484 North Territorial Road  
R-78-038-99-0001-701; R-78-038-99-0002-000  
SDA Job No.: PL12-108

Dear Commission Members:

I have reviewed the referenced plans for compliance with the Township's requirements for Final Site Condominium Subdivision Plan Review. I recommend that the Planning Commission recommends approval to the Board of Trustees.

Engineering Plans have been submitted and are consistent with this submittal. They are currently under review for technical compliance with Township Engineering Design Standards. Additionally the developer is working with the Township Attorney and me to review documents that are required prior to the Board of Trustees Approval. I am confident that these issues will be finalized in a manner consistent with the Planning Documents..

Sincerely,  
**SPALDING DEDECKER ASSOCIATES, INC.**

Thomas J. Dohr, P.E.  
Vice President and Operations Manager

cc: Mr. Richard Reaume, Township Supervisor  
Mr. Patrick J. Fellrath, PE, Public Works Manager  
Mr. Mark Lewis, Township Building Official  
Ms. Jana Radtke, Community Development Director  
Mr. William Donnan, PE, Engineer for Developer  
Ms. Kelly Latawiec



**PLYMOUTH COMMUNITY FIRE DEPARTMENT**  
9955 N. Haggerty Road (734) 354-3221 • Fax: (734) 354-9672  
Plymouth, Michigan 48170-4673 Emergency - Dial 911

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**TO: PLYMOUTH TOWNSHIP COMMUNITY DEVELOPMENT**

**FROM: PLYMOUTH COMMUNITY FIRE DEPARTMENT**

**DATE 09/05/2012**

**RE: 2076/0312**

**Plymouth Estates – Site Condominium Final Review  
48550 & 48484 North Territorial Road  
R-78-038-99-0001-701; R-78-038-99-0002-000**

**DEAR COMMUNITY DEVELOPMENT:**

The Plymouth Community Fire Department has completed the review of the **Site Condominium Final Review** of above referenced project in accordance with the fire protection requirements of the International Building Code 2009, the International Fire Code 2009, N.F.P.A. Standards, and good fire protection engineering.

**The Office of Fire Prevention has no objection to this Final Review.**

As is often the case, certain aspects of code compliance can involve interpretation and judgmental decisions. It is important that you review these comments and contact us if you have any questions. This review is based upon and limited to information that has been provided.

William Conroy

Fire Inspector/ Paramedic  
734-354-3219

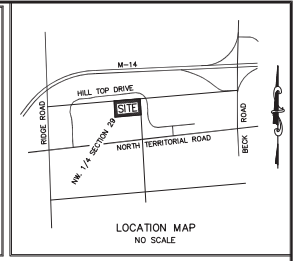
3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOL FREE)

SCALE: 1 IN. = 40 FT.

**BENCHMARKS**  
BENCHMARK A: ELEV. 886.32 USGS DATUM  
TOP ARROW ON HYDRANT, SOUTH SIDE OF  
NORTH TERRITORIAL ROAD, WEST OF WEST  
PROPERTY LINE  
BENCHMARK B: ELEV. 854.56 USGS DATUM  
COTTON SPINDLE IN SOUTH SIDE UTILITY POLE,  
NORTH SIDE OF NORTH TERRITORIAL ROAD AT  
WEST PROPERTY LINE  
BENCHMARK C: ELEV. 860.19 USGS DATUM  
COTTON SPINDLE IN NORTH SIDE UTILITY POLE,  
SOUTH SIDE OF NORTH TERRITORIAL ROAD,  
EAST OF MYSTIC FOREST DRIVE

**LEGEND**

EXISTING	PROPOSED
○ SEWER MANHOLE	○ FIRE HYDRANT
□ TELEPHONE BOX	○ GATE VALVE & WELL
⊖ CATCH BASIN	○ TAPPING SLEEVE, GATE VALVE & WELL
— SIGN	⊖ END SECTION
— 30' SPOT ELEVATION	○ SPOT ELEVATION
○ SANITARY SEWER	○ SANITARY SEWER
○ STORM SEWER	○ STORM SEWER
○ WATER OVERHEAD	○ WATER
○ GATE VALVE & WELL	○ GATE VALVE & WELL
○ TAPPING SLEEVE, GATE VALVE & WELL	○ TAPPING SLEEVE, GATE VALVE & WELL
○ END SECTION	○ END SECTION
○ SPOT ELEVATION	○ SPOT ELEVATION
○ SANITARY SEWER	○ SANITARY SEWER
○ STORM SEWER	○ STORM SEWER
○ WATER	○ WATER



**REVISIONS**

3/11/13 - COUNTY & TWP	3/11/13 - COUNTY & TWP
5/6/13 - COUNTY	5/6/13 - COUNTY
5/29/13 - TWP	5/29/13 - TWP
4/23/14 - LEGAL DESCRIPTION	4/23/14 - LEGAL DESCRIPTION

**LEGAL DESCRIPTION (DEVELOPMENT AREA)**

(UNITS 4-6)  
PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°57'20" E 183.73 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTHWESTERLY 66.34 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS S 82°17'01" W 66.23 FEET; THENCE S 76°31'52" W 50.00 FEET; THENCE SOUTHWESTERLY 48.18 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS S 81°38'20" W 48.12 FEET; THENCE S 86°45'05" W 149.15 FEET; THENCE NORTHWESTERLY 35.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS S 73°03'53" W 34.50 FEET; THENCE NORTHWESTERLY 16.20 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 61°19'01" W 16.14 FEET; THENCE N 03°14'55" W 181.56 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°44'28" E (RECORDED AS N 86°44'28" E), 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 1.626 ACRES.

ALSO,  
(UNITS 1-3)  
PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°57'20" E 243.73 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S 01°57'20" E 224.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S 87°12'40" W 356.67 FEET; THENCE N 03°14'55" W 181.23 FEET; THENCE NORTHEASTERLY 21.22 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS S 57°26'20" E 21.09 FEET; THENCE NORTHEASTERLY 35.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 66°34'03" E 34.50 FEET; THENCE N 86°45'05" E 149.15 FEET; THENCE NORTHEASTERLY 58.89 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 81°38'20" E 58.81 FEET; THENCE N 76°31'52" E 50.00 FEET; THENCE NORTHEASTERLY 54.28 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 82°17'06" E 54.19 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.713 ACRES.

**LEGAL DESCRIPTION (PROPOSED FUTURE DEVELOPMENT)**

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W (RECORDED AS S 86°44'28" W) 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S 03°14'55" E 181.56 FEET; THENCE SOUTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 81°38'20" E 58.81 FEET; THENCE N 03°14'55" E 181.23 FEET; THENCE S 87°14'00" W 278.57 FEET; THENCE N 01°19'59" W 463.83 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E (RECORDED AS N 86°44'28" E) 259.67 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 2.712 ACRES.

**SHEET INDEX**

1. SITE PLAN
2. GRADING PLAN
3. UTILITY PLAN
4. SANITARY SEWER PROFILE
5. STORM SEWER PROFILES
6. DETENTION SYSTEM
7. SOIL EROSION PLAN
8. STORM WATER MANAGEMENT SYSTEM MAINTENANCE
9. WAYNE COUNTY DETAILS
10. WAYNE COUNTY DETAILS
11. TRAFFIC SIGNING PLAN
- LP-1. LANDSCAPING PLAN
- LP-2. LANDSCAPING PLAN

- S-1 STANDARD SANITARY SEWER NOTES
- S-2 STANDARD SANITARY SEWER DETAILS
- W-1 STANDARD WATER MAIN DETAILS
- W-2 STANDARD WATER MAIN DETAILS
- GDS GRADING, DRAINAGE & SURFACING STANDARD DETAILS

W.C. DPS: R 12-256

WILLIAM G. DONNAN, P.E. # 53712

PREPARED FOR  
**LEO SOAVE BUILDING COMPANY**  
37771 SEVEN MILE ROAD, SUITE C  
LIVONIA, MICHIGAN 48152  
(586) 219-7880

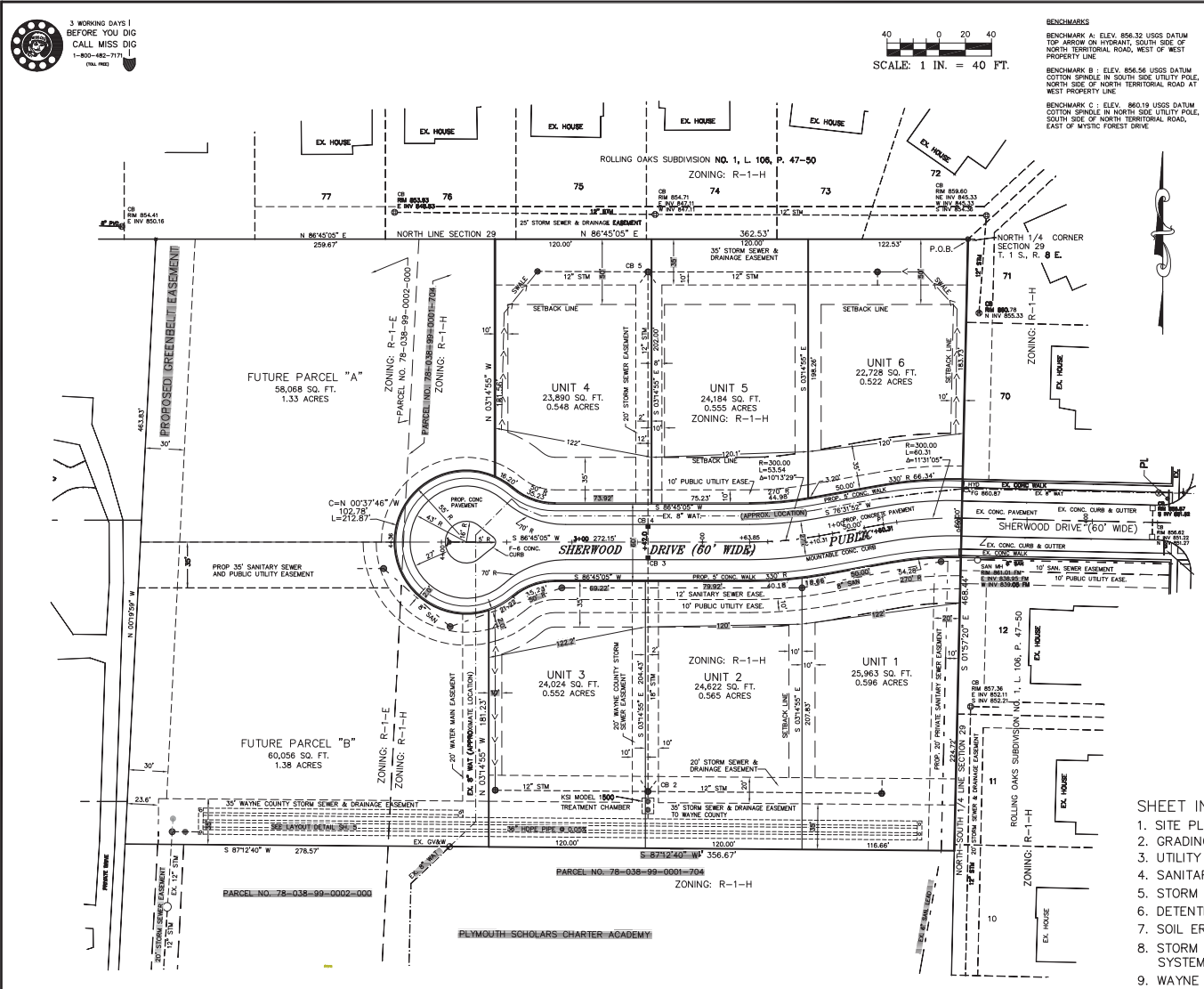
**ARPEE/DONNAN, INC.**  
LAND SURVEYING · ENGINEERING · MAPPING  
32233 SCHOOLCRAFT RD., SUITE 103  
LIVONIA, MICHIGAN 48150  
PHONE (248) 953-3335 FAX (248) 953-3334

**SITE PLAN**  
**PLYMOUTH ESTATES CONDOMINIUM**  
PART OF THE NORTHWEST 1/4, SECTION 29  
T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
WAYNE COUNTY, MICHIGAN

DATE: 08/20/2012  
DRAWN BY: WGD  
CHECKED BY: WGD  
F.B.  
FILE:  
JOB #  
**12012**

SH. 1 OF 11

128



**SITE DATA**

ZONING: R-1-H  
PARCEL AREA: 4.012 ACRES  
PROPOSED USE: 6 UNIT SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM  
MINIMUM LOT SIZE: 21,780 SQ. FT.  
MINIMUM LOT WIDTH: 120 FT.  
MINIMUM YARD SETBACKS:  
FRONT 35 FT.  
SIDE 10 FT. MIN. - 20 FT. TOTAL  
REAR 50 FT.

**CONSTRUCTION ACCESS**

CONSTRUCTION EQUIPMENT SHALL ACCESS THE PROPOSED CONDOMINIUM SITE FROM THE EASTERN ENTRANCE TO ROLLING OAKS SUBDIVISION AND SHALL BE LIMITED TO ROLLING OAKS BOULEVARD, HILL TOP DRIVE AND SHERWOOD DRIVE.

IT IS THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN THE ROADWAY PAVEMENT AND THE RIGHT-OF-WAY IN AN ACCEPTABLE CONDITION UNTIL ALL HOMES ARE COMPLETED.

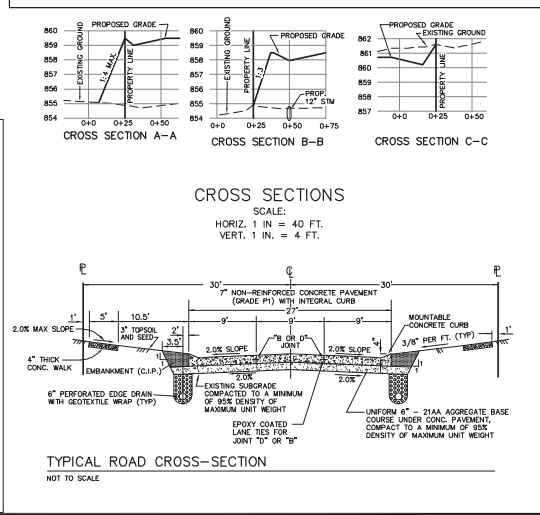
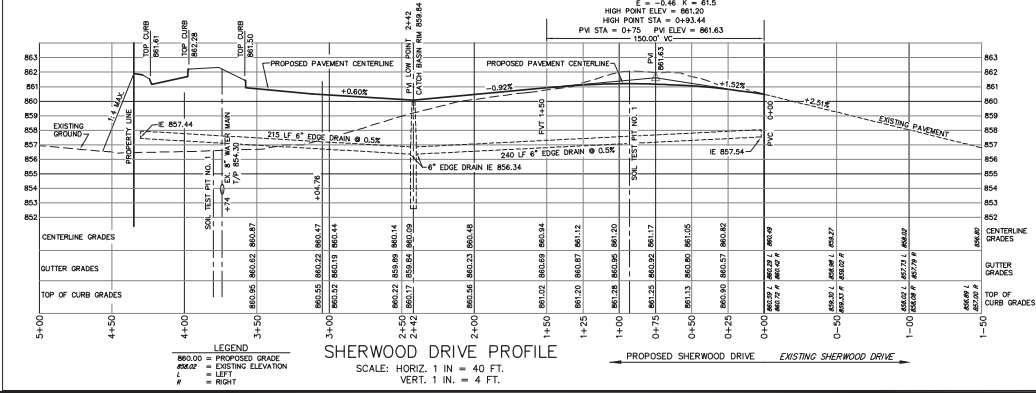
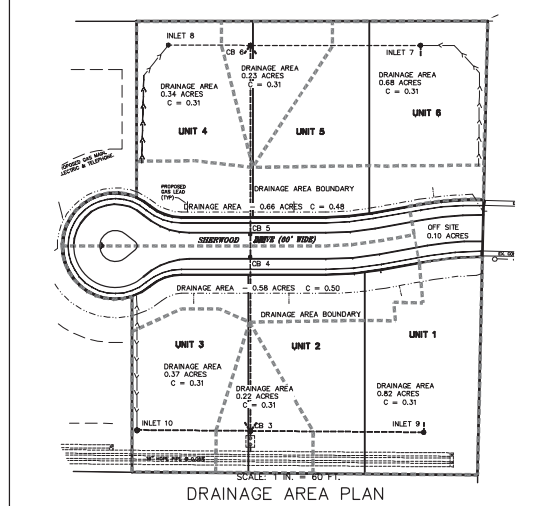
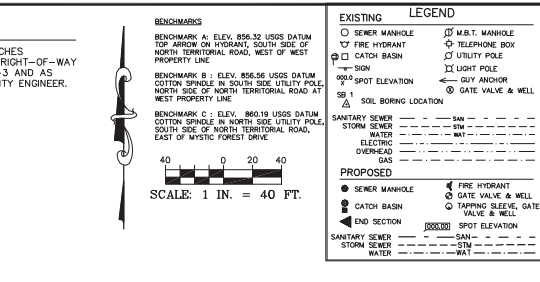
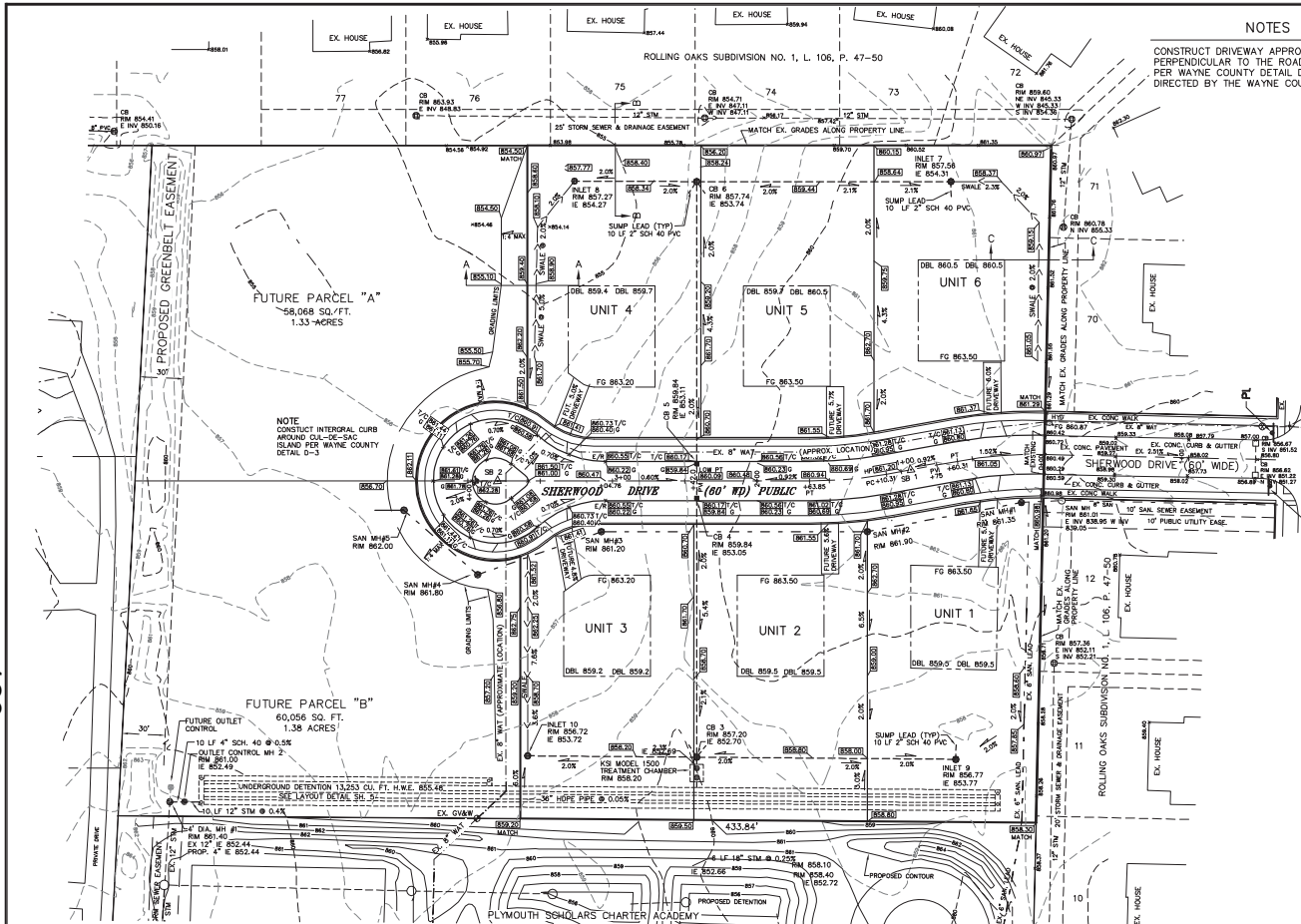
**NOTES**

FUTURE DEVELOPMENT OF PARCEL "A" AND PARCEL "B" WILL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE R-1-E ZONING DISTRICT.

**TRASH**

TRASH PICK UP WILL BE CURBSIDE.





**NOTE**  
BASED ON SOIL/SUBGRADE CONDITION/INSPECTION AND WAYNE COUNTY TESTING OFFICE RECOMMENDATIONS, CORRECTION MEASURES MAY REQUIRE ANY OR ALL OF THE FOLLOWING:  
 SUBGRADE UNDERCUTTING  
 BACKFILL WITH SUITABLE EMBANKMENTS.  
 21AA AGGREGATE BACKFILL.  
 GEOTEXTILE STABILIZATION FABRIC.

**REVISIONS**  
 2/11/13 - COUNTY & TR  
 5/6/13 - COUNTY  
 5/30/13 - TRP

**ARPEE/DONNAN, INC.**  
 LAND SURVEYING - ENGINEERING - MAPPING  
 32233 SCHOONER LANE, SUITE 103  
 LIVONIA, MICHIGAN 48150  
 PHONE (734) 953-3335 FAX (734) 953-3324

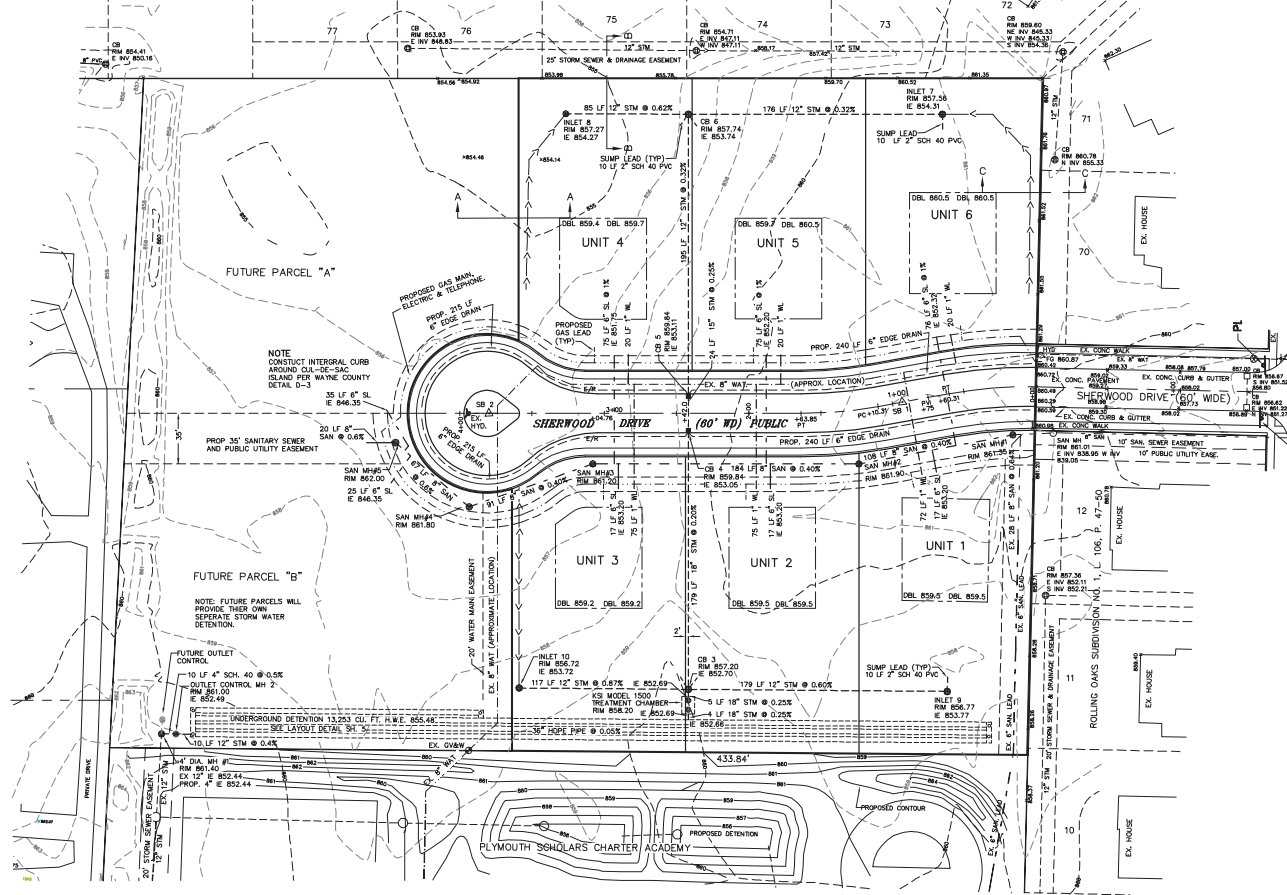
**GRADING PLAN**  
 PLYMOUTH ESTATES CONDOMINIUM  
 PART OF THE NORTHWEST 1/4, SECTION 29  
 T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE: 08/20/2012  
 DRAFTED BY: WSD  
 CHECKED BY: WSD  
 FILE:  
 JOB #  
 12012  
 SH. 2 OF 11



3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
CALL 987

ROLLING OAKS SUBDIVISION NO. 1, L. 106, P. 47-50



SCALE: 1 IN. = 40 FT.

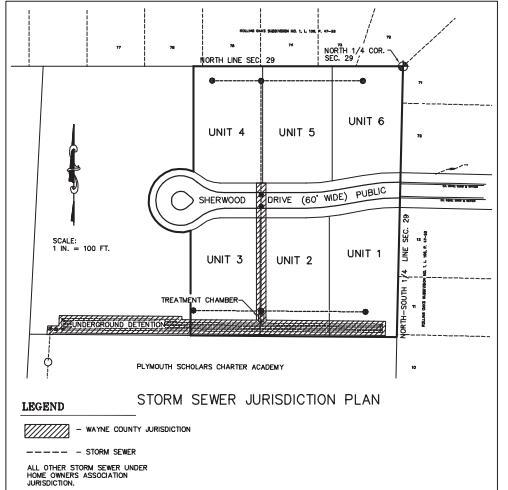
**BENCHMARKS**  
 BENCHMARK A ELEV. 856.32  
 TOP ARROW ON HYDRANT, SOUTH SIDE OF NORTH TERRITORIAL ROAD, WEST OF WEST PROPERTY LINE  
 BENCHMARK B ELEV. 855.56  
 COTTON SPRINKLE IN SOUTH SIDE UTILITY POLE, NORTH SIDE OF NORTH TERRITORIAL ROAD AT WEST PROPERTY LINE  
 BENCHMARK C ELEV. 860.19  
 COTTON SPRINKLE IN NORTH SIDE UTILITY POLE, SOUTH SIDE OF NORTH TERRITORIAL ROAD, EAST OF MYSTIC FOREST DRIVE

EXISTING LEGEND	
○ SEWER MANHOLE	⊕ M.B.T. MANHOLE
⊕ FIRE HYDRANT	⊕ TELEPHONE BOX
⊕ CATCH BASIN	⊕ UTILITY POLE
— SAN	⊕ LIGHT POLE
⊕ SPOT ELEVATION	⊕ SWY ANCHOR
⊕ SPOT ELEVATION	⊕ GATE VALVE & WELL
<b>SANITARY SEWER</b>	
— SAN —	— SAN —
— STW —	— STW —
— WATER —	— WATER —
— GAS —	— GAS —
<b>PROPOSED</b>	
● SEWER MANHOLE	⊕ FIRE HYDRANT
⊕ GATE VALVE & WELL	⊕ GATE VALVE & WELL
⊕ CATCH BASIN	⊕ TAPPING SLEEVE, GATE VALVE & WELL
▲ END SECTION	⊕ SPOT ELEVATION
SL = SANITARY LEAD	⊕ SPOT ELEVATION
WL = WATER LEAD	
— SAN —	— SAN —
— STW —	— STW —
— WATER —	— WATER —
— GAS —	— GAS —
— ELECTRIC, TELE. —	

**NOTES:**

WATER AND SANITARY SEWER LEADS SHALL BE INSTALLED AT LEAST 7 FT. BELOW GUTTER LINE GRADES AT THE ROAD CROSSING.

ALL UTILITIES INCLUDING GAS, ELECTRIC, CABLE, ETC. SHALL BE PLACED WITH 4 FT. MINIMUM CLEAR COVER ALONG ROAD OUTSIDE THE R.O.W. AND AT 7 FT. MINIMUM CLEAR COVER WHEN CROSSING, OR WITHIN THE INFLUENCE LINE OF THE ROADWAY PAVEMENT.



**REVISIONS**  
 3/11/13 - COUNTY & TWP.  
 5/6/13 - COUNTY  
 5/30/13 - TWP

PREPARED FOR  
**LEO SOAVE BUILDING COMPANY**  
 37771 SEVEN MILE ROAD, SUITE C  
 LIVONIA, MICHIGAN 48152  
 (586) 219-7880

**ARPEE/DONNAN, INC.**  
 LAND SURVEYING · ENGINEERING · MAPPING  
 32233 SCHOONER GUEST RD., SUITE 103  
 LIVONIA, MICHIGAN 48150  
 PHONE (734) 953-3335 FAX (734) 953-3324

**UTILITY PLAN**  
**PLYMOUTH ESTATES CONDOMINIUM**  
 PART OF THE NORTHWEST 1/4, SECTION 29  
 T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE: 03/20/2012  
 DRAWN BY: WGD  
 CHECKED BY: WGD  
 F.B.  
 JOB #  
 12012



### SANITARY SEWER BASIS OF DESIGN

INITIAL DESIGN	
TOTAL UNITS	6.00 UNITS
POPULATION (3.5 PEOPLE PER UNIT)	21 PEOPLE
AVERAGE FLOW: POPULATION x 110 GAL/DAY/CAP.:	0.0036 CFS
PEAKING FACTOR: $(18+(P/1000)^{0.5})/(4+(P/1000)^{0.5})$ :	4.38
PEAK FLOW: AVERAGE FLOW x PEAKING FACTOR:	0.0156 CFS
ULTIMATE DESIGN	
TOTAL UNITS:	12 UNITS
POPULATION (3.5 PEOPLE PER UNIT):	42 PEOPLE
AVERAGE FLOW: POPULATION x 110 GAL/DAY/CAP.:	0.0071 CFS
PEAKING FACTOR: $(18+(P/1000)^{0.5})/(4+(P/1000)^{0.5})$ :	4.33
PEAK FLOW: AVERAGE FLOW x PEAKING FACTOR:	0.0309 CFS

TOTAL CAPACITY OF 8" DIAMETER PIPE @ 0.40% SLOPE. (n = 0.009)  
 CAPACITY 1.11 CFS  
 VELOCITY 3.16 FPS  
 THEREFORE, THE 8" SANITARY IS SUFFICIENT FOR THE PROPOSED FLOW

### NOTES:

WATER AND SANITARY SERVICE LEADS SHALL BE INSTALLED AT LEAST 7 FT. BELOW GUTTER LINE GRADES AT THE ROAD CROSSING.

ALL UTILITIES INCLUDING GAS, ELECTRIC, CABLE, ETC. SHALL BE PLACED WITH 4 FT MINIMUM CLEAR COVER ALONG ROAD OUTSIDE THE R.O.W. AND AT 7 FT. MINIMUM CLEAR COVER WHEN CROSSING OR WITHIN THE INFLUENCE LINE OF THE ROADWAY PAVEMENT.

### BENCHMARKS

BENCHMARK A: ELEV. 856.32 USGS DATUM  
 TOP ARROW ON HYDRANT, SOUTH SIDE OF  
 NORTH TERRITORIAL ROAD, WEST OF WEST  
 PROPERTY LINE  
 BENCHMARK B: ELEV. 856.56 USGS DATUM  
 COTTON SPINDLE IN SOUTH SIDE UTILITY POLE,  
 NORTH SIDE OF NORTH TERRITORIAL ROAD AT  
 WEST PROPERTY LINE  
 BENCHMARK C: ELEV. 860.19 USGS DATUM  
 COTTON SPINDLE IN NORTH SIDE UTILITY POLE,  
 SOUTH SIDE OF NORTH TERRITORIAL ROAD,  
 EAST OF MYSTIC FOREST DRIVE

REVISIONS  
 3/11/13- COUNTY  
 # 106  
 5/6/13- COUNTY  
 5/30/13- TWP

PREPARED FOR  
**LEO SOAVE BUILDING COMPANY**  
 37771 SEVEN MILE ROAD, SUITE C  
 LIVONIA, MICHIGAN 48152  
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 LAND SURVEYING - ENGINEERING - MAPPING  
 322333 SCHOENGRAT RD, SUITE 103  
 LIVONIA, MICHIGAN 48150  
 PHONE (734) 953-3335  
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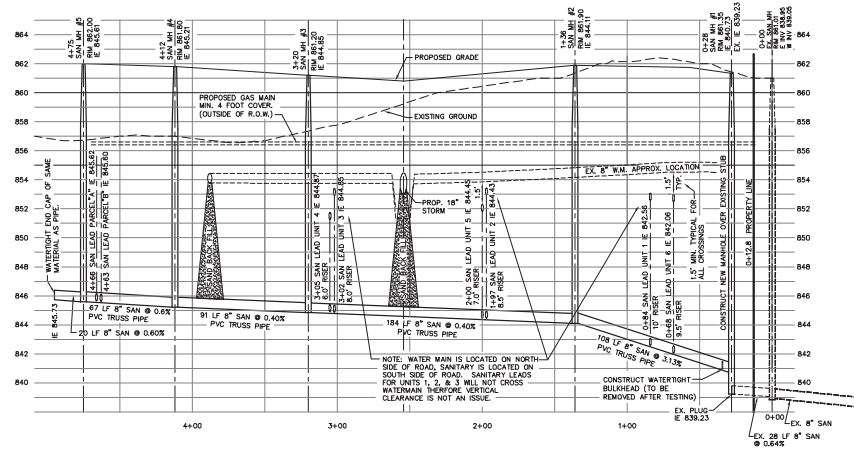
**SANITARY SEWER PROFILE**  
**PLYMOUTH ESTATES CONDOMINIUM**  
 PART OF THE NORTHWEST 1/4, SECTION 29  
 T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE 08/20/2012  
 DRAFTED BY WRD  
 CHECKED BY WGD  
 F.B.  
 FILE:  
 JOB #  
**12012**

SH. 4 OF 11

### SANITARY SEWER MATERIALS:

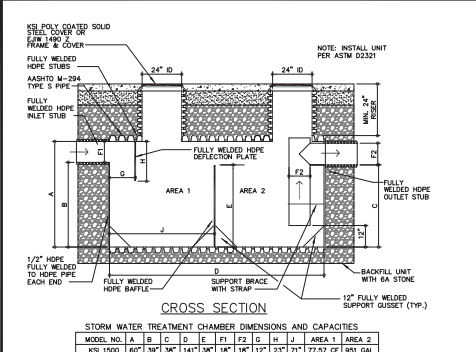
SANITARY SEWER PIPE SHALL B3 (8 INCH) PVC TRUSS MATERIAL.  
 HOUSE LEADS SHALL BE SOLID WALL PVC PIPE (6 INCHES), SDR 23.5.  
 ALL SANITARY LEADS SHALL HAVE A MINIMUM 1% SLOPE FROM THE RISER  
 TO THE PROPERTY LINE.



SANITARY SEWER PROFILE

SCALE:  
 HORIZ. 1 IN = 40 FT.  
 VERT. 1 IN. = 4 FT.





**INSTALLATION GUIDELINES**

EXCAVATE AREA FOR KSI SWTC AND PREPARE TRENCH BOTTOM PER ASTM D2321, SECTIONS 6 & 7.

THE KSI SWTC SHALL BE INSTALLED ON A BED OF NO LESS THAN 12" CLASS 1 BEDDING MATERIALS COMPACTED TO 95% PROCTOR DENSITY.

INSTALL KSI SWTC UNIT AT ELEVATIONS INDICATED ON SITE PLAN. COUPLE INLET AND OUTLET STUBS WITH APPROPRIATE PIPE COUPLERS, FERRULES OR HOPE SPLIT COUPLERS TO CONVEYANCE PIPE.

BACKFILL UNIT WITH 21AA MATERIAL. BACKFILL SHALL BE PER WAYNE COUNTY DETAL RS-12 AND AS DIRECTED BY THE COUNTY ENGINEER.

THE HOPE ACCESS RISERS SHALL BE FIELD CUT TO FINISH GRADE BY THE CONTRACTOR.

**MAINTENANCE GUIDELINES**

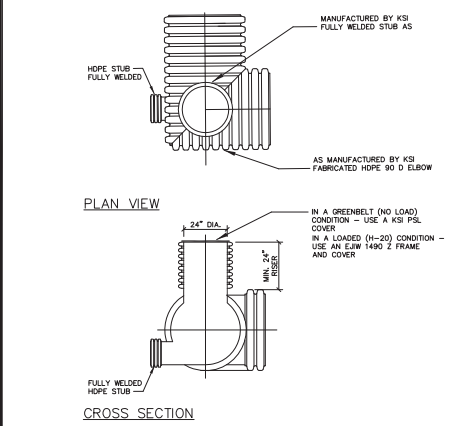
ALL STORM WATER TREATMENT CHAMBERS WILL REQUIRE PERIODIC MAINTENANCE DEPENDING ON SPECIFIC SITE CONDITIONS.

KSI RECOMMENDS CLEANING THE SWTC QUARTERLY AND AFTER HEAVY RAIN STORMS. SEDIMENT IS EASIER TO REMOVE WHEN IT IS REMOVED ON A REGULAR BASIS.

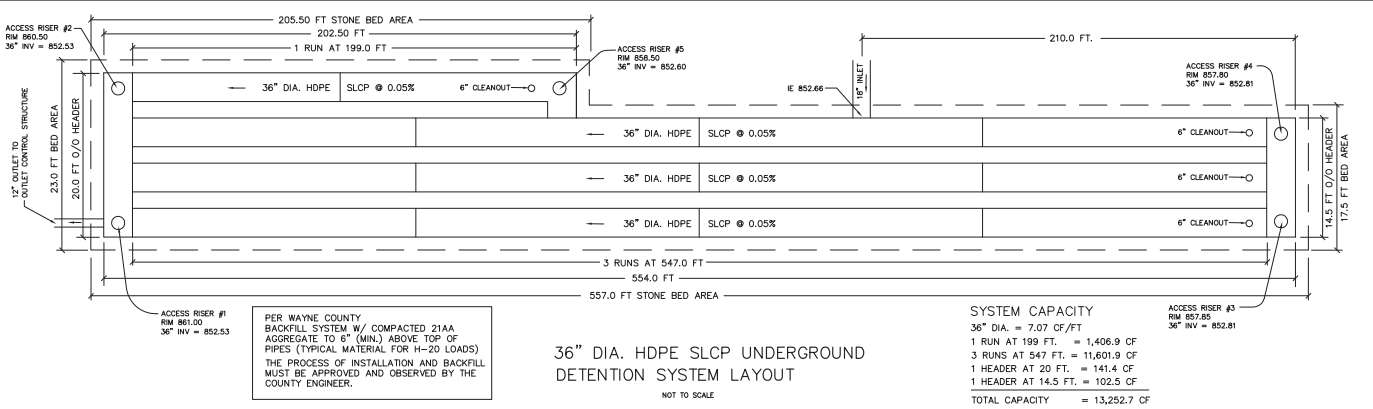
DISPOSAL OF MATERIAL FROM THE KSI SWTC ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICES (BMP). LOCAL GUIDELINES SHOULD BE CONSULTED PRIOR TO DISPOSAL OF THE SWTC CONTENTS. PETROLEUM WASTE PRODUCTS SHOULD BE REMOVED BY A LICENSED WASTE MANAGEMENT COMPANY.

**STORM WATER TREATMENT CHAMBER**  
**KSI SERIES 1500 HDPE CHAMBER**  
 NOT TO SCALE  
 WAYNE COUNTY APPROVED UNIT FOR Qpeak = 6.2 cfs.

133



24" DIA. ACCESS MANHOLE IN HDPE ELBOW



PER WAYNE COUNTY BACKFILL SYSTEM W/ COMPACTED 21AA AGGREGATE TO 6" (MIN.) ABOVE TOP OF PIPES (TYPICAL MATERIAL FOR H-20 LOADS). THE PROCESS OF INSTALLATION AND BACKFILL MUST BE APPROVED AND OBSERVED BY THE COUNTY ENGINEER.

**REQUIRED DETENTION BASIN STORAGE VOLUME (10-YEAR)**

PROPERTY AREA	4,912 ac
SUB-OFF COEFFICIENT	
LAND USE	
WATER SURFACE	0.00
ROOFS	0.00
PAVEMENT	0.00
GRAVEL	0.00
OPEN WETLAND	0.00

$$C = \frac{\sum(A \times C)}{4,912} = \frac{0.00 + 0.00 + 0.00 + 0.00 + 0.00}{4,912} = 0.00$$

**DETENTION BASIN SIZING**

TOTAL OUTLET RATE ALLOWED = 0.306 CFS  
 RESERVED FOR FUTURE DEVELOPMENT = 0.080 CFS  
 TOTAL OUTLET RATE FOR THIS CONDOMINIUM = 0.226 CFS

USE Q<sub>10</sub> = 0.226

$$Q_p = \frac{Q_{10}}{A \times C} = \frac{0.226}{4.01 \times 0.00} = 0.12 \text{ cfs/acre/imperviousness}$$

$$T_{10} = 19.9 \times \sqrt{\frac{0.226}{Q_p}} = 19.9 \times \sqrt{\frac{0.226}{0.12}} = 174.8 \text{ minutes}$$

$$V_{10} = \frac{Q_{10} \times T_{10}}{60} = \frac{0.226 \times 174.8}{60} = 0.64 \text{ cfs} \times \text{minutes}$$

$$V_{10} = 0.64 \times 4.01 \times 0.00 = 0.00 \text{ cfs} \times \text{minutes}$$

**BANK FULL VOLUME REQUIRED:**  
 V<sub>10</sub> = 0.00 x A x C = 0.00 x 4.01 x 0.00 = 0.00 ft<sup>3</sup>  
**FIRST FLUSH VOLUME REQUIRED:**  
 V<sub>1</sub> = 0.00 x A x C = 0.00 x 4.01 x 0.00 = 0.00 ft<sup>3</sup>

**DETENTION PROVIDED**

36" HDPE = 2.07 ft<sup>3</sup>  
 1.8745 LF OF 36" HDPE = 3,252.7 FT<sup>3</sup> TOTAL STORAGE VOLUME PROVIDED

Z OUT = 862.53  
 BANK FULL ELEVATION REQUIRED DEPTH = 1.00' 1/8" NET AREA  
 V18F ELEV. = 854.52 < ZB

10-YEAR STORM ELEVATION  
 REQUIRED DEPTH = 3.00' 1/8" NET AREA  
 V10 ELEV. = 850.53 < ZB

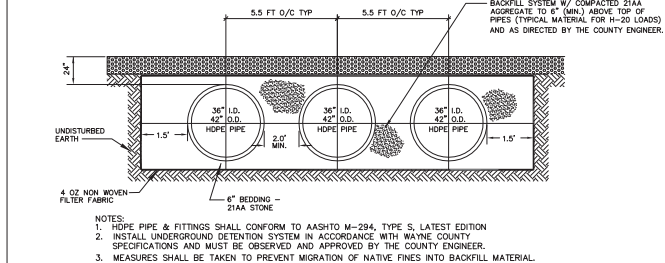
**FLOW RESTRICTOR SIZING FOR BANK FULL FLOOD**

V<sub>10</sub> = 0.00 x A x C = 0.00 x 4.01 x 0.00 = 0.00 ft<sup>3</sup>  
 Q<sub>10</sub> = 0.226 cfs  
 T<sub>10</sub> = 19.9 x sqrt(0.226 / 0.12) = 174.8 minutes  
 A = 4.01 acres  
 A 12" DIAMETER ORifice HAS AN AREA OF 0.21227 ft<sup>2</sup>  
 REQUIRED # OF 12" DIAMETER HOLES = 0.0000 / 0.21227 = 0.00  
 THEREFORE USE (1) 12" DIAMETER HOLES AT ELEVATION: 852.53

**FLOW RESTRICTOR AND OUTLET SIZING FOR 10 YEAR FLOOD**

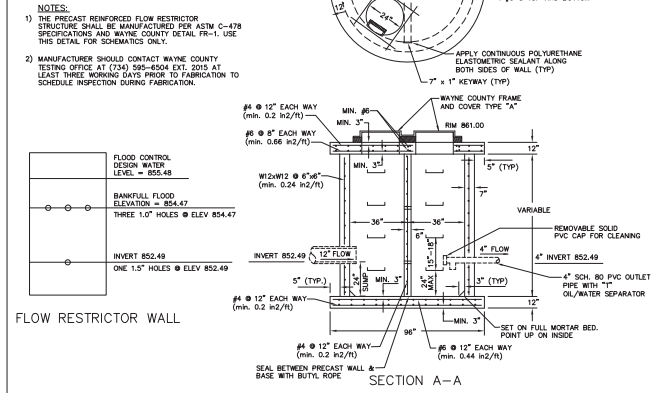
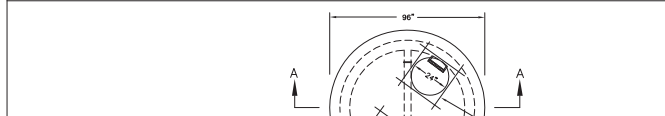
MAXIMUM ALLOWABLE RELEASE RATE: 0.226 cfs  
 CHECK RELEASE THROUGH THE BANKFULL OFFICE  
 Z10 = 850.53  
 H10 [Z1 - ZB] = [850.53 - 854.52] = 1.01  
 Hmax(BF) [Z1 - ZB] = [850.53 - 854.52] = 1.01  
 Q<sub>10</sub> = CA \* sqrt(H) = 0.62 [32.2 ft/s] \* sqrt(1.01) = 4.01  
 THEREFORE USE (1) 12" DIAMETER HOLES AT ELEVATION: 854.52

**ACTUAL RELEASE RATE:**  
 Q<sub>10</sub> = CA \* sqrt(H) = 0.62 [32.2 ft/s] \* sqrt(1.01) = 4.01 cfs  
 Q total = 0.188 cfs < 0.226 cfs



**NOTES:**

- HOPE PIPE & FITTINGS SHALL CONFORM TO AASHTO M-294, TYPE S, LATEST EDITION
- INSTALL UNDERGROUND DETENTION SYSTEM IN ACCORDANCE WITH WAYNE COUNTY SPECIFICATIONS AND MUST BE OBSERVED AND APPROVED BY THE COUNTY ENGINEER.
- MEASURES SHALL BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.



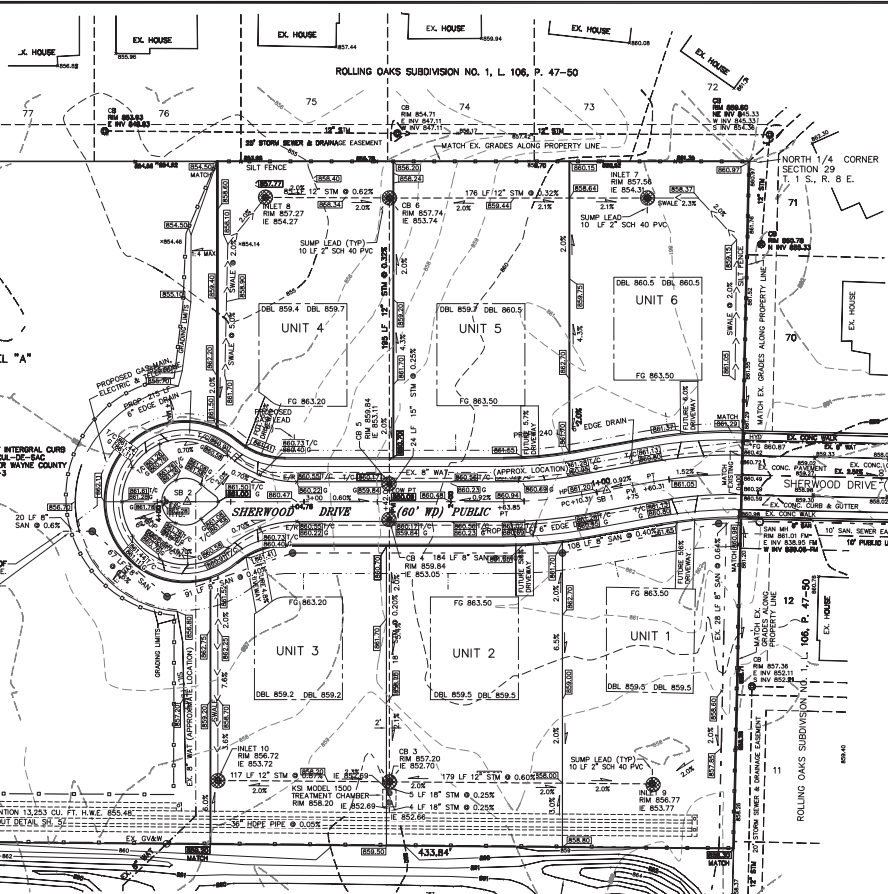
REVISIONS  
 3/11/13 - COUNTY & TWP.  
 5/6/13 - COUNTY  
 5/30/13 - TWP

PREPARED FOR  
**LEO SOAVE BUILDING COMPANY**  
 37771 SEVEN MILE ROAD, SUITE C  
 LIVONIA, MICHIGAN 48152  
 (586) 219-7880

**ARPEE/DONNAN, INC.**  
 LAND SURVEYING • ENGINEERING • MAPPING  
 32233 SCHOOLCRAFT RD, SUITE 103  
 LIVONIA, MICHIGAN 48150  
 PHONE (734) 953-3335 FAX (734) 953-3324

**DETENTION SYSTEM**  
**PLYMOUTH ESTATES CONDOMINIUM**  
 PART OF THE NORTHWEST 1/4, SECTION 29  
 T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

DATE 08/20/2012  
 DRAFTED BY WRD  
 CHECKED BY WRD  
 FILED  
 JOB #  
**12012**



AREA OF DISTURBANCE

4.20 ACRES

SOILS INFORMATION

ACCORDING TO U.S.D.A. SOIL SURVEY... ON-SITE SOILS CONSIST OF: BSE - BLOUNT LOAM; MAB - MORLEY LOAM

OWNER/DEVELOPER: LEO SOAVE BUILDING COMPANY, 37771 SEVEN MILE ROAD, LIVONIA, MICHIGAN 48152, (586) 219-7880

NOTE: FUTURE PARCELS WILL PROVIDE THEIR OWN SEPARATE STORM WATER DETENTION.

SEQUENCE OF CONSTRUCTION

- 1. PROVIDE FILTER FABRIC AROUND SITE PERIMETER AS REQUIRED.
2. STRIP TOPSOIL FROM NEWLY-GRADED AREAS AND STOCKPILE ON SITE WHERE DIRECTED.
3. INSTALL STORM SEWER SYSTEM WITH INLET SEDIMENT FILTERS PER CITY REQUIREMENTS.
4. GRADE DRAINAGE SWALES.
5. INSTALL REMAINS OF UNDERGROUND UTILITIES.
6. COMPLETE SITE GRADING AND TOPSOIL, SEED AND MULCH, OR SOD DISTURBED AREAS.
7. CONSTRUCT PAVEMENT AS INDICATED.
8. MAINTAIN ALL EROSION-CONTROL PROVISIONS AS REQUIRED UNTIL VEGETATIVE COVER IS ESTABLISHED AND PAVEMENT IS IN PLACE.

Table with columns for months (APRIL, MAY, JUNE, JULY, AUG, SEPT, NOV) and rows for construction tasks like 'INSTALL ACCESS DRIVE', 'CONSTRUCT UNDERGROUND DETENTION & STORM SEWER', etc.

STORM SEWER SYSTEM MAINTENANCE SCHEDULE

- 1. INLETS AND OUTLETS SHALL BE CHECKED REGULARLY FOR CLOGGING & THE SYSTEM SHOULD BE CLEANED AS REQUIRED.
2. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TREATMENT STRUCTURE REGULARLY TO PREVENT CLOGGING.
3. SEDIMENT SHALL BE REMOVED FROM UNDERGROUND STORAGE PIPES WHEN SEDIMENT ACCUMULATION REACHES 4" AND/OR SUSPENSION IS OBSERVED.
4. REGULAR PIPE INSPECTION SHALL BE MADE TO VERIFY THAT THE PIPE IS NOT CRACKING OR BROKEN.
5. REGULAR MOWING & PERIODIC SEDIMENT CLEANOUT SHALL BE PERFORMED WITHIN THE VEGETATED SWALES.
6. ABOVE MAINTENANCE ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE PROPERTY OWNER

SOIL EROSION CONTROL MAINTENANCE NOTES

- 1. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Low Point Inlet filter shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
3. If the fabric is sagging or the soil has reached one half the height of the fabric, the soil behind the fabric must be removed.
4. Any sediment remaining in place after the silt fence or filter barrier is no longer required shall be graded to conform with the existing grade, prepared, and seeded.
5. Filter fencing which sags, falls over or is not staked in, should be promptly repaired or replaced.
6. If the fence is sagging or the soil has reached one half the height of the fabric, the soil behind the fabric must be removed.
7. All mud/dirt tracked onto roads from the site due to construction, shall be promptly removed by the contractor.
8. Person responsible for soil erosion LEO SOAVE.
9. Maintenance responsibilities shall become a part of any site or exchange agreement for the land on which the permanent soil erosion control measures are installed if necessary.

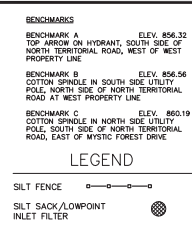
Soil Erosion Control Notes:

- 1. All erosion & sediment control work shall conform to standards and specifications of the Township of Plymouth & Wayne County.
2. Daily inspections shall be made by the contractor for effectiveness of erosion and sedimentation control measures, and any necessary repairs shall be performed immediately.
3. Erosion and sedimentation control work on this site shall be contained on the site and not allowed to collect on any off-site areas or in waterways.
4. Contractor shall apply temporary erosion and sedimentation control measures when required and as directed on these plans.
5. Regular pipe inspection shall be made to verify that the pipe is not cracking or broken.
6. Regular mowing & periodic sediment cleanout shall be performed within the vegetated swales.
7. Above maintenance items shall be the responsibility of the contractor or the property owner.

SOIL EROSION CONTROL NOTES

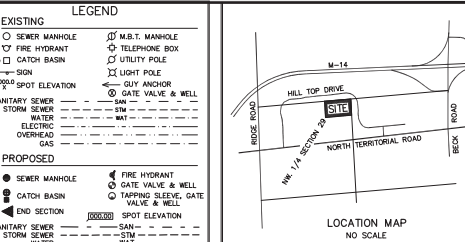
ALL MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER.

ALL CONTRACTORS ARE TO KEEP EXCAVATED MATERIAL ON SITE. PARTICULAR CARE SHOULD BE TAKEN WHEN WORKING ALONG THE PERIMETER OF THE SITE. IF AN EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS INDICATED ON THE PLANS.



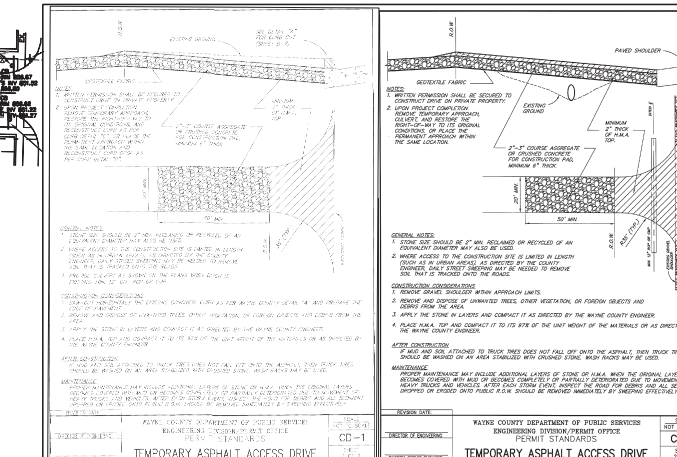
PROPERTY DESCRIPTION

PART OF PARCEL 78-038-99-0001-707 PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°57'20" E 468.44 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S 87°12'40" W 356.67 FEET; THENCE N 03°14'55" W 181.23 FEET; THENCE NORTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 00°37'46" W 102.78 FEET; THENCE N 03°14'55" W 181.56 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING. CONTAINING 4.012 ACRES.

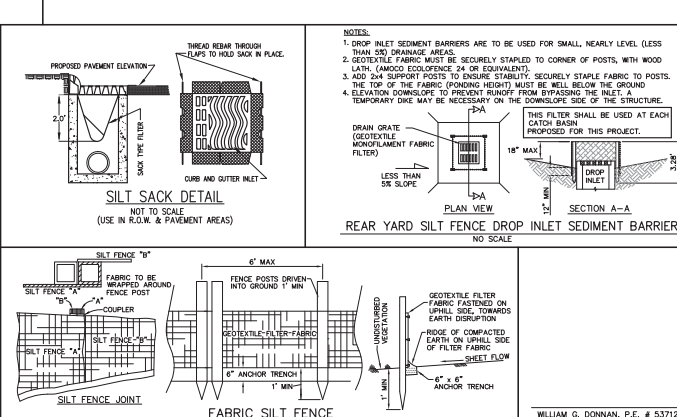


LEGEND

- EXISTING: SEWER MANHOLE, FIRE HYDRANT, CATCH BASIN, SILT FENCE, SILT SACK/LOWPOINT INLET FILTER.
PROPOSED: SEWER MANHOLE, FIRE HYDRANT, CATCH BASIN, SILT FENCE, SILT SACK/LOWPOINT INLET FILTER.



NOTE: CONSTRUCT THE TEMPORARY ACCESS DRIVE AS PER WAYNE COUNTY DETAIL CD-1 OR AS DIRECTED BY THE COUNTY ENGINEER.



REVISIONS: 2/11/13 - COUNTY & THE

PREPARED FOR: LEO SOAVE BUILDING COMPANY, 37771 SEVEN MILE ROAD, SUITE C, LIVONIA, MICHIGAN 48152, (586) 219-7880

ARPEE/DONNAN, INC. LAND SURVEYING • ENGINEERING • MAPPING, 32233 SCHOOLCRAFT RD., SUITE 103, LIVONIA, MICHIGAN 48150, PHONE (734) 953-3335, FAX (734) 953-3324

SOIL EROSION PLAN, PLYMOUTH ESTATES CONDOMINIUM, PART OF THE NORTHWEST 1/4, SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

DATE: 08/20/2012, DRAFTED BY: WRD, CHECKED BY: WRD, F.B.: WILLIAM G. DONNAN, P.E. # 53712, JOB #: 12012, SH. 7 OF 10

### EXHIBIT A PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM

**PROPERTY DESCRIPTION**  
PART OF PARCEL 78-038-99-0001-707 PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°37'20" E 488.44 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S 87°12'40" W 356.67 FEET; THENCE N 03°14'50" W 181.23 FEET; THENCE NORTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 00°37'46" W 102.78 FEET; THENCE N 03°14'59" W 181.56 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING. CONTAINING 4.012 ACRES.

**EXHIBIT "A" COMPONENTS**  
THE STORM WATER MANAGEMENT SYSTEM (SWS) SUBJECT TO THIS LONG-TERM MAINTENANCE PLAN INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, STORM WATER INLETS, UNDERGROUND DETENTION SYSTEM, OUTLET STRUCTURE, AND CLOSED CONDUITS THAT CONVEY FLOW FROM THE UNDERGROUND DETENTION SYSTEM TO THE EXISTING STORM SEWER THROUGH THE SCHOOL PROPERTY TO THE SOUTH.

**LEGEND**  

 - PLYMOUTH TOWNSHIP MAINTENANCE RESPONSIBILITY  
 - - - - - STORM SEWER

**LOCATION MAP**  

 LOCATION MAP NOT TO SCALE

**SCALE: 1 IN. = 100 FT.**

**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR  
LEO SOAVE BUILDING COMPANY  
37771 SEVEN MILE ROAD, SUITE C  
LIVONIA, MICHIGAN 48152

DATE: 08/29/2012  
DRAWN: WRD  
PROJ. NO: 12012  
SHEET 1 OF 2

### EXHIBIT B STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

**PROPERTY INFORMATION:**  
PLYMOUTH ESTATES CONDOMINIUM  
NORTH OF NORTH TERRITORIAL ROAD & WEST OF HILLTOP DRIVE.  
PERMIT NO./REVIEW NO. \_\_\_\_\_

**APPLICANT/OWNER:**  
LEO SOAVE BUILDING COMPANY  
37771 SEVEN MILE ROAD, SUITE C  
LIVONIA, MICHIGAN 48152

**A. PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM**  
THE STORM WATER MANAGEMENT SYSTEM (SWS) SUBJECT TO THIS LONG-TERM MAINTENANCE PLAN (PLAN) IS DEPICTED ON EXHIBIT A TO THE PERMIT AND INCLUDES WITHOUT LIMITATION THE STORM SEWERS, MANHOLES, CATCH BASINS, STORM WATER INLETS, UNDERGROUND DETENTION SYSTEM, OUTLET STRUCTURE, AND CLOSED CONDUITS THAT CONVEY FLOW FROM THE UNDERGROUND DETENTION SYSTEM TO THE EXISTING STORM SEWER.  
FOR PURPOSES OF THIS PLAN, THIS STORM WATER MANAGEMENT SYSTEM AND ALL OF ITS COMPONENTS AS SHOWN ON EXHIBIT A IS REFERRED TO AS PLYMOUTH ESTATES CONDOMINIUM.

**B. THE FRAME FOR LONG-TERM MAINTENANCE RESPONSIBILITY**  
THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM WATER MANAGEMENT SYSTEM, INCLUDING COMPLYING WITH APPLICABLE REQUIREMENTS OF THE LOCAL OR WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL PROGRAM UNTIL WAYNE COUNTY RELEASES THE CONSTRUCTION PERMIT. LONG-TERM MAINTENANCE RESPONSIBILITY FOR THE STORM WATER MANAGEMENT SYSTEM COMMENCES WHEN DEFINED BY THE MAINTENANCE PERMIT ISSUED BY THE COUNTY. LONG-TERM MAINTENANCE CONTINUES IN PERPETUITY.

**C. MANNER OF ENSURING MAINTENANCE RESPONSIBILITY**  
THE CHARTER TOWNSHIP OF PLYMOUTH HAS ASSUMED RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM. THE RESOLUTION BY WHICH THE CHARTER TOWNSHIP OF PLYMOUTH HAS ASSUMED MAINTENANCE RESPONSIBILITY IS ATTACHED TO THE PERMIT AS EXHIBIT C. THE PROPERTY OWNER (LEO SOAVE BUILDING COMPANY) THROUGH AN AGREEMENT TO REIMBURSE FOR MAINTENANCE, REPAIRS, RESTORATION, AND ANY NECESSARY CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM (THE "MAINTENANCE AGREEMENT") WITH THE CHARTER TOWNSHIP OF PLYMOUTH HAS AGREED TO PERFORM THE MAINTENANCE ACTIVITIES REQUIRED BY THIS PLAN. THE CHARTER TOWNSHIP OF PLYMOUTH RETAINS THE RIGHT TO ENTER THE PROPERTY AND PERFORM THE NECESSARY MAINTENANCE IF THE PROPERTY OWNERS FAIL TO PERFORM THE REQUIRED MAINTENANCE ACTIVITIES.  
TO ENSURE THAT PLYMOUTH ESTATES CONDOMINIUM IS MAINTAINED IN PERPETUITY, THE MAP OF THE PHYSICAL LIMITS OF THE STORM WATER MANAGEMENT SYSTEM (EXHIBIT A TO THIS PLAN (EXHIBIT B)), THE RESOLUTION ATTACHED AS EXHIBIT C, AND THE MAINTENANCE AGREEMENT BETWEEN THE TOWNSHIP AND THE PROPERTY OWNER WILL BE RECORDED WITH THE WAYNE COUNTY REGISTER OF DEEDS. UPON RECORDING, A COPY OF THE RECORDED DOCUMENT WILL BE PROVIDED TO THE COUNTY.

**D. LONG-TERM MAINTENANCE PLAN AND SCHEDULE**  
TABLE 1 IDENTIFIES THE MAINTENANCE ACTIVITIES TO BE PERFORMED, ORGANIZED BY CATEGORY (MONITORING, PREVENTATIVE MAINTENANCE, AND REMEDIAL ACTIONS). TABLE 1 ALSO IDENTIFIES SITE SPECIFIC WORK NEEDED TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY.

**TABLE 1  
STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE**

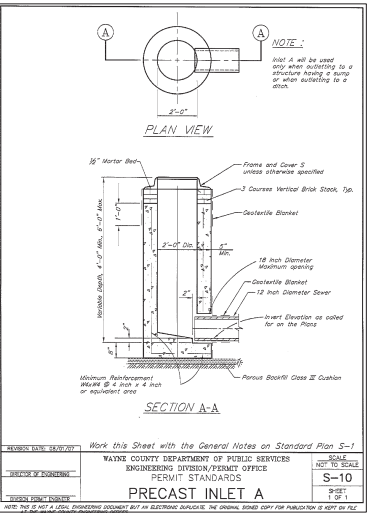
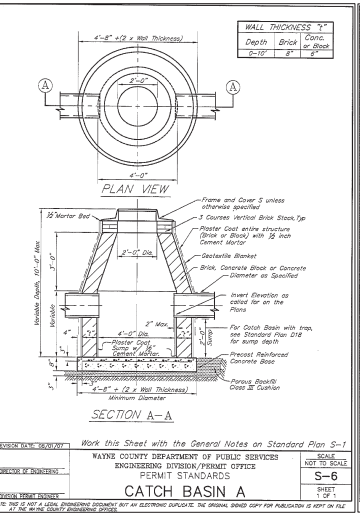
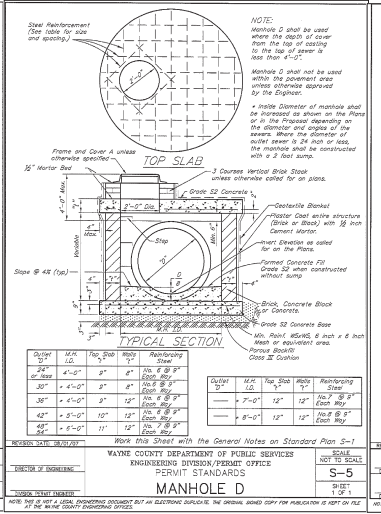
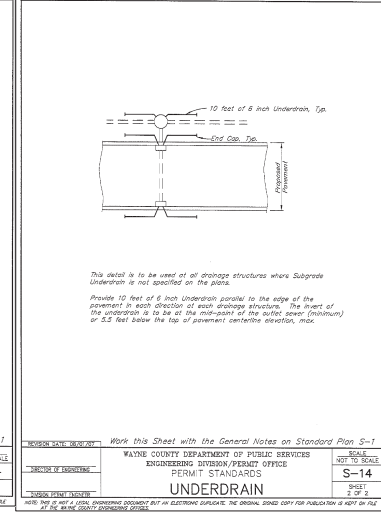
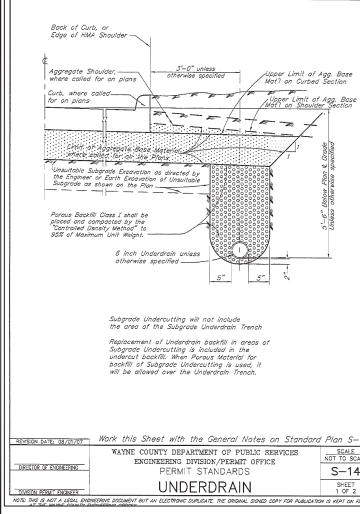
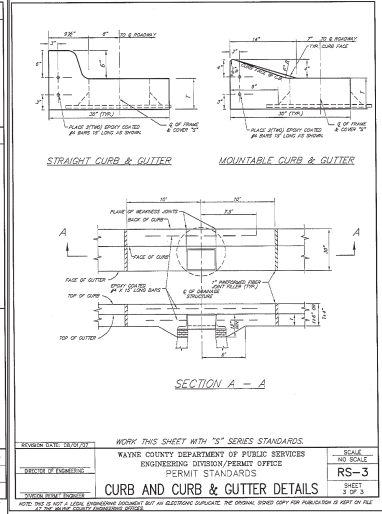
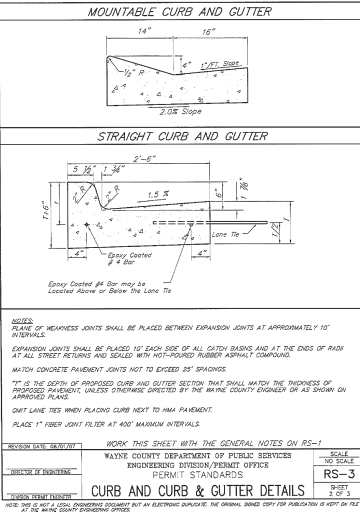
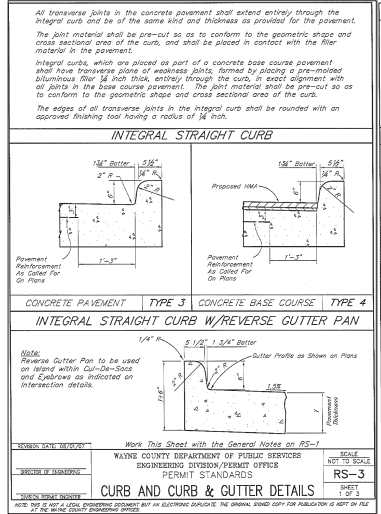
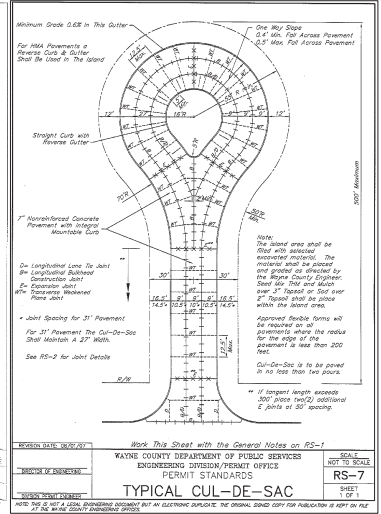
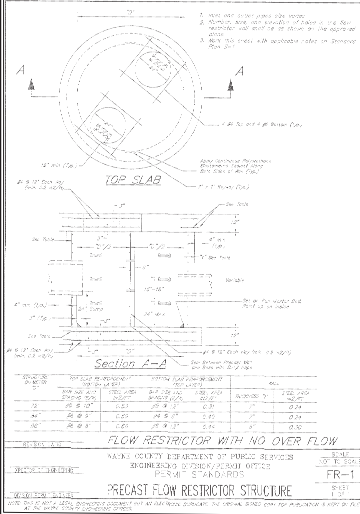
MAINTENANCE ACTIVITIES	UNDERGROUND DETENTION SYSTEM				PAVED AREAS	FREQUENCY
	STORM STRUCTURES (CATCH BASINS)	STORM SEWERS (COLLECTION SYSTEMS)	OUTLET CONTROLS STRUCTURE	INLET STRUCTURE		
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X		ANNUALLY
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X		ANNUALLY AND AFTER MAJOR STORM EVENTS
INSPECT ALL COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS	X	X	X	X		ANNUALLY
MONITOR PLANTINGS				X		SEMI-ANNUALLY
<b>PREVENTIVE MAINTENANCE</b>						
REMOVE ACCUMULATED SEDIMENT BY VACUUM TRUCK	X	X	X	X		WHEN VOLUME IS REDUCED BY 10% OR MORE
REMOVE FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X		AS-NEEDED
SWEEPING OF PAVED SURFACES (STREETS AND PARKING AREAS)				X		SEMI-ANNUALLY
<b>REMEDIATIONAL ACTIONS</b>						
REPAIR/STABILIZE AREAS OF EROSION - RESEED				X		AS-NEEDED
STRUCTURAL REPAIRS OR REPLACEMENT IN KIND	X	X	X	X		AS-NEEDED
MAKE ADJUSTMENTS, REPAIRS TO ENSURE PROPER FUNCTIONING	X	X	X	X		AS-NEEDED
OIL AND GASOLINE SPILLS				X		CLEAN OUT IMMEDIATELY

**NOTE:**  
INSPECT AND MAINTAIN THE MANUFACTURED TREATMENT STRUCTURE AND DETENTION SYSTEM PER MANUFACTURERS RECOMMENDATIONS: AT A MINIMUM WHEN SEDIMENT ACCUMULATES TO A DEPTH OF 6-12 INCHES OR IF SEDIMENT RESUSPENSION IS OBSERVED.

**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR  
LEO SOAVE BUILDING COMPANY  
37771 SEVEN MILE ROAD, SUITE C  
LIVONIA, MICHIGAN 48152

DATE: 08/29/2012  
DRAWN: WRD  
PROJ. NO: 12012  
SHEET 2 OF 2



REVISIONS

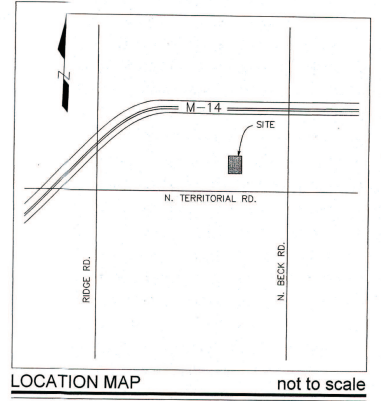
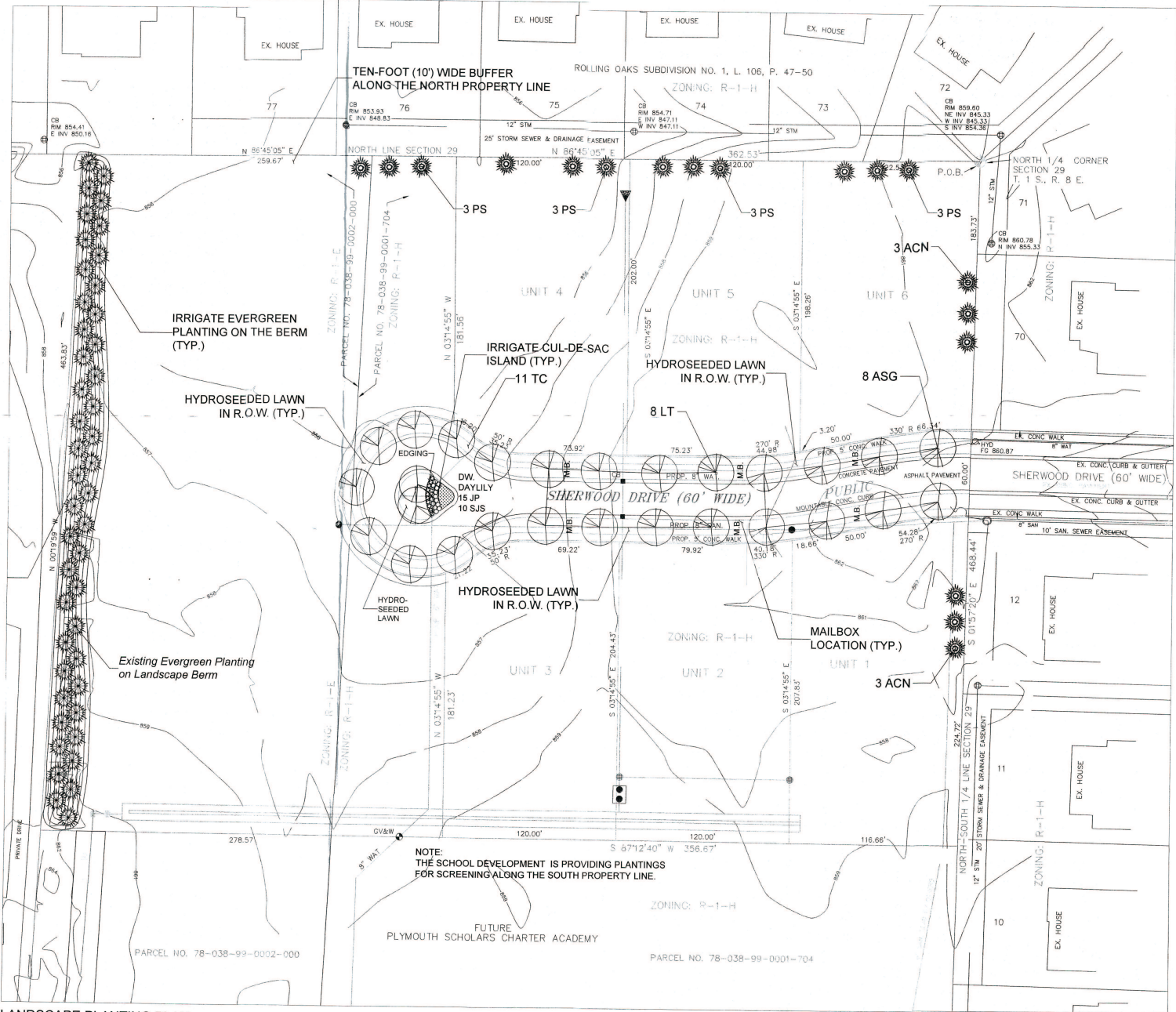
PREPARED FOR  
**LEO SOAVE BUILDING COMPANY**  
37777 SEVEN MILE ROAD, SUITE C  
LIVONIA, MICHIGAN 48152  
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PHONE (734) 953-3335 FAX (734) 953-3224

WAYNE COUNTY DETAILS  
**PLYMOUTH ESTATES CONDOMINIUM**

DATE 08/20/2012  
DRAFTED BY WRD  
CHECKED BY WGD  
FILED  
JOB #  
**12012**  
SH. 9 OF 8



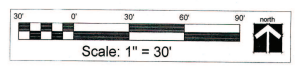


**PLANT LIST**

KEY/ITY	BOTANICAL NAME	COMMON NAME	SIZE
LANDSCAPING ADJACENT TO PROPERTY LINES:			
ACN	<i>Abies concolor</i>	Concolor Fir	8' ht. B&B
PS	<i>Pinus strobus</i>	White Pine	10' ht. B&B
STREET TREES & CUL-DE-SAC ISLANDS PLANTING			
ASG	<i>Acer saccharum</i> 'Greencolumn'	Greencolumn Sugar Maple	4" cal. B&B
JP	<i>Juniperus procumbens</i>	Procombens Juniper	24" spr. 3 gal. pot
LT	<i>Liriodendron tulipifera</i>	Tuliptree	3-1/2" - 4" cal. B&B
SJS	<i>Spiraea japonica</i> 'Shirobana'	Shirobi Japanese Spirea	24" ht. 3 gal. pot
TC	<i>Thuja cordata</i> 'Greenspire'	Greenspire Linden	3" - 3-1/2" cal. B&B
	<i>Hemerocallis sp.</i> 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 15" o.c.

**NOTE:**  
 \* See Sheet LP-2 for planting details, planting notes, and landscape construction details.

date: August 16, 2012  
 revised:  
 08-20-12 Revise for Client review.



**LANDSCAPE PLAN FOR:** SOAVE BUILDING  
 20592 Chestnut Circle  
 Livonia, Michigan 48152  
 (586) 219-7880

**PROJECT LOCATION:** Plymouth Estates Subdivision  
 Part of the N.W. 1/4 of  
 Section 29, T. 1 S., R. 8 E.  
 Plymouth Township, Michigan

**LANDSCAPE PLAN BY:**  
 Nagy & Associates  
 7540 South Channel Drive  
 Harsens Island, Michigan  
 48028  
 (810) 512 4004



LANDSCAPE PLANTING PLAN

scale: 1" = 40'

LP - 1: LANDSCAPE PLANTING PLAN

\* Base data provided by Arpee / Donnan, Inc.

**LANDSCAPE PLANTING NOTES:**

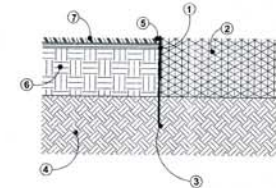
- PLANTING**
- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by Plymouth Township, Michigan.
  - The plant materials shall conform to the type listed on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
  - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
  - Plants designated "B&P" shall be balled and burlapped with firm balls of earth.
  - Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If well, clay soils are evident, plant trees and shrubs slightly higher.
  - The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
  - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and setting with water.
  - There is lawn areas to have a four foot (4') grade of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
  - Remove all leads, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and trunks. All tree wraps, stakes, and guys are to be removed after one (1) winter season.
  - All plant materials shall be pruned and trimmed. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Stubs along the air perimeter shall be allowed to grow together in a natural form.
  - Organic, fibrous topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
  - All lawn areas shall be seeded with a Green A Kentucky Blue Grass blend over the topsoil.
  - All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period. If the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ending May 31. Plantings shall be maintained, including permanent and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
  - Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
    - Shade/Canopy Trees Five feet (5')
    - Ornamental/Flowering Trees Five feet (5')
    - Evergreen Trees Five feet (5')
    - Evergreen/Flowering Shrubs Four feet (4')
  - Backfill directly behind all curbs and along sidewalks and compact to the top of curb or walk to support vehicle and pedestrian weight without settling.
  - All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-sieved planting soil (loam or light yellow clay). Add four inches (4") of topsoil over the fill material or crown a minimum of six inches (6") above the top of curb and/or walks after settling unless otherwise noted on the landscape plan.
  - Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
    - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site.
    - Call for an inspection prior to backfilling.
    - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the top of curb and sidewalk and walk after earth settling, unless otherwise noted on the landscape plan.
  - Edging shall consist of Perma-Loc aluminum edging or approved equivalent.
  - Elevate the rootballs of Yew shrubs to allow for better drainage.

- MATERIAL**
- Plants shall not be located within four feet (4') of the property line.
  - Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
    - Northwest nursery grown.
    - State Department of Agriculture inspected.
    - No 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted).
    - Staked, wrapped, watered, and mulched according to the details provided; & guaranteed for one (1) year.
  - Topsoil shall be made, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, dirt, rocks, sticks, and other foreign materials.
  - The hydroseed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheil/Adelphi" @ sixty percent (60%), Chewbacca Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed control shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
  - Soil, if used instead of hydroseeded for lawn areas, shall be two (2) year old "Baron/Sheil/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
  - Proposed perennials shall be full, well-rooted plants.

- GENERAL**
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call M&S DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
  - The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, look, and materials. These new plants shall also be guaranteed for a period of one (1) year.
  - The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
  - The Contractor shall be responsible for the maintenance of the landscape areas until the plants are established and the landscape plan is approved by Plymouth Township prior to installation.
  - All work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
  - The Contractor shall be responsible for the maintenance of the landscape areas until the plants are established and the landscape plan is approved by Plymouth Township prior to installation.
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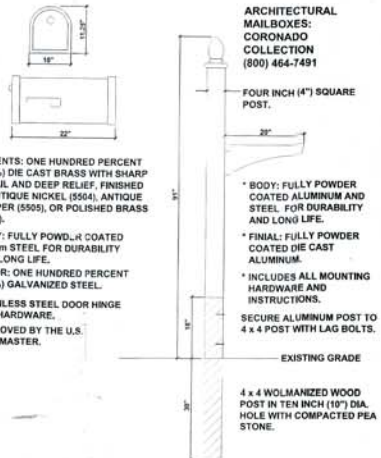
- MAINTENANCE**
- The Owner of the landscape shall perpetually maintain such landscaping in good condition as to present a healthy, neat, and orderly appearance, free from refuse and debris.
  - The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
  - The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
  - All existing and dead material shall be removed within sixty (60) days following notification that be replaced within the next appropriate planting season or removed from the site on a weekly basis at the appropriate season.
  - All plantings shall be maintained by removing weeds, fertilizing, and replanting mulch as needed.
  - Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine sieved shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.
  - The Developer shall maintain the entry landscape and detention pond according to the specifications listed above and such time as these areas are turned over to the subdivision homeowners association.

- NOTES:**
- INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - USE EIGHT FOOT (8'-0") SECTIONS WITH REQUIRED STAKING.
  - COMPACT GRADE ADJACENT TO EDGING TO AVOID SETTLING.
  - EDGING TO BE PERMA-LOC ALUMINUM AS MANUFACTURED BY PERMA-LOC CORPORATION, HOLLAND, MICHIGAN (800 396-9660).



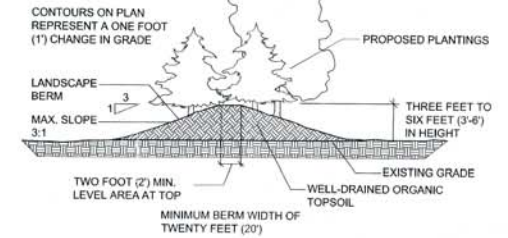
- PERMA-LOC ALUMINUM OR APPROVED EQUIVALENT.
- BED MEDIA AS SPECIFIED ON THE PLAN.
- TWELVE INCH (12") STAKES LOCK INTO HOLES ON SIDE OF EDGING.
- UNDISTURBED SOIL.
- ON LAWN/TURF SIDE, EDGING TO BE A MAXIMUM OF ONE INCH (1") ABOVE FINISH GRADE.
- TOPSOIL.
- LAWN/TURF.

**LANDSCAPE EDGING DETAIL** not to scale



- ARCHITECTURAL MAILBOXES: CORONADO COLLECTION (800) 464-7491**
- FOUR INCH (4") SQUARE POST.
  - ACCENTS: ONE HUNDRED PERCENT (100%) DIE CAST BRASS WITH SHARP DETAIL AND DEEP RELIEF, FINISHED IN ANTIQUE NICKEL (5604), ANTIQUE COPPER (5505), OR POLISHED BRASS (5506).
  - BODY: FULLY POWDER COATED ALUMINUM AND STEEL FOR DURABILITY AND LONG LIFE.
  - FLOOR: ONE HUNDRED PERCENT (100%) GALVANIZED STEEL.
  - FINAL: FULLY POWDER COATED DIE CAST ALUMINUM.
  - INCLUDES ALL MOUNTING HARDWARE AND INSTRUCTIONS.
  - SECURE ALUMINUM POST TO 4 x 4 POST WITH LAG BOLTS.
  - 4 x 4 WOLMANIZED WOOD POST IN TEN INCH (10") DIA. HOLE WITH COMPACTED PEA STONE.
  - STAINLESS STEEL DOOR HINGE AND HARDWARE.
  - APPROVED BY THE U.S. POSTMASTER.

**MAILBOX DETAIL** not to scale



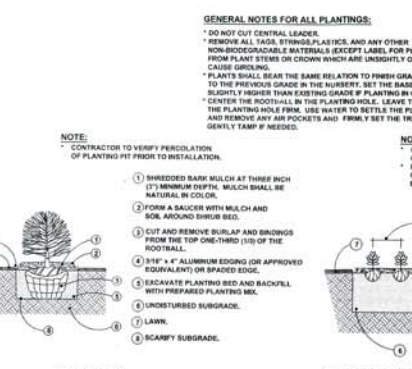
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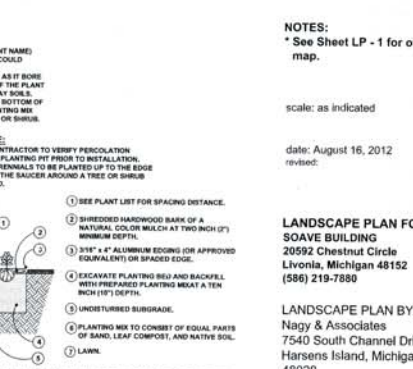
**DECIDUOUS TREE PLANTING DETAILS**



**EVERGREEN TREE PLANTING DETAILS**



**SHRUB PLANTING DETAILS**



**ANNUAL / PERENNIAL / GROUNDCOVER PLANTING DETAILS**

- GENERAL NOTES FOR ALL PLANTINGS:**
- DO NOT CUT CENTRAL LEADER.
  - REMOVE ALL TAGS, STRIPS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GROWING.
  - PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NEARBY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN THE FINISH GRADE IF PLANTING IN CLAY SOIL.
  - CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRM UP THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.
  - CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
  - SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
  - FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
  - CUT AND REMOVE BURLAP AND BRIDGES FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
  - 3/8" x 4" ALUMINUM EDGING OR APPROVED EQUIVALENT OR SPACED EDGE.
  - EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX.
  - UNDISTURBED SUBGRADE.
  - LAWN.
  - SCARY SUBGRADE.

**NOTES:**

- See Sheet LP - 1 for overall planting plan, plant list, and location map.

scale: as indicated

date: August 16, 2012  
revised:



**LANDSCAPE PLAN FOR:**  
SOAVE BUILDING  
20592 Chestnut Circle  
Livonia, Michigan 48152  
(586) 219-7880

**PROJECT LOCATION:**  
Subdivision  
Part of the N.W. 14 of  
Section 29, T. 1 S., R. 8 E.  
Plymouth Township, Michigan

**LANDSCAPE PLAN BY:**  
Nagy & Associates  
7540 South Channel Drive  
Harsens Island, Michigan  
48028  
(810) 512 4004



**HEMMING, POLACZYK, CRONIN,  
WITTHOFF & BENNETT, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
217 WEST ANN ARBOR ROAD  
SUITE 302  
PLYMOUTH, MICHIGAN 48170

**RONALD E. WITTHOFF**  
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INKSTER, MICHIGAN 48141-0388  
(313) 561-3110  
FAX (313) 561-6256

April 29, 2014

Ms. Jana Radtke  
Community Development Director/Planner  
Charter Township of Plymouth  
9955 N Haggerty Road  
Plymouth, Michigan 48170

Re: Plymouth Estates Condominium Document

Dear Ms. Radtke:

In accordance with the Township's request I have received and reviewed the proposed Condominium Master Deed and Bylaws for the Plymouth Estates project located in the vicinity of North Territorial and Ridge roads. I was also provided a copy of the "Condominium Survey Plan" for the project.

In reviewing the Master Deed I note the project is to be developed as a residential site condominium and the total land area included in the Condominium Master Deed legal description (Exhibit B to Master Deed) is 6.051 acres. This includes an area described as a future development area (2.712 acres) but presently is part of the condominium project.

The General Common Elements of the condominium project are defined in Section 4 of the Master Deed and include water and sewer distribution system, roadways and common sidewalks, the general electrical, gas, telecommunications utility systems and the storm drainage and water retention system. Further, the entranceway signage and other improvements are a General Common Element. The maintenance of such General Common Elements is to be the responsibility of a condominium association. The Master Deed properly provides for the creation of such association. The Master Deed and Condominium Association Bylaws provide for the control of the association and for the time frame for conducting the "initial meeting of members" to launch the operation of the Association.

I note there has been presented a Conservation and Storm Water Management Easement in connection with this project. The Easement is granted to the Township and its purpose is to provide for storm water management on the premises and to

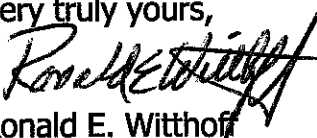
conserve and protect an existing evergreen berm (30 feet wide). Such berm was created as required by a Contract for Conditional Rezoning Agreement dated April 28, 2005. I concur with the Township Engineer's recommendation that all areas described in such Conservator and Storm Water Management Easement be included as a General Common Element in the Master Deed so that there is an established future legal entity responsible for maintenance and repair of such areas. To accomplish this requirement the Master Deed should be modified at Sections 3.1(m) and 4.1 (by adding as subsection l), to specifically provide that all areas described in the Conservator and Storm Water Management Easement shall be included as a General Common Element.

The Condominium Bylaws set forth that the Condominium Association has the duty to maintain the General Common Elements of the condominium project. The Association is given the power to fund these maintenance responsibilities by imposing assessments against unit owners for that purpose (See Bylaw sections 4 and 5).

These documents, subject to the comments referenced above, are otherwise in appropriate form for consideration by the Township. I was provided a copy of the "Condominium Survey Plan", which contained information I would not be ordinarily reviewing. This document, however, incorporates important details which need to be carefully reviewed by Township staff. I understand the legal description will also be reviewed by the Township Engineer to insure accuracy.

I trust the foregoing answers any questions you have on this matter and if I can be of further assistance contact me.

Very truly yours,



Ronald E. Witthoff

REW/cs



April 4, 2014 (Revised)

Plymouth Charter Township  
Ms. Jana Radtke, Community Development Director  
9955 North Haggerty Road  
Plymouth, Michigan 48170

Re: Plymouth Estates Condominium – Condominium Subdivision By-Laws, Master Deed and Conservation and Storm Water Management Easement Recommendations  
48550 North Territorial Road & 48484 North Territorial Road  
R-78-038-99-0001-701; R-78-038-99-0002-000  
SDA Job No.: PL12-108

Dear Ms Radtke:

I have reviewed the referenced Proposed Condominium By-Laws and Condominium Master Deed for compliance with the Township's requirements for Final Site Condominium Subdivision Plan Review. Additionally, I have reviewed the Conservation and Storm Water Management Easement to be placed on the future development area. The following input is offered.

1. Section 6 of the Master Deed anticipates the proposed future development of 2.712 acres as shown in Exhibit B. I recommend that the Conservation and Storm Water Management Easement as well as the Landscape Buffer on the proposed future development property be required as a General Common Element within the Master Deed of the proposed Plymouth Estates Condominium Development. The landscape buffer is part of an earlier contract development agreement that currently applies to the entire property. This would bring the landscape buffer, as well as conservation and storm water maintenance within the responsibility of the Association, and not left to the individual future development parcel owners.
2. I find the Conservation and Storm Water Management Easement acceptable as presented.

To Summarize, I recommend approval with the change:

Revise the Master Deed to include the landscape buffer, conservation and storm water management elements of the future development property as General Common Elements within the Master Deed.

Sincerely,  
**SPALDING DEDECKER ASSOCIATES, INC.**

Thomas J. Dohr, P.E.  
Vice President and Operations Manager

cc: Mr. Patrick J. Fellrath, PE, Public Works Manager  
Mr. Mark Lewis, Township Building Official  
Ms. Kelly Latawicz

## **CONSERVATION AND STORM WATER MANAGEMENT EASEMENT**

(This document is exempt from County and State transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a).)

This conservation and storm water management easement (the Easements) is created on \_\_\_\_\_, 2014, by and between LEO SOAVE DEVELOPMENTS LLC, a Michigan limited liability company, whose address is 37771 Seven Mile Road, Suite C, Livonia, Michigan 48152, (the Grantor) and the PLYMOUTH CHARTER TOWNSHIP, a Michigan municipal corporation, whose address is 9955 N. Haggerty Road, Plymouth, Michigan 48170 (the Grantee and Township) on the following terms and conditions.

### **1. Background.**

a. The Grantor is the fee title holder of real property located in the Township of Plymouth, Wayne County, and State of Michigan, more fully described on the attached Exhibit A (the Premises).

b. Grantor has applied to the Township for a residential development known as Plymouth Estates Condominium, which included in the overall development plan is the Premises that is owned by Grantor and is the real property encumbered by this Agreement, and as a condition for approval of said development Grantor has agreed to grant the Township this Conservation Easement that protects the existing evergreen greenbelt on the Premises and restricts any further development to the area shown and described on the attached Exhibit B (the Conservation Easement Premises).

c. Additionally, the Grantor agrees to grant the Township a Storm Water Management Easement that requires the Grantor to provide storm water management implementation upon the development of the Premises and restricts development on the area shown and described on the attached Exhibit C (the Storm Water Easement Premises). The Township shall record this Conservation and Storm Water Management Easement with the Wayne County Register of Deeds upon the Township's final approval of Grantor's development

**2. Conveyance of Easement.** Grantor conveys this Conservation and Storm Water Management Easement to the Grantee pursuant to the terms and conditions stated below.

**3. Purpose.** The purpose of this Easement is to maintain and protect the existing evergreen greenbelt on the Conservation Easement Premises and to ensure the Premises contains all of the naturally occurring storm water on the Premises and to require the Grantor to provide storm water management facilities upon the development of the Premises and restrict development on the area shown and described on the Storm Water Easement Premises. Furthermore, the Conservation Easement is necessary and required to conserve and preserve an existing evergreen berm previously installed by Grantor pursuant to the terms set forth in section 4(e) of the Contract for Conditional Rezoning Agreement between Grantor and Grantee, entered into on April 28, 2005.

**4. Maintenance of Easement Premises.** Except as authorized by the Township or any other governing body having jurisdiction over the Premises or as otherwise provided in the Easements, Grantor shall refrain from developing in the Conservation Easement Premises or on the Storm Water Easement Premises. The Grantor and its successor and assigns shall, at its sole cost and expense, be responsible for all maintenance obligations of the Conservation Easement Premises and the Storm Water Easement Premises.

**6. Title.** Grantor warrants that Grantor has good and sufficient title to the Premises, and that any other existing interests in the Premises have been disclosed to the Township. Grantor shall continue to have all rights and responsibilities as owner of the Premises subject to the Easements.

**8. Grantees Access.** Upon reasonable notice to Grantor, Grantee, and its authorized employees and agents, may enter the Conservation Easement Premises to determine whether they are being maintained in compliance with the terms of this Conservation Easement and for the purposes of taking corrective actions if Grantor has not complied with the terms of the Conservation Easement. This Conservation Easement does not grant or convey to Grantee or members of the general public any right to possession or use of the Conservation Easement Premises, except for the access provided in this Section.

**9. Successors and Assigns, Interest in Real Estate.** The Easements shall be binding upon the successors and assigns of the parties and shall run with the land in perpetuity unless modified or terminated by written agreement of the parties. Grantor shall indicate the existence of the Easements on all deeds, mortgages, land contracts, plats, and any other legal document used to convey an interest in the Easement Premises.

10. **Enforcement.** The Easements may be enforced by an action either at law or in equity. It shall be enforceable against any person claiming an interest in the Conservation Easement Premises or the Storm Water Easement Premises.

12. **Effective Date.** The parties have signed this Conservation Easement and Storm Water Management Easement and it shall be effective on the date first above written.

GRANTOR: LEO SOAVE DEVELOPMENTS  
LLC, a Michigan limited liability company.

/s/ \_\_\_\_\_

By: Leo Soave  
Its: Member

GRANTEE: PLYMOUTH CHARTER  
TOWNSHIP, a Michigan municipal  
corporation.

/s/ \_\_\_\_\_

By \_\_\_\_\_  
Its: Plymouth Charter Township Clerk

/s/ \_\_\_\_\_

By \_\_\_\_\_  
Its: Plymouth Charter Township Supervisor



STATE OF MICHIGAN     )  
WAYNE COUNTY            )

Acknowledged before me in Wayne County, Michigan, on \_\_\_\_\_, 2014, by Leo Soave, Member of Leo Soave Developments, LLC, a Michigan limited liability company, on behalf of the company.

/s/ \_\_\_\_\_

Notary public, State of Michigan, County of Wayne.  
My commission expires \_\_\_\_\_.

STATE OF MICHIGAN     )  
WAYNE COUNTY            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2014, by Supervisor Richard Reaume and Clerk Nancy Conzelman of the Charter Township of Plymouth.

/s/ \_\_\_\_\_

Notary public, State of Michigan, County of \_\_\_\_\_.  
My commission expires \_\_\_\_\_.

Drafted by:  
Enrico E. Soave, Esq.  
Kucyk, Soave, & Fernandes, PLLC.  
37771 Seven Mile Road, Suite C  
Livonia, MI 48152

When Recorded Return to:  
Charter Township of Plymouth  
Attn: Township Clerk  
9955 N. Haggerty Rd.  
Plymouth, MI 48170

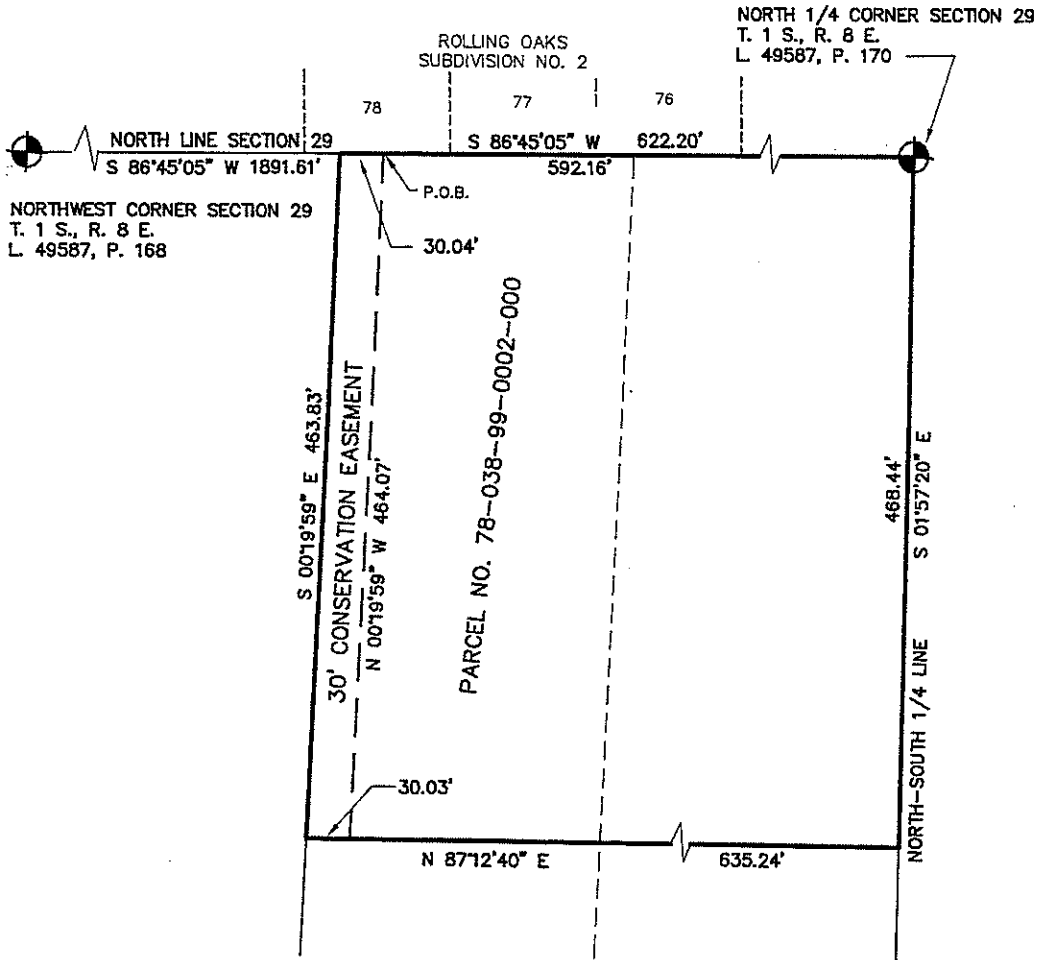
**EXHIBIT A**

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W (RECORDED AS S 86°44'28" W) 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S 03°14'35" E 181.56 FEET; THENCE SOUTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS S 00°37'46" E 102.78 FEET; THENCE S 03°14'55" E 181.23 FEET; THENCE S 87°1'40" W 278.57 FEET; THENCE N 00°19'59" W 463.83 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E (RECORDED AS N 86°44'28" E) 259.67 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 2.712 ACRES.

Exhibit B

# CONSERVATION EASEMENT

PART OF THE NORTHWEST 1/4 SECTION 29  
T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
WAYNE COUNTY, MICHIGAN



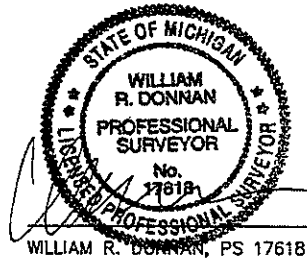
### EASEMENT DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W 592.16 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S 86°45'05" W 30.04 FEET ALONG THE NORTH LINE OF SAID SECTION 29; THENCE S 00°19'59" E 463.83 FEET; THENCE N 87°12'40" E 30.03 FEET; THENCE N 00°19'59" W 464.07 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.32 ACRES.



SCALE: 1 IN. = 100 FT.

BEARING BASIS  
NORTH-SOUTH 1/4 LINE OF SECTION  
29 AS RECORDED IN THE PLAT OF  
ROLLING HILLS NO. 1.



**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR  
LEO SOAVE DEVELOPMENT, LLC  
20592 CHESTNUT CIRCLE  
LIVONIA, MICHIGAN 48152  
(586) 219-7880

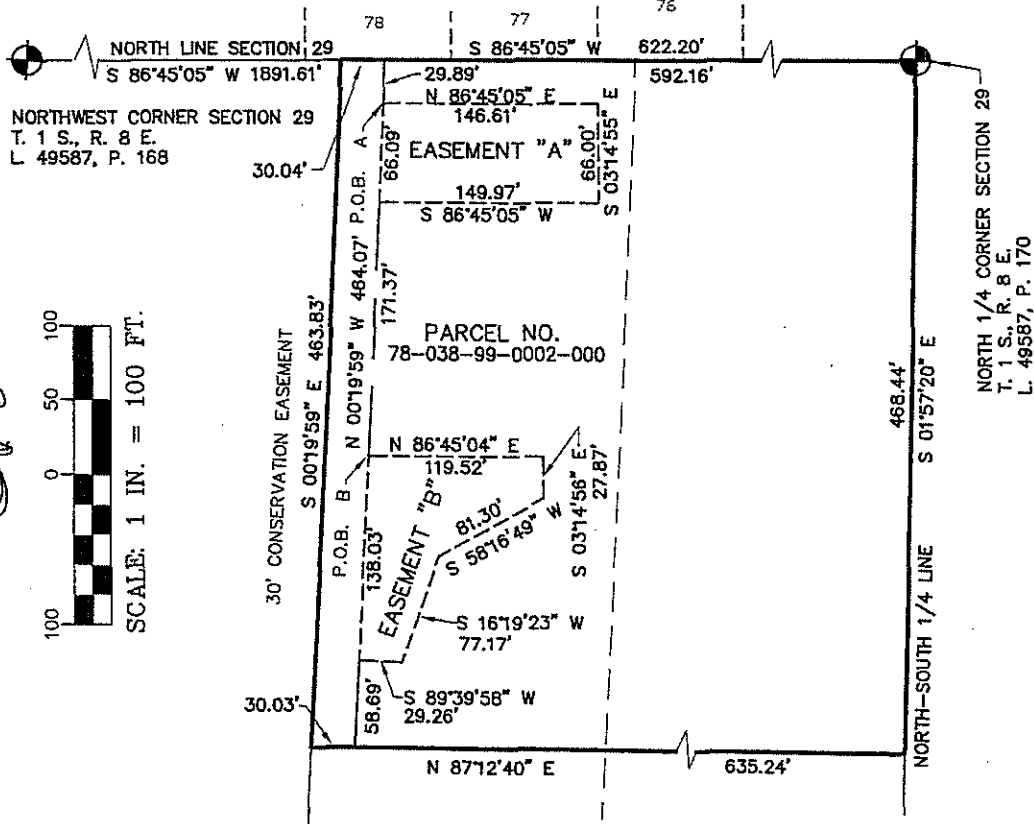
DATE: 08/20/2012  
FB: DRAWN: WRD  
PROJ. NO: 12012  
SHEET 1 OF 1

Exhibit C

# STORM WATER MANAGEMENT EASEMENT

PART OF THE NORTHWEST 1/4 SECTION 29  
T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP  
WAYNE COUNTY, MICHIGAN

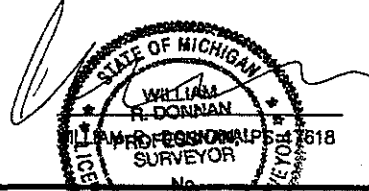
ROLLING OAKS SUBDIVISION NO. 2



**EASEMENT "A" DESCRIPTION**  
PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W 592.16 FEET ALONG THE NORTH LINE OF SAID SECTION 29; THENCE S 00°19'59" E 29.89 FEET TO THE POINT OF BEGINNING; THENCE N 86°45'05" E 146.61 FEET; THENCE S 03°14'55" E 66.00 FEET; THENCE S 86°45'05" W 149.97 FEET; THENCE N 00°19'59" W 66.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.22 ACRES.

**EASEMENT "B" DESCRIPTION**  
PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W 592.16 FEET ALONG THE NORTH LINE OF SAID SECTION 29; THENCE S 00°19'59" E 267.29 FEET TO THE POINT OF BEGINNING; THENCE N 86°45'05" E 119.52 FEET; THENCE S 03°14'56" E 27.87 FEET; THENCE S 58°16'49" W 81.30 FEET; THENCE S 16°19'23" W 77.17 FEET; THENCE S 89°39'58" W 29.26 FEET; THENCE N 00°19'59" W 138.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.22 ACRES.

BEARING BASIS  
NORTH-SOUTH 1/4 LINE OF SECTION 29 AS  
RECORDED IN THE PLAT OF ROLLING HILLS NO. 1.



**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT, SUITE 103 (734) 953-3335  
LIVONIA, MICHIGAN 48150 FAX (734) 953-3324

PREPARED FOR 17658 BY 3/20/2012  
LEO SOAVE DEVELOPMENT  
20592 CHESTNUT CIRCLE  
LIVONIA, MICHIGAN 48152  
DRAWN: WRD  
PROJ. NO: 12012  
SHEET 1 OF 1

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

Wayne County Condominium Subdivision Plan No. **(This number is given by the Plat Board of Engineers prior to recordation)** containing:

1. Master Deed establishing Plymouth Estates Condominium;
2. Exhibit A to Master Deed: Condominium Bylaws;
3. Exhibit B to Master Deed: Condominium Subdivision Plan; and
4. Exhibit C to Master Deed: Affidavit of Mailing for Notices required by MCL 559.171.

The above-mentioned exhibits are incorporated into and made a part of this Master Deed. “also this is satisfied by 3.1o”

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:

Enrico E. Soave, Esq.  
Kucyk, Soave, & Fernandes, PLLC.  
37771 Seven Mile Road, Suite C  
Livonia, Michigan 48152

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Exhibit A—Condominium Bylaws of Plymouth Estates Condominium

Exhibit B—Condominium Subdivision Plan for Plymouth Estates Condominium

Exhibit C—Affidavit of Mailing for Notices Required by MCL 559.171

## MASTER DEED of PLYMOUTH ESTATES CONDOMINIUM

This Master Deed is signed and delivered on \_\_\_\_\_, By Leo Soave Developments, LLC, a Michigan limited liability company, of 37771 Seven Mile Road, 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 condominium project to be known as Plymouth Estates Condominium (the Project), in Plymouth Township, Wayne County, Michigan, on a parcel of land as described in section 2.

**1.2 Establishment of Condominium.** Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as form A and the Condominium Subdivision Plan attached as form B to establish the real property described in section 2 (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 common element of the Project (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 described on the first page of the attached Subdivision Plan set forth in Exhibit B.



**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 the Plymouth Estates 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 Plymouth Estates 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 forms, 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 is 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 Michigan 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 Plymouth Estates Condominium, a residential site condominium development of six (6) 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

- 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 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; and

k. **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 form 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;

e. **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;

f. **Delivery Boxes.** the mail and paper box that is located within a Unit or is permitted by the Association to be located on the General Common Elements to serve a Condominium Unit;

g. **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

h. **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.** 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 9 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**

**6.1 Future Development Area.** The Project established by this Master Deed consists of condominium Units that may, at the election of Developer, be treated as the first phase of an expandable condominium under the Act to contain in its entirety a maximum of eight (8) Units. Additional Units, if any, will be established on all or some portion of the land designated on Exhibit B as the future development area (the Future Development Area).

**6.2 Addition of Units.** The number of Units in the Project may, at the option of the Developer, from time to time within a period ending not later than six years after the initial recording of the Master Deed be increased by the addition of all or any portion of the Future Development Area and the establishment of Units in that area. Developer will determine the nature, location, size, types, and dimensions of the Units and other improvements to be located within the Future Development Area in its sole discretion. No Unit will be created within any part of the Future Development Area that is added to the Condominium that is not restricted exclusively to residential use.

**6.3 Expansion Not Mandatory.** None of the provisions of this section will in any way obligate Developer to enlarge the Project beyond the initial phase established by this Master Deed, and Developer may, in its discretion, establish all or a portion of the Future Development Area as a separate condominium project (or projects) or as any other form of development. There are no restrictions on Developer's election to expand the Project other than those explicitly provided in this section. There is no obligation on the part of the Developer to add to the Project all or any portion of the Future Development Area, nor is there any obligation to add portions in any particular order or to construct any particular improvements on the added property.

**6.4 Amendments to the Master Deed.** An increase in the size of the Project by Developer will be given effect by an appropriate amendment or 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 proportionately adjust the Percentages of Value assigned by section 5.2 to preserve a total value of 100 percent for the entire Project. The precise determination of the readjustments in Percentages of Value (if any) will be made in the sole judgment of Developer. However, the readjustments will reflect a continuing reasonable relationship among Percentages of Value based on the original method of determining Percentages of Value for the Project.

**6.5 Redefinition of Common Elements.** Amendments to the Master Deed made by Developer to expand the Condominium may also contain any further definitions and redefinitions of General or Limited Common Elements that Developer determines are necessary or desirable to adequately describe, serve, and provide access to the additional parcel or parcels being added to the Project. In connection with any amendments, Developer will have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the intent of this section, including, but not limited to, the connection of roadways in the Project to any roadways that may be located on or planned for the Future Development Area and to provide access to any Unit that is located on or planned for the Future Development Area from the roadways located in the Project.

**6.6 Additional Provisions.** Amendments to the Master Deed made by Developer to expand the Condominium may also contain any provisions Developer determines are necessary or desirable (a) to make the Project contractible or convertible for portions of



the parcel or parcels being added to the Project, (b) to create easements burdening or benefiting portions of the parcel or parcels being added to the Project, and (c) to create or change restrictions or other terms and provisions affecting the additional parcel or parcels being added to the Project or affecting the balance of the Project as may be reasonably necessary in Developer's judgment to enhance the value or desirability of the Units to be located within the additional parcel or parcels being added.

### **Section 7. NONCONTRACTIBILITY OF CONDOMINIUM**

The Condominium is not a contractible project under the Michigan Condominium Act.

### **Section 8. CONVERTIBLE AREAS**

The Condominium does not contain 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.

**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 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 forms 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 stated on page 1.

DEVELOPER:

/s/ \_\_\_\_\_

By: Leo Soave

Its: Managing Member

STATE OF MICHIGAN    )  
 WAYNE COUNTY        )

Acknowledged before me in Wayne County, Michigan on \_\_\_\_\_, by Leo Soave, the Member of Leo Soave Developments, a Michigan limited liability company, on behalf of the company.

/s/ \_\_\_\_\_

**[Notary public’s name, as it appears on application for commission]**

Notary public, State of Michigan, County of [county].

My commission expires [date].

SECOND DRAFT

**EXHIBIT A**  
**CONDOMINIUM BYLAWS OF PLYMOUTH ESTATES CONDOMINIUM**

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## CONDOMINIUM BYLAWS

### Section 1. ASSOCIATION OF OWNERS

**1.1 Organization.** Plymouth Estates Condominium is a residential site condominium project located in Plymouth Township, Wayne County, Michigan, being developed in a single phase, to comprise of six (6) 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 may be 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 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 purposes

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 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 Board of Directors of the Association shall establish an initial 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 a 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 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 the 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 insureds 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 may 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 suitability 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 Hardi board, or its equivalent, exterior. Exposed chimneys shall be constructed of brick or stone; and exposed concrete masonry on all other visible improvements shall also be finished with brick, stone, or Hardi board. Roofs must be of shingle construction using fiberglass or asphalt shingles. Driveways may be of brick or cement. Any children's play areas and decorative fencing shall be constructed primarily of wood or have a wood appearance and must be located in the rear of the residence. 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 – 2,100 sq. ft.
- Multi-story home – 2,800 sq. ft.

c. **Improvements and Outbuildings.** Each residence must be equipped with an attached side entry garage of not less than two stalls and not more than four stalls, and outside parking for a minimum of four 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 Review Committee will determine the location, design, and permitted lettering of all mail and paper delivery boxes. Each Owner will either install a mailbox and delivery box or pay the reasonable cost of installation as determined by the Review Committee for installation by the Association. The Review Committee shall select and approve a standard mailbox for use throughout the Subdivision. Any and all replacement mailboxes must substantially conform to the originally approved mailbox. Prior to eighty (80%) of the homes in the Subdivision are constructed, the Lot Owners must use the



mailbox within the temporary cluster of mailboxes located at the entrance of the Subdivision and provided by the Developer. Upon closing of each Lot, the purchases must pay to Developer a fee in the amount of \$150.00 for the cost and installation of the temporary mailbox and the actual cost of the permanent mailbox to be installed by the Developer.

**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 three 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 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 1<sup>1</sup>/<sub>2</sub> 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.

## **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 Home Occupations.** To be permitted as a *home occupation*, there must be (a) no sign or display that indicates from the exterior that the residence is being used for any purpose other than that of a single-family dwelling; (b) no goods or commodities kept for viewing or sale within the Unit or the Project; and (c) no mechanical or electrical equipment used other than personal computers and other office equipment. In no event shall any barbershop, styling salon, beauty parlor, tearoom, animal hospital, or any other form of animal care or treatment such as dog trimming be considered as a home occupation.

**8.3 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.

**8.4 Use and Occupancy Restrictions.** In addition to the general requirements of sections 8.1–8.3, 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 signs or other advertising devices (other than one professionally made unlit sign or a sign of substantially the same quality and appearance advertising a unit for sale that is not larger than four square feet in size) shall be displayed from any residence or on any Unit that are visible from the exterior of the Unit or from the Common Elements without written permission from the Association or its managing agent.

f. **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 a 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.

**g. 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.

**i. Recreational 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 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 where totally isolated from public view.

**j. Lawn Care and Landscaping.** Each Unit owner may leave portions of the Unit in a natural state. Each Owner shall mow all grass outside of natural areas at least two times each month during the growing season.

**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 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.

**q. 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 vehicles shall be parked on or along the roadways (except for parties or receptions generating a need for off-site parking), and Owners shall not personally use or obstruct any guest parking areas that are located on the Common Elements of the Project without the prior consent of the Association. 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.

**r. 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.

**8.5 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.

**8.6 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.

**8.7 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.

**8.8 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.

**8.9 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.

**8.10 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.

**8.11 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 a 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.

WAYNE COUNTY CONDOMINIUM  
SUBDIVISION PLAN NO.  
EXHIBIT "B" TO MASTER DEED

ATTENTION COUNTY REGISTER OF DEEDS  
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE  
ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A  
NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT  
MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1,  
AND SURVEYOR'S CERTIFICATE, SHEET 2.

# PLYMOUTH ESTATES CONDOMINIUM

PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN

**DEVELOPER:**

LEO SOAVE DEVELOPMENTS LLC  
37771 SEVEN MILE, SUITE C  
LIVONIA, MICHIGAN 48152

**SURVEYOR:**

WILLIAM R. DONNAN  
ARPEE/DONNAN, INC.  
32233 SCHOOLCRAFT, SUITE 103  
LIVONIA, MICHIGAN 48150

**SHEET INDEX**

- 1. COVER SHEET
- 2. SURVEY PLAN
- 3. SITE PLAN
- 4. UTILITY PLAN

**LEGAL DESCRIPTION (DEVELOPMENT AREA)**

**(UNITS 4-6)**

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°57'20" E 183.73 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE SOUTHWESTERLY 66.34 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS S 82°17'07" W 66.23 FEET; THENCE S 76°31'52" W 50.00 FEET; THENCE SOUTHWESTERLY 48.18 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS S 81°38'20" W 48.12 FEET; THENCE S 86°45'05" W 149.15 FEET; THENCE NORTHWESTERLY 35.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 73°03'53" W 34.50 FEET; THENCE NORTHWESTERLY 16.20 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 61°19'01" W 16.14 FEET; THENCE N 03°14'55" W 181.56 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E (RECORDED AS N 86°44'28" E), 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 1.626 ACRES.

ALSO,

**(UNITS 1-3)**

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 01°57'20" E 243.73 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION TO THE POINT OF BEGINNING; THENCE S 01°57'20" E 224.72 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S 87°12'40" W 356.67 FEET; THENCE N 03°14'55" W 181.23 FEET; THENCE NORTHEASTERLY 21.22 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 57°26'20" E 21.09 FEET; THENCE NORTHEASTERLY 35.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 66°34'03" E 34.50 FEET; THENCE N 86°45'05" E 149.15 FEET; THENCE NORTHEASTERLY 58.89 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N 81°38'20" E 58.81 FEET; THENCE N 76°31'52" E 50.00 FEET; THENCE NORTHEASTERLY 54.28 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 82°17'06" E 54.19 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.713 ACRES

**LEGAL DESCRIPTION (PROPOSED FUTURE DEVELOPMENT)**

PART OF THE NORTHWEST 1/4 OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S 86°45'05" W (RECORDED AS S 86°44'28" W) 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S 03°14'35" E 181.56 FEET; THENCE SOUTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS S 00°37'46" E 102.78 FEET; THENCE S 03°14'55" E 181.23 FEET; THENCE S 87°11'40" W 278.57 FEET; THENCE N 00°19'59" W 463.83 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86°45'05" E (RECORDED AS N 86°44'28" E) 259.67 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 2.712 ACRES.



*William R. Donnan*

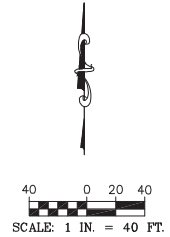
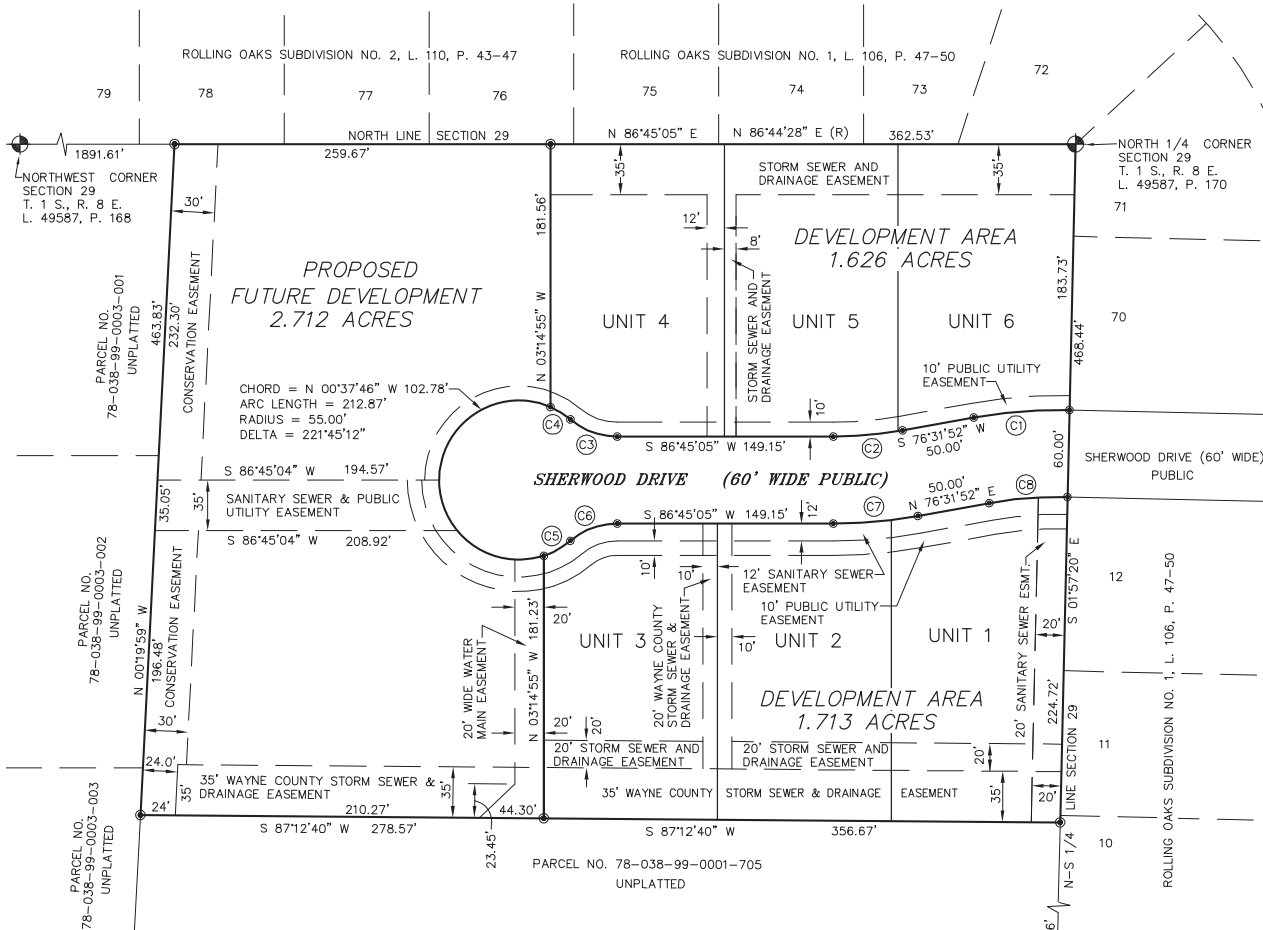
WILLIAM R. DONNAN  
ARPEE/DONNAN, INC.  
32233 SCHOOLCRAFT, SUITE 103  
LIVONIA, MICHIGAN 48150

PROFESSIONAL SURVEYOR  
LICENSE NO. 17618

04/11/2013

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# PLYMOUTH ESTATES CONDOMINIUM SURVEY PLAN



### LEGEND

- DENOTES A CONCRETE MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD, 36" LONG, ENCASED IN A 4" CONCRETE CYLINDER. TO BE SET AT BOUNDARY CORNERS AS SHOWN.
- (R) = RECORDED

### SURVEYOR'S CERTIFICATE

I, WILLIAM R. DONNAN, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. \_\_\_\_\_, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION.

THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY DESCRIBED AS SHOWN.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS SHALL BE LOCATED IN THE GROUND WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE, AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978, AS AMENDED.



04/11/2013

WILLIAM R. DONNAN  
ARPEE/DONNAN, INC.  
32233 SCHOOLCRAFT, SUITE 103  
LIVONIA, MICHIGAN 48150

PROFESSIONAL SURVEYOR  
LICENSE NO. 17618

<b>ARPEE/DONNAN, INC.</b> LAND SURVEYING • ENGINEERING • MAPPING 32233 SCHOOLCRAFT, SUITE 103 LIVONIA, MICHIGAN 48150 PHONE (734) 953-3335 FAX (734) 953-3324	DATE: 04/11/13
	DRAFTED BY: WGD
	CHECKED BY: WRD
	JOB NO. 12012
SH. 2	

195

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	66.34'	330.00'	11°31'05"	S 82°17'07" W 66.23'
C2	48.18'	270.00'	10°13'31"	S 81°38'20" W 48.12'
C3	35.23'	50.00'	40°22'03"	N 73°03'53" W 34.50'
C4	16.20'	55.00'	16°52'18"	N 61°19'01" W 16.14'
C5	21.22'	55.00'	22°06'37"	N 57°26'20" E 21.09'
C6	35.23'	50.00'	40°22'03"	N 66°34'03" E 34.50'
C7	58.89'	330.00'	10°13'31"	N 81°38'20" E 58.81'
C8	54.28'	270.00'	11°31'05"	N 82°17'07" E 54.19'

### BENCH MARK

COTTON SPINDLE IN NORTH SIDE UTILITY POLE, SOUTH SIDE OF NORTH TERRITORIAL ROAD, EAST OF MYSTIC FOREST DRIVE.  
ELEV. 860.19 (NGVD)

### BEARING BASIS

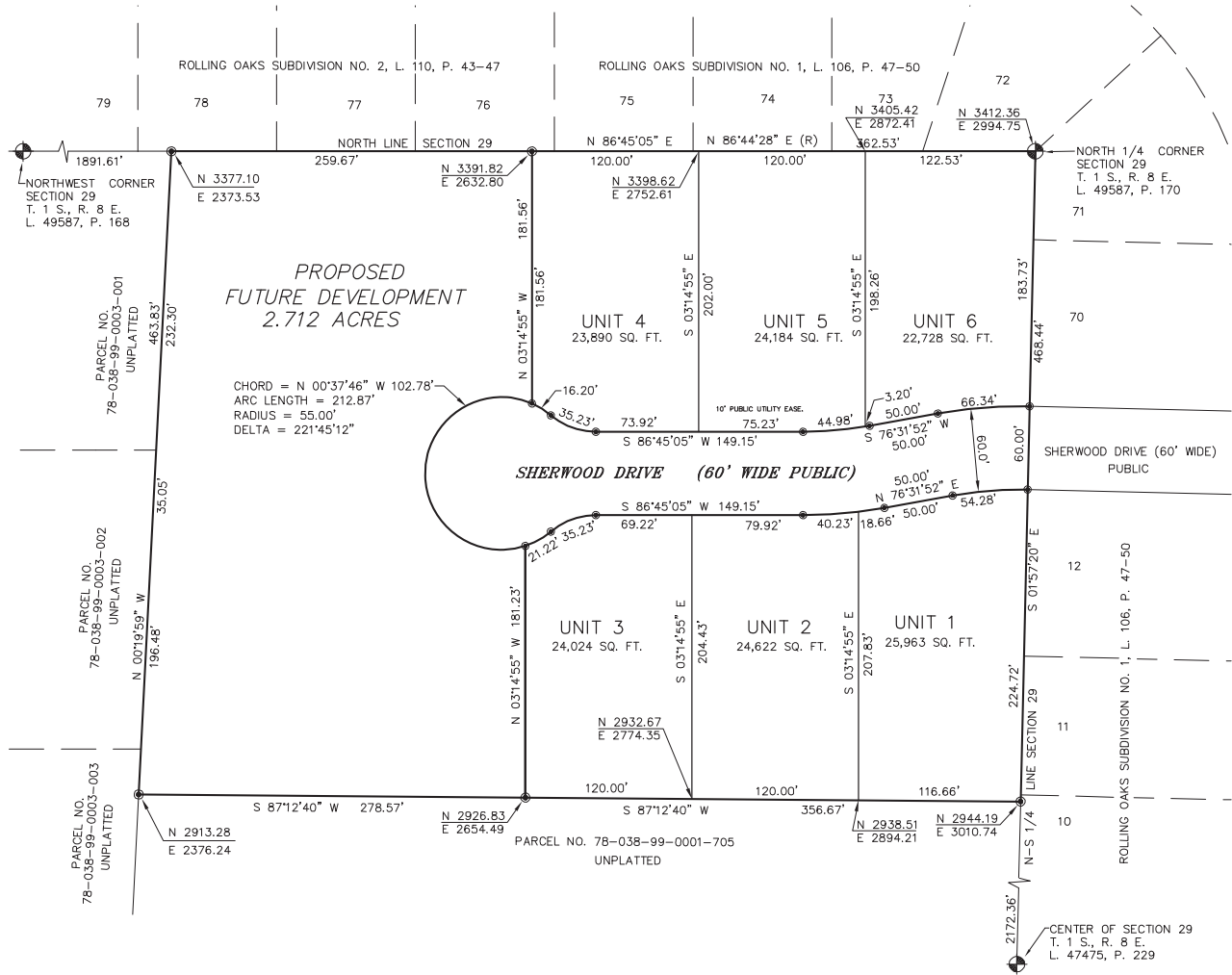
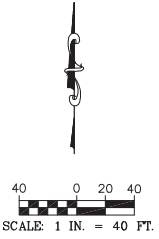
BEARINGS ARE BASED ON THE RECORDED BEARING FOR THE NORTH-SOUTH 1/4 LINE OF SECTION 29 IN THE PLAT OF "ROLLING OAKS SUBDIVISION NO. 1" AS RECORDED IN LIBER 106 OF PLATS, PAGE 47, WAYNE COUNTY RECORDS.

### NOTES

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 26163C0020E, EFFECTIVE DATE FEBRUARY 2, 2012, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA.

ALL IMPROVEMENTS SHOWN  
MUST BE BUILT

# PLYMOUTH ESTATES CONDOMINIUM SITE PLAN



*PROPOSED  
FUTURE DEVELOPMENT  
2.712 ACRES*

CHORD = N 00°37'46" W 102.78'  
ARC LENGTH = 212.87'  
RADIUS = 55.00'  
DELTA = 221°45'12"

**FINISH GRADE ELEVATION**

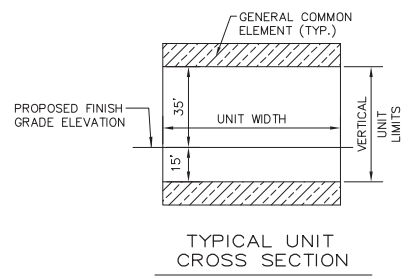
UNIT NO.	ELEV.
1	863.70
2	863.30
3	863.30
4	864.10
5	864.50
6	864.86

**LEGEND**

● DENOTES A CONCRETE MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD, 36" LONG, ENCASED IN A 4" CONCRETE CYLINDER. TO BE SET AT BOUNDARY CORNERS AS SHOWN.

**NOTE:**

1/2" x 18" STEEL RODS WILL BE SET AT ALL UNIT CORNERS



04/11/2013

WILLIAM R. DONNAN  
ARPEE/DONNAN, INC.  
32233 SCHOOLCRAFT, SUITE 103  
LIVONIA, MICHIGAN 48150

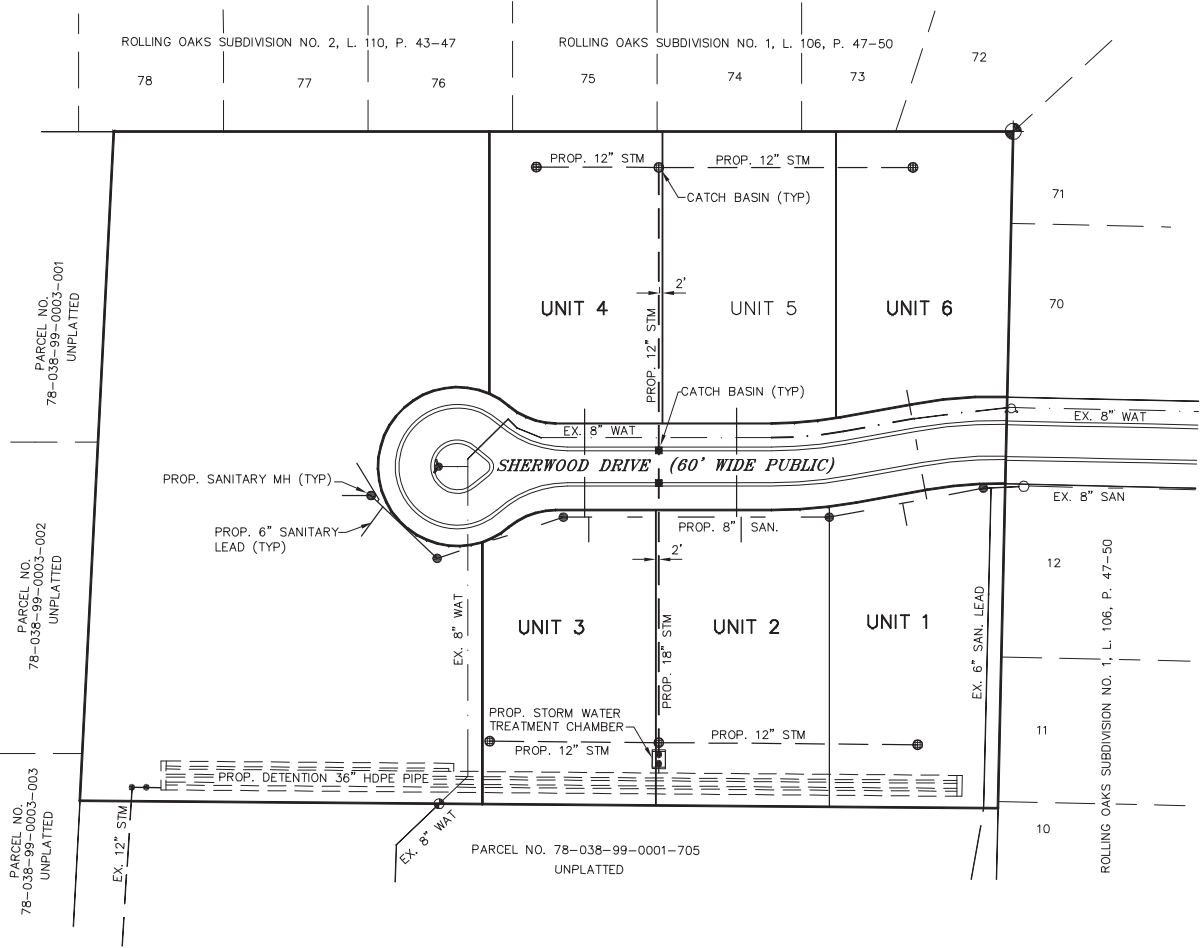
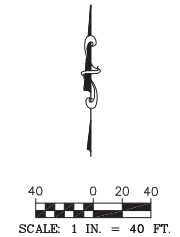
PROFESSIONAL SURVEYOR  
LICENSE NO. 17618

<b>ARPEE/DONNAN, INC.</b> LAND SURVEYING • ENGINEERING • MAPPING 32233 SCHOOLCRAFT, SUITE 103 LIVONIA, MICHIGAN 48150 PHONE (734) 953-3355 FAX (734) 953-3324	DATE: 4/11/13
	DRAFTED BY: WGD
	CHECKED BY: WRD
	SH. 3

ALL IMPROVEMENTS SHOWN  
MUST BE BUILT

# PLYMOUTH ESTATES CONDOMINIUM

## UTILITY PLAN



UTILITY LEGEND	
UTILITY	SOURCE OF LOCATION
WATER	FROM ENGINEERING PLANS PREPARED BY ARPEE/DONNAN INC.
SANITARY SEWER	
STORM SEWER	
ELECTRIC	TO BE SUPPLIED BY UTILITY COMPANIES
TELEPHONE	
CABLE TV	
GAS	
UTILITY	SOURCE OF LOCATION
WATER	-----
SANITARY SEWER	-----
STORM SEWER	-----
ELECTRIC	TO BE SHOWN ON AS-BUILT PLANS
TELEPHONE	
CABLE TV	
UTILITY METERS SERVICE LINES	



04/11/2013  
 WILLIAM R. DONNAN  
 ARPEE/DONNAN, INC.  
 32233 SCHOOLCRAFT, SUITE 103  
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 PROFESSIONAL SURVEYOR  
 LICENSE NO. 17618

<b>ARPEE/DONNAN, INC.</b> LAND SURVEYING • ENGINEERING • MAPPING 32233 SCHOOLCRAFT, SUITE 103 LIVONIA, MICHIGAN 48150 PHONE (734) 953-3335 FAX (734) 953-3324	DATE: 04/11/13
	DRAFTED BY: WGD
	CHECKED BY: WRD
	JOB NO. 12012
	SH. 4

ALL IMPROVEMENTS SHOWN  
MUST BE BUILT

Exhibit C

**PLYMOUTH ESTATES CONDOMINIUM  
NOTICE OF INTENT TO ESTABLISH CONDOMINIUM**

August 17, 2012

TO:

Michigan Department of Environmental Quality  
Water Bureau  
PO Box 30273  
Lansing, MI 48909-7773

Wayne County Department of Public Service  
Deputy Roads Director  
415 Clifford St., 8<sup>th</sup> Floor  
Detroit, MI 48226  
Attention: Robert Conrad

Michigan Department of Transportation  
425 W. Ottawa St.  
PO Box 30050  
Lansing, MI 48909

Wayne County Department of Environment  
Facilities Management Division  
415 Clifford St., 7<sup>th</sup> Floor  
Detroit, MI 48226

Charter Township of Plymouth  
Division of Public Services  
9955 N. Haggerty Road  
Plymouth Twp., MI 48170

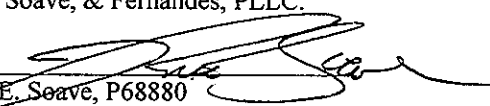
Dear Ladies and Gentlemen:

Please be advised of the following:

1. Leo Soave Developments, LLC. (Developer) plans to develop and sell units in a six (6) unit condominium project to be established in the Township of Plymouth, Wayne County, Michigan, on all or a portion of the real estate described on the attached Form A and known as Plymouth Estates Condominium (the Condominium Project).
2. This notice is sent to you pursuant to MCL 559.171. Developer may commence taking reservations under preliminary reservation agreements for units in the Condominium Project not less than 10 days from the date of this letter. After that, Developer will be recording a master deed and will begin construction and/or formation of the Condominium Project.
3. If you have any questions about the Condominium Project, desire any additional information, or need to communicate regarding the Project, please contact me at the address shown below.

Sincerely,

Kucyk, Soave, & Fernandes, PLLC.

By /s/   
Enrico E. Soave, P68880  
Attorney for Developer  
37771 Seven Mile Rd., Suite C  
Livonia, MI 48152  
Tel: 734-469-4894  
Fax: 734-469-4896

Form A

PART OF PARCELS 78-38-99-0001-701 & 78-38-99-0002-000 PART OF THE NORTHWEST ¼ OF SECTION 29, T. 1 S., R. 8 E., PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 29; THENCE S 01° 57' 20" E 468.44 FEET LONG ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION; THENCE S 87° 12' 40" W 356.67 FEET; THENCE N 03° 14' 55" W 181.23 FEET; THENCE NORTHEASTERLY 212.87 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT THE CHORD OF WHICH BEARS N 00° 37' 46" W 102.78 FEET; THENCE N 03° 14' 55" W 181.56 FEET TO THE NORTH LINE OF SAID SECTION 29; THENCE N 86° 45' 05" E 362.53 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING.  
CONTAINING 4.012 ACRES.

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION**

**Meeting date: May 13, 2014**

**ITEM: HB 5179 – Western Wayne Correctional Facility**  
-----

**ACTION: Support HB 5179 introduced by Representative Kurt Heise to transfer approximately 125 acres of state-owned property on Five Mile Rd being the former Western Wayne Correctional Facility to the Michigan Land Bank Fast Track Authority for economic development. There is also a proposed appropriation of \$5 million to be used by the Land Bank Fast Track Authority for site work and demolition of the existing buildings.**

DEPARTMENT/PRESENTER(S): Supervisor Richard M. Reaume

BACKGROUND: See attached HB 5179

BUDGET/TIME LINE: N/A

RECOMMENDATION: **APPROVE**

**PROPOSED MOTION:**

**I move to approve Resolution # 2014-05-13-20 to support House of Representatives Bill 5179, to authorize the transfer of the Western Wayne Correctional Facility to the Michigan Land Bank Fast Track Authority and the \$5 million appropriation for site work and building demolition.**

RECOMMENDATION: Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

VOTE: \_\_\_ KA \_\_\_ CC \_\_\_ RD \_\_\_ MK \_\_\_ RE \_\_\_ NC \_\_\_ RR

MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_



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

**RESOLUTION 2014-05-13-20**

At a regular meeting of the Charter Township of Plymouth Board of Trustees, Wayne County, Michigan, held at the Township Hall located at 9955 N. Haggerty Road, Plymouth, Michigan on May 13, 2014, at 7:00 p.m., the following resolution was offered to support House of Representatives Bill 5179, to authorize the transfer of the Western Wayne Correctional Facility or Detroit House of Corrections (DEHOCO) to the Michigan Land Bank Fast Track Authority and a \$5 million appropriation in the State Fiscal Year 2014-15 budget to allow demolition of all buildings on the site:

Whereas, There is a great deal of interest from companies to relocate to this area which will create an economic platform for development, investment, and employment; and

Whereas, House of Representatives Bill 5179 and the \$5 million appropriation would help encourage the development of the Five Mile technology and recreation corridor which is a large scale comprehensively planned, multi-jurisdictional real estate development containing private and public land holdings; and

Whereas, The \$5 million appropriation would provide the township with the means to tear down the former state prison site and prepare the usable area of the prison property for economic development; and

Whereas, Any remaining monies not used for demolition and clearing of the site would be retained in a fund as an incentive for future private redevelopment of the site as determined by Plymouth Township and the State of Michigan;

Now therefore, be it resolved, by the Charter Township of Plymouth Board of Trustees to call upon the State of Michigan to pass House Bill 5179 and transfer the DEHOCO prison site to the Michigan Land Bank; and

Be it further resolved; the Charter Township of Plymouth Board of Trustees urge and support the State of Michigan to appropriate \$5 million to Plymouth Township for cleaning up the DEHOCO site and preparing the usable area for future economic development.

**Present:** [Arnold, Conzelman, Curmi, Doroshewitz, Edwards, Kelly, Reaume]

**Absent:** [None]

**Moved by:**

**Supported by:**

**Roll Call Vote**

**Ayes:** [Arnold, Conzelman, Curmi, Doroshewitz, Edwards, Kelly, Reaume]

**Nays:** [None]

**Adopted:** Regular Meeting of the Board of Trustees on May 13, 2014

**Certification**

**STATE OF MICHIGAN)**

)

**COUNTY OF WAYNE )**

I, Nancy Conzelman, Clerk of the Charter Township of Plymouth, Wayne County, State of Michigan, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Charter Township of Plymouth Board of Trustees at their Regular Meeting held on May 13, 2014, the original of which Resolution is on file in my office.

\_\_\_\_\_  
Nancy Conzelman, Clerk

**Resolution: 2014-05-13-20**

# HOUSE BILL No. 5179

December 5, 2013, Introduced by Rep. Heise and referred to the Committee on Appropriations.

A bill to authorize the state administrative board to convey certain parcels of state-owned property in Wayne county; to prescribe conditions for the conveyance; to provide for certain powers and duties of certain state departments and local units of government in regard to the property; and to provide for disposition of revenue derived from the conveyance.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1           Sec. 1. (1) The state administrative board, on behalf of this  
2 state, shall convey by quitclaim deed all or portions of certain  
3 state-owned property, commonly known as the western Wayne  
4 correctional facility and formerly known as the Detroit house of  
5 corrections and further described as follows:

6 A parcel of land located in Section 20, T1S, R8E, Plymouth

1 Township, Wayne County, Michigan, described as follows:

2 Beginning at the northwest corner of said Section 20, thence along  
 3 the north section line (also being the centerline of Five Mile  
 4 Road), N87°06'00"E 2650.40 feet to the north 1/4 corner of said  
 5 Section 20; thence continuing along said section line (also being  
 6 the centerline of Five Mile Road) N87°30'48"E 1119.14 feet to a  
 7 point located S87°30'48"W 1519.34 feet from the northeast corner of  
 8 said Section 20; thence S01°40'48"E 425.00 feet; thence N87°30'48"E  
 9 200.00 feet; thence S01°40'48"E 2107.18 feet; thence 116.58 feet  
 10 along a non-tangent curve to the right (having a central angle of  
 11 02°34'22", a radius of 2596.27 feet, and a chord bearing  
 12 N59°28'25"W 116.57 feet); thence N58°11'14"W 1052.13 feet; thence  
 13 672.28 feet along a tangent curve to the left (having a central  
 14 angle of 09°54'12", a radius of 3889.52 feet, and a chord bearing  
 15 N63°08'27"W 671.45 feet); thence N68°09'26"W 2614.21 feet; thence  
 16 along the west section line, N02°35'35"W 447.57 feet to the point  
 17 of beginning, containing 125.3127 acres, the bearings for this  
 18 description being based on state plane coordinates listed on the  
 19 remonumentation L.C.R.C.'s in Section 20, Plymouth Township.

20 (2) The description of the property in subsection (1) is  
 21 approximate and, for purposes of the conveyance, is subject to  
 22 adjustments as the state administrative board or the attorney  
 23 general considers necessary by survey or other legal description.

24 (3) The state administrative board shall include in the sale  
 25 under this section all surplus, salvage, and scrap property or  
 26 equipment remaining on the property as of the date of the  
 27 conveyance.

1           (4) The state administrative board shall convey the property  
2 described in subsection (1) to the land bank fast track authority  
3 for \$1.00.

4           Sec. 2. The land bank fast track authority shall sell the  
5 property described in section 1 in a manner and on terms that the  
6 authority, in its discretion, determines are calculated to realize  
7 the greatest benefit to this state.

8           Sec. 3. The quitclaim deed authorized by this act shall be  
9 approved as to legal form by the department of attorney general.

10          Sec. 4. (1) The state administrative board shall not reserve  
11 to this state oil, gas, or mineral rights to property conveyed  
12 under this act. However, a conveyance by the state administrative  
13 board or the land bank fast track authority under this act shall  
14 provide that, if the purchaser or any subsequent grantee develops  
15 any oil, gas, or minerals found on, within, or under the conveyed  
16 property, the purchaser or grantee shall pay this state 1/2 of the  
17 gross revenue generated from the development of the oil, gas, or  
18 minerals. This payment shall be deposited in the general fund.

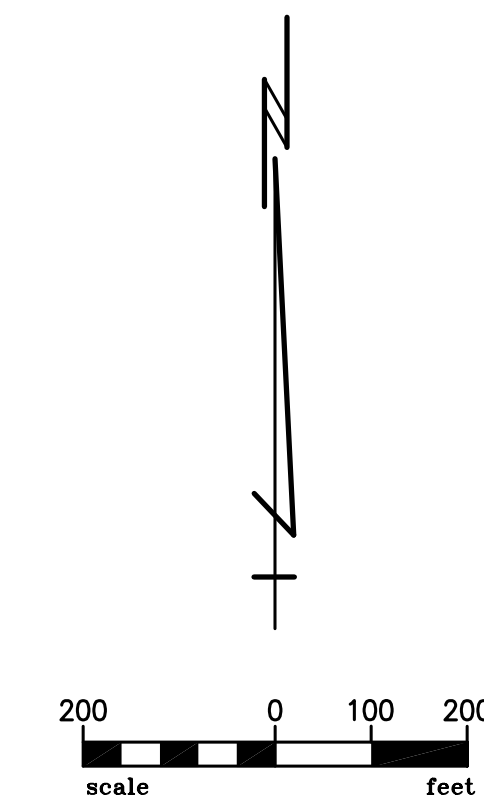
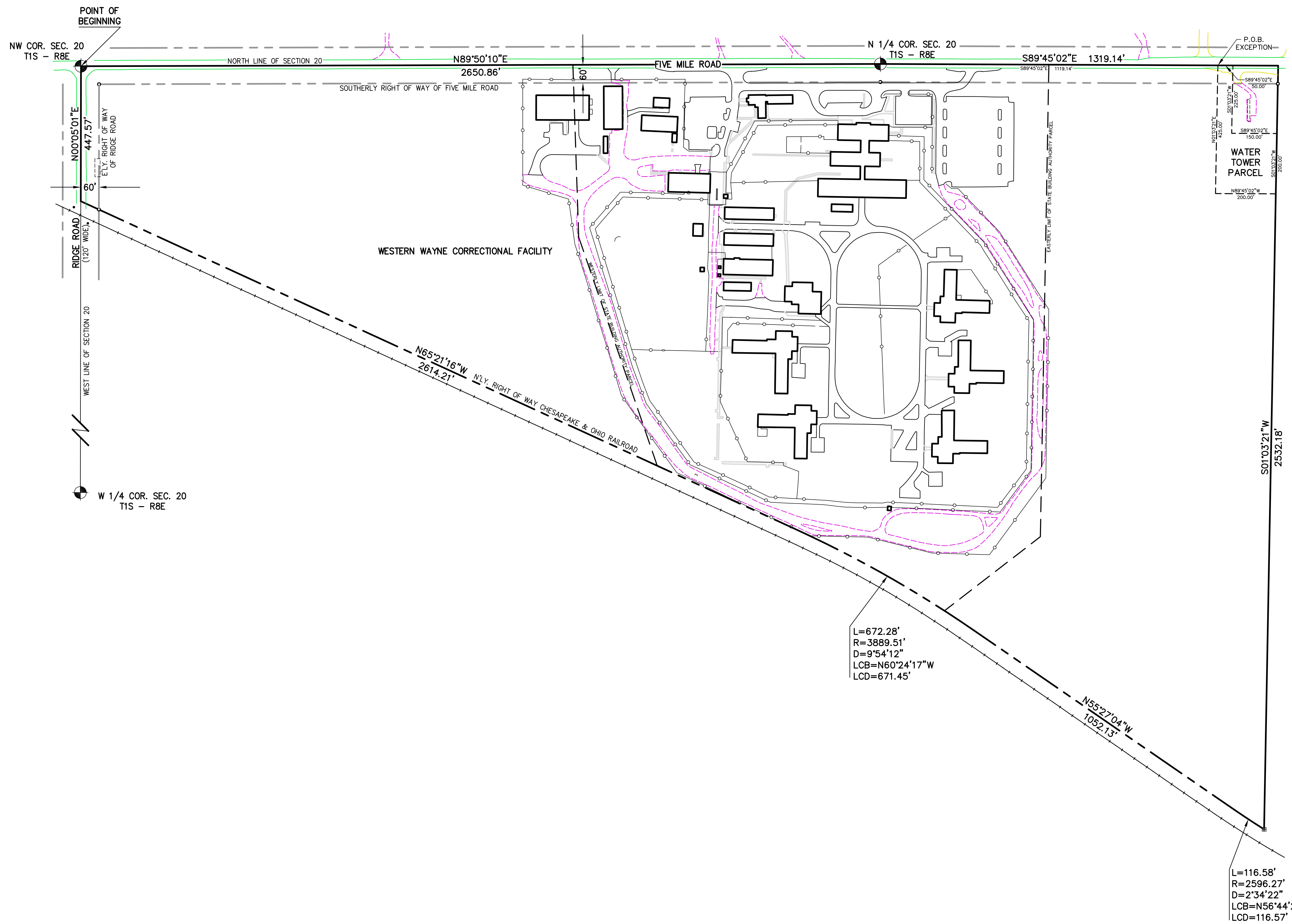
19          (2) This state reserves all aboriginal antiquities including  
20 mounds, earthworks, forts, burial and village sites, mines, or  
21 other relics lying on, within, or under the property with power to  
22 this state and all others acting under its authority to enter the  
23 property for any purpose related to exploring, excavating, and  
24 taking away the aboriginal antiquities.

25          Sec. 5. The net revenue received by this state from the sale  
26 of property under this act shall be deposited in the state treasury  
27 and credited to the general fund.

1           Sec. 6. As used in this section:

2           (a) "Land bank fast track authority" means the authority  
3 created under section 15 of the land bank fast track act, 2003 PA  
4 258, MCL 124.765.

5           (b) "Net revenue" means the proceeds from the sale of the  
6 property less reimbursement for any costs to this state associated  
7 with the sale of property, including, but not limited to,  
8 administrative costs, including employee wages, salaries, and  
9 benefits; costs of reports and studies and other materials  
10 necessary to the preparation of sale; environmental remediation;  
11 legal fees; and any litigation related to the conveyance of the  
12 property.



SURVEYED IN APRIL/MAY, 2004 BY THE SITE SECTION OF THE DESIGN AND CONSTRUCTION DIVISION, OFFICE OF FACILITIES, DEPARTMENT OF MANAGEMENT AND BUDGET.

LEGEND	
○	IRON AND CAP SET
■	FOUND MONUMENT

**WESTERN WAYNE CORRECTIONAL FACILITY**

**LAND DESCRIPTION**  
 A parcel of land in the N ½ of section 20, T1S - R8E Plymouth Township, Wayne County, Michigan, more particularly described as beginning at the NW corner of said section 20; thence N89°50'10"E 2650.86 feet on the north line of said section to the N ¼ corner of said section; thence continuing on said north line S89°45'02"E 1319.14 feet; thence S01°03'21"W 2532.18 feet to the northerly right of way of the Chesapeake and Ohio Railroad; thence along said northerly right of way for the following four (4) courses:  
 1) 116.58 feet on a curve to the right with a radius of 2596.27 feet, a central angle of 02°34'22" and a long chord bearing and distance of N56°44'27"W 116.57 feet  
 2) N55°27'04"W 1052.13 feet  
 3) 672.28 feet on a curve to the left with a radius of 3889.51 feet, a central angle of 09°54'12" and a long chord bearing and distance of N60°24'17"W 671.45 feet  
 4) N65°21'16"W 2614.21 feet to the west line of said section 20; thence N00°05'01"E 447.57 feet on said west line to the point of beginning, containing 127.27 acres, more or less.

EXCEPT a parcel of land described as commencing at the N ¼ corner of said section 20; thence S89°45'02"E 1119.14 feet on the north line of said section to the point of beginning of this description; thence continuing on said north line S89°45'02"E 50.00 feet; thence S01°03'21"W 225.00 feet; thence S89°45'02"E 150.00 feet to the east line of a parcel recorded at Liber 22436, Page 520; thence S01°03'21"W 200.00 feet on said east line; thence N89°45'02"W 200.00 feet; thence N01°03'21"E 425.00 feet to the point of beginning, containing 1.18 acres, more or less.

Subject to a 60 foot wide easement adjacent and parallel to the west and north section lines for roadway purposes.

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD**

**Meeting Date: May 13, 2014**

**ITEM: Charter Township of Plymouth July 3<sup>rd</sup> Fireworks**

-----

**BRIEF:**

**ACTION: Approve Fireworks Display Permit**

**DEPARTMENT/PRESENTER (S): Ron Edwards, Treasurer**

**BACKGROUND:**

**BUDGET/TIME LINE:**

**RECOMMENDATION: Approve**

**PROPOSED MOTION: I move to approve the Fireworks Display Permit for the July 3<sup>rd</sup> Fireworks.**

**RECOMMENDATION: Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_**

**VOTE: \_\_KA \_\_NC \_\_RE \_\_RR \_\_MK \_\_CC \_\_RD**

**MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_**

**:StfRqst**





April 30, 2014

Ron Edwards  
Charter Township of Plymouth  
9955 Haggerty Road  
Plymouth, MI 48170

Dear Ron:

Enclosed is the Certificate of Insurance for your file.

I am enclosing the Application for fireworks as well as the unsigned permit for fireworks for the July 3, 2014 display. Please present the application and unsigned permit to your local legislative body of the city, village or township along with a copy of the Certificate of Insurance and site map for approval on the display.

Please note that this is the State application that needs to be filed on the local level.

Let me know if I can assist further.

Thanks.

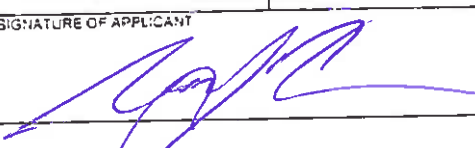
Sincerely,

**Robert J. Turco**  
Project Manager

RJT/hlw

# 2014

Application for Fireworks Other Than Consumer or Low Impact  
 Michigan Department of Licensing & Regulatory Affairs  
 Bureau of Fire Services  
 P.O. Box 30700  
 Lansing MI 48909  
 (517) 241-8847

Authority: 2011 PA 256 Compliance: Voluntary Penalty: Permit will not be issued	The Department of Licensing & Regulatory Affairs will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.		
<input type="checkbox"/> Agricultural or wildlife fireworks <input type="checkbox"/> Special effects manufactured for outdoor pest control or agricultural purposes		<input type="checkbox"/> Articles Pyrotechnic <input checked="" type="checkbox"/> Public Display	
		<input type="checkbox"/> Display Fireworks <input type="checkbox"/> Private Display	
NAME OF APPLICANT		ADDRESS	AGE (18 or over)
Zambelli Fireworks Mfg. Co.		20 S Mercer St New Castle PA 16101	
IF A CORPORATION, NAME OF PRESIDENT		ADDRESS	
Ed Meyer, Managing Partner		same	
IF A NON-RESIDENT APPLICANT, NAME OF MICHIGAN ATTORNEY OR RESIDENT AGENT		ADDRESS	TELEPHONE NUMBER
Joe LaVerdi		3422 Saratoga Lane Howell, MI 48855	517.540.1982
NAME OF PYROTECHNIC OPERATOR		ADDRESS	AGE (18 or over)
Joe LaVerdi		same	71
NO. YEARS EXPERIENCE	NO. DISPLAYS	WHERE	
30+	200+	Throughout Michigan	
NAME OF ASSISTANT		ADDRESS	AGE
tbd			
NAME OF OTHER ASSISTANT		ADDRESS	AGE
EXACT LOCATION OF PROPOSED DISPLAY			
Hilltop Golf Course			
DATE OF PROPOSED DISPLAY		TIME OF PROPOSED DISPLAY	
July 3, 2014		9:30 pm	
MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1120, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT			
delivered day of display			
AMOUNT OF BOND OR INSURANCE (To be set by local government)		NAME OF BONDING CORPORATION OR INSURANCE COMPANY	
\$10 Million		Allied Specialty Insurance	
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY			
10451 Gulf Boulevard Treasure Island FL 33076			
NUMBER OF FIREWORKS		KIND OF FIREWORKS TO BE DISPLAYED	
2032	1" Aerial display shells		
1680	3" Aerial display shells		
690	4" Aerial display shells		
375	5" Aerial display shells		
220	6" Aerial display shells		
33	8" Aerial display shells		
3	10" Aerial display shells		
SIGNATURE OF APPLICANT		DATE	
		04/30/2014	

2014

Permit for Fireworks Other Than Consumer or Low Impact  
Michigan Department of Licensing & Regulatory Affairs  
Bureau of Fire Services  
P.O. Box 30700  
Lansing MI 48909  
(517) 241-8847

Authority Compliance Penalty:	2011 PA 255 Voluntary Permit will not be issued	The Department of Licensing & Regulatory Affairs will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., of the Americans with Disabilities Act, you may make your needs known to this agency.
-------------------------------------	---	--

*This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only*

Public Display		
ISSUED TO	AGE (18 or over)	
ADDRESS		
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION		
ADDRESS		
NUMBER AND TYPES OF FIREWORKS		
EXACT LOCATION OF DISPLAY OR USE		
CITY, VILLAGE, TOWNSHIP	DATE	TIME
BOND OR INSURANCE FILED <input type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT	
<p>Issued by action of the Legislative Body of a</p> <p><input type="checkbox"/> City    <input type="checkbox"/> Village    <input type="checkbox"/> Township of _____ on the _____ day of _____</p> <p style="text-align: center;">(Signature and Title of Legislative Body Representative)</p>		

\*THIS FORM IS VALID FOR THE YEAR SHOWN ONLY\*



**CHARTER TOWNSHIP OF PLYMOUTH**

**REQUEST FOR BOARD ACTION**

**Meeting Date:** May 13, 2014

**ITEM:** Medical Marihuana Act Moratorium Ordinance Amendment to extend the Moratorium.

---

**ACTION:** Approve 1<sup>st</sup> reading of the Amended Medical Marihuana Act Moratorium Ordinance

**DEPARTMENT/PRESENTER(S):** Timothy L. Cronin, Esq.

**BACKGROUND:** The Court of Appeals struck down an ordinance in the City of Wyoming which is virtually identical to the Zoning Ordinance provision used in the Township's Zoning Ordinance, The Michigan Supreme Court affirmed that decision. The Township Zoning Ordinance prohibits any use which violates Federal Law, such provision being adopted in response to the passage of the Medical Marihuana Act. This amendment extends the current moratorium for six (6) months to October 15, 2014.

**ATTACHMENTS:** Clean and strikes copies of the Amended Medical Marihuana Act Moratorium Ordinance and a Summary.

**BUDGET/TIME LINE:** ASAP

**RECOMMENDATION:** Approve

**PROPOSED MOTION:** I move to approve the 1<sup>st</sup> reading of the Amended Medical Marijuana Act Moratorium Ordinance, Amendment 7 to Ordinance 1016

**RECOMMENDATION:** Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

**VOTE:** \_\_\_ KA \_\_\_ CC \_\_\_ MK \_\_\_ BD \_\_\_ RE \_\_\_ NC \_\_\_ RR

MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_

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

**MEDICAL MARIHUANA ACT MORATORIUM ORDINANCE**

**ORDINANCE NUMBER 1016 – Amendment 7**

**AN ORDINANCE TO AMEND THE CODE OF THE CHARTER TOWNSHIP OF PLYMOUTH BY AMENDING ARTICLE 9: MEDICAL MARIHUANA ACT MORATORIUM OF CHAPTER VII: CRIMINAL CODE; TO EXTEND THE MEDICAL MARIHUANA ACT MORATORIUM; PROVIDING FOR APPEAL; PROVIDING FOR AN ADMINISTRATIVE HEARING AND RECOMMENDATION; PROVIDING FOR TOWNSHIP BOARD FINDINGS AND STATEMENT OF ACTION; PROVIDING FOR SERVICE; PROVIDING FOR REPEAL AND SEVERABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

**THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:**

**SECTION 1. MORATORIUM/MEDICAL MARIHUANA ACT USES; FINDINGS; APPEAL; ADMINISTRATIVE APPEAL PROCESS; WRITTEN FINDINGS ON APPEAL.**

It is the finding of the Plymouth Charter Township Board that the possession, transport, delivery, use, packaging and storage of a drug listed on the Federal Controlled Substances Act is a criminal act. In response to the passage of the Michigan Medical Marihuana Act, (MMA), Initiated Law of 2008, the Township Board adopted a Zoning Ordinance provision similar to that held to be void in the Michigan Supreme Court case of *Ter Beek vs. City of Wyoming*, \_\_\_\_\_ Mich \_\_\_\_\_ 2014 (Docket #145816) (Decided Feb.6, 2014).

Based on the Michigan Supreme Court decision in the *Ter Beek* case, a six (6) month extension of the Moratorium established by Township Ordinance is a reasonable amount of time for and is hereby established as to any applications for any permits or approval for uses under the Michigan Medical Marihuana Act. During the six (6) month Moratorium the Planning Commission shall study the issue and make its best effort to hold a public hearing and recommend a reasonable zoning approach to the Township Board. This Moratorium extension shall expire on October 15, 2014.

Section A. Moratorium. A six (6) month extension of the moratorium established by Township Resolution and Ordinances is a reasonable amount of time for undertaking Planning Commission action in light of the *Ter Beek* Michigan Supreme Court decision and to establish a reasonable Zoning approach and is hereby established for applications for any permits or approvals for uses under the Michigan Medical Marihuana Act. During the six (6) months, the Planning Commission shall study the

issue and make its best effort to, after public hearing, recommend a reasonable zoning approach. The Moratorium established hereby shall expire on October 15, 2014.

Section B. Appeal. An individual shall have the right to file a claim regarding the hereby established moratorium. The claim shall include an explanation describing and substantiating the basis for the alleged wrong occasioned by the moratorium. The claim shall be heard by an Administrative Body made up of the Planning Commission Chair, the Chief Building Official, and the Township Board representative on the Planning Commission.

Section C. Administrative Appeal Process. Within 14 days of receipt of the claim by the Township Clerk the Administrative Body shall conduct a public hearing with notice of the time, date, location and purpose being posted no less than five days prior thereto and the hearing being conducted otherwise in compliance with the Open Meetings Act, at which hearing the claimant may make a written and oral presentation to the Administrative Body. Within seven days the Administrative Body shall issue and deliver to the Township Clerk a written recommendation addressed to the Township Board, signed by the members of the Administrative Body, which recommendation shall contain the collective or individual opinion(s) of the Administrative Body members regarding disposition of the claim. Upon receipt by the Clerk of the recommendation from the Administrative Body, at the next regular or special board meeting the Township Board shall review the recommendation and may take any of the following actions, provided said action complies with all township ordinances:

- a. grant a waiver of the moratorium as to the stated claim;
- b. deny the claim;
- c. grant in part and deny in part the claim;
- d. refer the matter back to the Administrative Body for further consideration or hearing;
- e. refer the matter to the Planning Commission and/or the Planning or Building Department for further review and recommendation;
- f. any other relief found reasonable and necessary under the circumstances.

Section D. Written Findings on Appeal; Service. The Township Board shall adopt written findings and statement of action which shall within 5 business days of the publication of the minutes of the Board meeting be served by regular mail on the claiming party at the address shown on the claim.

## **SECTION 2. VIOLATION AND PENALTY.**

Unless otherwise provided, any person, corporation, partnership or any other legal entity who violates the provisions of this Ordinance shall be guilty of a misdemeanor and may be fined not more than Five Hundred (\$500.00) Dollars or imprisoned for not more than ninety (90) days, or both, at the discretion of the Court.

**SECTION 3. REPEAL.**

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**SECTION 4. SEVERABILITY.**

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**SECTION 5. SAVINGS CLAUSE.**

The repeal or amendment herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending litigation or prosecution of any right established or occurring prior to the effective date of this Ordinance, as amended.

**SECTION 6. PUBLICATION.**

The Clerk for the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take full force and effect upon publication.

**CERTIFICATION**

The foregoing Ordinance was duly adopted by the Township Board Trustees of the Charter Township of Plymouth at its regular meeting called and held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and was ordered to be given publication in the manner required by law.

\_\_\_\_\_  
Nancy Conzelman, Clerk

Introduced: \_\_\_\_\_  
Published: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Effective upon Publication: \_\_\_\_\_



STATE OF MICHIGAN  
COUNTY OF WAYNE  
CHARTER TOWNSHIP OF PLYMOUTH

MEDICAL MARIHUANA ACT MORATORIUM ORDINANCE

ORDINANCE NUMBER 1016 – Amendment 1

AN ORDINANCE TO AMEND THE CODE OF THE CHARTER TOWNSHIP OF PLYMOUTH BY ADDING A NEW SECTION, WHICH NEW SECTION SHALL BE DESIGNATED AS ARTICLE 9: MEDICAL MARIHUANA ACT MORATORIUM OF CHAPTER VII: CRIMINAL CODE; TO EXTEND THE MEDICAL MARIHUANA ACT MORATORIUM; PROVIDING FOR APPEAL; PROVIDING FOR AN ADMINISTRATIVE HEARING AND RECOMMENDATION; PROVIDING FOR TOWNSHIP BOARD FINDINGS AND STATEMENT OF ACTION; PROVIDING FOR SERVICE; PROVIDING FOR REPEAL AND SEVERABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

ORDINANCE NO. 1016 AMENDMENT \_\_\_\_\_

~~AN ORDINANCE TO AMEND THE CODE OF THE CHARTER TOWNSHIP OF PLYMOUTH BY AMENDING SECTION \_\_\_\_\_ OF ORDINANCE \_\_\_\_\_ OF ARTICLE \_\_\_\_\_ OF CHAPTER \_\_\_\_\_; TO EXTEND THE MEDICAL MARIHUANA ACT MORATORIUM; PROVIDING FOR APPEAL; PROVIDING FOR AN ADMINISTRATIVE HEARING AND RECOMMENDATION; PROVIDING FOR TOWNSHIP BOARD FINDINGS AND STATEMENT OF ACTION; PROVIDING FOR SERVICE; PROVIDING FOR REPEAL AND SEVERABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.~~

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

SECTION 1. MORATORIUM/MEDICAL MARIHUANA ACT USES; FINDINGS; APPEAL; ADMINISTRATIVE APPEAL PROCESS; WRITTEN FINDINGS ON APPEAL.

It is the finding of the Plymouth Charter Township Board that the possession, transport, delivery, use, packaging and storage of a drug listed on the Federal Controlled Substances Act is a criminal act.

~~Prior to the Michigan Court of Appeals decision on *Ter Beek v. the City of Wyoming*, 297 Mich App 446 (2012) (*Ter Beek*), and~~ In response to the passage of the Michigan Medical Marihuana Act, (MMA), Initiated Law of 2008, the Township Board adopted a Zoning Ordinance provision similar to that held to be void in the Michigan Supreme Court case of *Ter Beek vs. City of Wyoming*, \_\_\_\_\_ Mich \_\_\_\_\_ 2014(Docket #145816) (Decided Feb.6, 2014) ease.

~~An application for leave to appeal the Court of Appeals decision in *Ter Beek* has been filed by the City of Wyoming under Michigan Supreme Court docket number 145816. That application has not been acted upon as of the date of drafting this ordinance. A 90 day moratorium on permits and approvals for uses under the MMA was established by the Board of Trustees under Resolution #12-09-25-30 as necessary for the Township to maintain the status quo pending further decision by the Michigan Supreme Court, and to conduct necessary analysis, public hearing, drafting, and adoption of Zoning Ordinance amendments providing for the use(s) of marihuana authorized by the Michigan Medical Marihuana Act, all as provided under the Michigan Zoning Enabling Act, PA 110 of 2006.~~

Based on the Michigan Supreme Court decision in the *Ter Beek* case, a six (6) month extension of the Moratorium established by Township Ordinance is a reasonable amount of time for and is hereby established as to any applications for any permits or approval for uses under the Michigan Medical Marihuana Act. During the six (6) month Moratorium the Planning Commission shall study the issue and make its best effort to hold a public hearing and recommend a reasonable zoning approach to the Plymouth Township Board. This Moratorium extension shall expire on October 15, 2014.

Section A. Moratorium. A six (6) month extension of the moratorium established by Township Resolution and Ordinances is a reasonable amount of time for undertaking Planning Commission such action in light of the *Ter Beek* Michigan Supreme Court decision and to establish a reasonable Zoning approach and is hereby established for applications for any permits or approvals for uses under the Michigan Medical Marihuana Act. During the six (6) months, the Planning Commission shall study the issue

and make its best effort to, after public hearing, recommend a reasonable zoning approach. **The Moratorium established hereby shall expire on October 15, 2014.**

Section B. Appeal. An individual shall have the right to file a claim regarding the hereby established moratorium. The claim shall include an explanation describing and substantiating the basis for the alleged wrong occasioned by the moratorium. The claim shall be heard by an Administrative Body made up of the Planning Commission Chair, the Chief Building Official, and the Township Board representative on the Planning Commission.

Section C. Administrative Appeal Process. Within 14 days of receipt of the claim by the Township Clerk the Administrative Body shall conduct a public hearing with notice of the time, date, location and purpose being posted no less than five days prior thereto and the hearing being conducted otherwise in compliance with the Open Meetings Act, at which hearing the claimant may make a written and oral presentation to the Administrative Body. Within seven days the Administrative Body shall issue and deliver to the Township Clerk a written recommendation addressed to the Township Board, signed by the members of the Administrative Body, which recommendation shall contain the collective or individual opinion(s) of the Administrative Body members regarding disposition of the claim. Upon receipt by the Clerk of the recommendation from the Administrative Body, at the next regular or special board meeting the Township Board shall review the recommendation and may take any of the following actions, provided said action complies with all township ordinances:

- a. grant a waiver of the moratorium as to the stated claim;
- b. deny the claim;
- c. grant in part and deny in part the claim;
- d. refer the matter back to the Administrative Body for further consideration or hearing;
- e. refer the matter to the Planning Commission and/or the Planning or Building Department for further review and recommendation;
- f. any other relief found reasonable and necessary under the circumstances.

Section D. Written Findings on Appeal; Service. The Township Board shall adopt written findings and statement of action which shall within 5 business days of the publication of the minutes of the Board meeting be served by regular mail on the claiming party at the address shown on the claim.

**SECTION 2. VIOLATION AND PENALTY.**

Unless otherwise provided, any person, corporation, partnership or any other legal entity who violates the provisions of this Ordinance shall be guilty of a misdemeanor and may be fined not more than Five Hundred (\$500.00) Dollars or imprisoned for not more than ninety (90) days, or both, at the discretion of the Court.

**SECTION 3. REPEAL.**

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance, except as herein provided, are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**SECTION 4. SEVERABILITY.**

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**SECTION 5. SAVINGS CLAUSE.**

The repeal or amendment herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending litigation or prosecution of any right established or occurring prior to the effective date of this Ordinance, as amended.

**SECTION 6. PUBLICATION.**

The Clerk for the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take full force and effect upon publication.

**CERTIFICATION**

The foregoing Ordinance was duly adopted by the Township Board Trustees of the Charter Township of Plymouth at its regular meeting called and held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and was ordered to be given publication in the manner required by law.

\_\_\_\_\_  
Nancy Conzelman, Clerk

Introduced: \_\_\_\_\_  
Published: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Effective upon Publication: \_\_\_\_\_

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

**MEDICAL MARIHUANA ACT MORATORIUM ORDINANCE**

**SUMMARY OF ORDINANCE NUMBER 1016 – Amendment 7**

**AN ORDINANCE TO AMEND THE CODE OF THE CHARTER TOWNSHIP OF PLYMOUTH BY AMENDING ARTICLE 9: MEDICAL MARIHUANA ACT MORATORIUM OF CHAPTER VII: CRIMINAL CODE; TO EXTEND THE MEDICAL MARIHUANA ACT MORATORIUM; PROVIDING FOR APPEAL; PROVIDING FOR AN ADMINISTRATIVE HEARING AND RECOMMENDATION; PROVIDING FOR TOWNSHIP BOARD FINDINGS AND STATEMENT OF ACTION; PROVIDING FOR SERVICE; PROVIDING FOR REPEAL AND SEVERABILITY; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

**THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:**

**SECTION 1. MORATORIUM/MEDICAL MARIHUANA ACT USES; FINDINGS; APPEAL; ADMINISTRATIVE APPEAL PROCESS; WRITTEN FINDINGS ON APPEAL.**

This section provides for findings by the Township Board; setting a six (6) month moratorium on medical marihuana uses; an appeal, administrative appeal process and Township Board written findings and statement of action.

**SECTION 2. VIOLATION AND PENALTY.**

This section provides that any person or entity that violates any provision of this Ordinance may, upon conviction, be fined not more than Five Hundred (\$500.00) Dollars or imprisoned not more than Ninety (90) days, or both, in the discretion of the court.

**SECTION 3. REPEAL.**

This section provides that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**SECTION 4. SEVERABILITY.**

This section provides that any unenforceable section can be severed from the rest of the Ordinance.

**SECTION 5. SAVINGS CLAUSE.**

This section provides that adoption of this Ordinance does not affect proceedings, prosecutions for violation of law, penalties and matured rights and duties in effect before the effective date of this Ordinance.

**SECTION 6. PUBLICATION.**

This section provides that the Clerk for the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

**SECTION 7. EFFECTIVE DATE.**

This section provides that this Ordinance shall take full force and effect upon publication.

Copies of the complete text of this Ordinance are available at the office of the Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan 48170, during regular business hours.

**CHARTER TOWNSHIP OF PLYMOUTH  
STAFF REQUEST FOR BOARD ACTION**

**Meeting date: May 13, 2014**

**ITEM: Water and Sewer Rates**

**BRIEF:**

**ACTION: Retain the current water rate and but adjust the sewerage disposal rate.**

DEPARTMENT/PRESENTER(S): Supervisor Richard M. Reaume  
Treasurer Ron Edwards  
Dir. of Public Utilities Patrick Fellrath

**BACKGROUND:** Plymouth Township has successfully utilized the new Five Mile Road pump station to mitigate peak hour water flows and consequently was able to avoid a water rate increase this July from the DWSD. Sewerage from Plymouth Township flows to the WTUA Western Townships Utilities Authority where the Authority sends flows onto two systems, YCUA and their Ypsilanti treatment facility and the Wayne County NHV/RV inceptor which eventually flows to the DWSD treatment facility. Increases for sewerage treatment service from YCUA and the Wayne County NHV/RV system are anticipated to be 4%. Based upon those factors, it is recommended the WC Water Charge be retained without increase and the SD Sewage Disposal Rate increased \$0.25 per one-thousand gallons.

Water Consumption rate will remain at \$3.55 per 1,000 gallons  
Sewerage Disposal Rate would increase from \$5.50 to \$5.75 per 1,000 gallons

The combined water and sewage rate would go from \$9.05 to \$9.30 per one-thousand gallons of water. Impact to the average residential water bill will be an annual increase of \$21.00 or \$5.25 per quarterly water bill.

**BUDGET/TIME LINE:** Water and Sewer / July 2014

**RECOMMENDATION: APPROVE**

**PROPOSED MOTION:**

**Within the Charter Township of Plymouth Comprehensive Fee Schedule, I move to retain the current Water Consumption Rate at \$3.55 per one thousand gallons and revise the Sewage Disposal Rate from \$5.50 to \$5.75 per one thousand gallons of metered water effective July 1, 2014.**

**RECOMMENDATION:** Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

**VOTE:** \_\_\_ KA \_\_\_ CC \_\_\_ RD \_\_\_ MK \_\_\_ RE \_\_\_ NC \_\_\_ RR

MOTION CARRIED \_\_\_\_\_ MOTION DEFEATED \_\_\_\_\_



# Charter Township of Plymouth

9955 N Haggerty Rd  
Plymouth MI 48170



## Comprehensive Fee Schedule

Effective July 23, 2013

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



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# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



## **ALARM USER FEES**

Each of the following would require response by police/fire department occurring within the calendar year -

- A. First two false alarms – no fine
- B. Third false alarm - \$50
- C. Fourth false alarm - \$100
- D. Fifth false alarm - \$200
- E. Sixth false alarm - \$300
- F. Any false alarm in excess of six - \$500

## **BUILDING DEPARTMENT**

### ***Registration Fees:***

Builder's License Registration	\$30.00
Maintenance and Alteration Contractor	\$30.00
Mobile Home Installer's License	\$30.00
 Mechanical License Registration	 \$15.00
 Plumber's License	
Plumbing Contractor/Master License Registration	\$1.00
Journeyman Plumber's License Registration	\$1.00
 Electrical License	
Electrical Contractor or Master	\$15.00
Fire Alarm Contractor's License	\$15.00
Sign Specialty Contractor's License	\$15.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### **Plan Review Fees:**

#### **Residential**

Construction Value		Fee Amount	
\$0	to	\$1,000	\$25.00
1,001	to	5,000	50.00
5,001	to	10,000	100.00
10,001	to	100,000	150.00
100,001	to	200,000	200.00
200,001	and	above	250.00

#### **Commercial/Industrial**

Construction Value		Fee Amount	
\$1	to	\$100,000	\$200.00
101,000	to	200,000	250.00
201,000	to	300,000	300.00
301,000	to	400,000	350.00
401,000	to	500,000	400.00
501,000	to	600,000	450.00
601,000	to	700,000	500.00
701,000	to	800,000	550.00
801,000	to	900,000	600.00
901,000	and	above	650.00

#### **Commercial/Industrial (Sent to outside plan review, Code Savvy Consultants & MPR)**

For fire suppression, fire alarm, & hood suppression fees see the fee schedule by Code Savvy Consultants and Municipal Plan Review. Please note there is a 15% additional fee added to the schedule for administration fees by the Township.

If necessary, any charges incurred to outside plan review by the outside plan review consultants must be paid to the Township of Plymouth by the permit applicant. All permit plan review fees must be paid in full prior to receiving plan review comments.

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### ***Building Permit Fees:***

#### **New Building Permit Fees**

New building permit fees are based on the type of construction method. Type of construction factors and other variables shall be determined in accordance with the most current ICC International permit fee schedule.

#### **All other permit fees**

All other permit fees such as decks, additions, alterations etc... to existing structures shall be based on construction valuation as follows:

First \$1000.00 of value	\$60.00
Each additional \$1000.00 or portion thereof	\$15.00

In no case shall less than \$60.00 be charged for any one permit.

#### **Special Inspection Fees and/or Additional Fees**

Re-inspection fee when violation has not been corrected, not keeping an appointment, or not ready when inspection was called	\$50.00
Special inspection when requested, during work hours	\$65.00 per hour
Special inspection when requested, Saturday, Sunday, or Holidays (four hour minimum)	\$100.00 per hour
Temporary permit for trailer, portable building, etc., used during construction	\$200.00
Stop work orders issued	\$50.00
Permit renewals	50% of the original permit fee
Mobile Home Installations	\$250.00
Christmas Tree Lots (\$650.00 performance bond required)	\$40.00
Tree Removal – each site visit	\$40.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Re-Occupancy Inspections (per trade)

Commercial		
	Up to 5,000 square feet	\$125.00
	5,001 to 15,000 square feet	\$200.00
	15,001 to 40,000 square feet	\$250.00
	40,001 to 80,000 square feet	\$300.00
	80,001 and above square feet	\$600.00
Temporary Certificate of Occupancy (including extensions)		
	Residential	\$250.00
	Commercial	\$500.00
Building Board of Appeals		\$500.00
Zoning Board of Appeals		
	Residential	\$200.00
	Commercial	\$350.00
	Special Meeting	\$500.00

### Demolition Permit Fee

Accessory Structures		\$100.00
Principal Structures		
	Under 20,000 cubic feet in volume	\$150.00
	20,000 to less than 50,000 cubic feet	\$200.00
	50,000 cubic feet and over	\$350.00

### Performance Demolition Bond

This bond is refundable upon the completion of the demolition including the removal of all debris, rubbish, etc., from the site and placement of the site in a safe condition with clean fill of all foundations or excavations in a manner preventing the accumulations of ponding or standing water	\$1000.00
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# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



#### Moving of Building Permit Fee

Preliminary inspection of the building or structure to determine if it is suitable for movement over and upon public property and whether the proposed location of the building or structure within Plymouth Township would be lawful and not injurious to the contiguous property and surrounding neighborhood

From one Township location to another Township location	\$200.00
From another municipality to a location within the Township	\$250.00

#### Construction Performance Bond

New construction only – per home	\$1000.00
Refundable after construction is complete and a final Certificate of Occupancy has been issued. The Township must be satisfied that all corrections associated with the specific property have been completed	

#### All Other Residential Improvements (decks, alterations/additions, etc.)

Refundable after construction is complete and final approval of the project

Construction Value	Fee Amount
\$100,001 to \$500,000	\$1000.00
\$500,001 to \$1,000,000	\$1500.00
\$1,000,001 to \$5,000,000	\$2000.00
\$5,000,001 to above	\$2500.00

#### Suspension of Permit

Any permit issued shall become invalid if the authorized work is not commenced within six (6) months after issuance of the permit or if authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work. Permits may be renewed and fees will be prorated	\$100.00
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#### Signs

Plan Review	\$50.00
Sign Permit fees based on	
First \$1000.00 of value	\$60.00
Each additional \$1000.00 or portion thereof	\$15.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### **Electrical Permit Fees**

#### **Minimum Permit Fee**

In no case shall less than \$60.00 be charged for any one permit.

#### **Fees and/or Special Inspection Fees**

Application fee	\$25.00
Starting permit fee (extent of work not known)	\$35.00
Additional inspection	\$35.00
Re-inspection fee when violation has not been corrected, not keeping appointment, not ready when inspection was called	\$50.00
Weekdays and evenings	\$65.00 per hour
Weekends and Holidays (four hour minimum)	\$75.00 per hour
Re-occupancy inspection	
Commercial	
Up to 5,000 square feet	\$125.00
5,001 to 15,000 square feet	\$200.00
15,001 to 40,000 square feet	\$250.00
40,001 and above square feet	\$300.00
Renewal of permit will be prorated	
Installation of additional equipment which has been inspected and not included in the original permit issued, the combination rates shall apply with a minimum	\$40.00

#### **Permit Charges for Installation of Services**

If exact amp size is not listed, the next highest amp size fee will be charged.

Temporary services	\$50.00
Interruptible service (air conditioning)	\$35.00
100 AMP or less	\$35.00
101 to 200 AMP	\$40.00
201 to 400 AMP	\$50.00
401 AMP plus	\$70.00
Relocate service	\$40.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Industrial/Commercial

Up to 25,000 square feet	\$75.00
25,001 to 50,000 square feet	\$100.00
50,001 to 100,000 square feet	\$150.00
100,001 and above	\$200.00

### Wiring

For a complete installation of circuits involving receptacle of lighting outlets, appliances, lighting fixtures, gas-tube lighting, shop inspection of electric apparatus, heating, refrigeration or ventilating equipment, alterations, changes or repairs:

First 50 15 amp general circuits	\$10.00 each
Each additional circuit over 50	\$2.00
Air Conditioner	\$12.00
Attic Fan	\$12.00
Disposal	\$10.00 each
Dishwasher	\$10.00
Dryers	\$12.00
Electric Heater	\$10.00
Exit sign/Emergency lights	\$10.00
Furnace	\$12.00
Garage Door Opener	\$12.00
HVAC rooftop	\$30.00 each
Heat Pump	\$12.00
Interruptible	\$35.00
Microwave	\$12.00
Mobile Home Hook up	\$70.00
Range/Oven	\$10.00
Signs	\$10.00
Smoke Detectors (residential)	\$10.00
Spa/Hot Tub/Massage Tub	\$50.00
Sump Pump	\$10.00
Swimming Pool/Fountain/Garden Pump	\$50.00
Water Heater	\$10.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Furnace and Temperature Control Equipment

For installing, altering or repairing electric wiring and/or temperature control equipment for heating, refrigeration or ventilating units:

Complete equipment covering any one furnace or unit	\$30.00
Each additional furnace or temperature control unit in same building	\$20.00
Each additional motor installed on same unit over ¼ H.P. and not exceeding 1 H.P.	\$12.00

Permits' covering a combination of wiring, fixtures motors and heating, refrigerating or ventilating equipment, the fee is based on the combination rates as herein set forth.

### Fixtures

Installation, altering or repairing of fixtures:

First 50 fixtures or fraction thereof	\$20.00
Each additional 25 fixtures or fraction thereof	\$5.00
Pole lights in parking lots	\$20.00 each

Floodlights of 1000 watts capacity or over shall be considered as power units. Each gas tube lamp shall be counted as one unit. Each cluster of floodlights consisting of lamps, 1,000 watts or over shall be considered one unit.

Motors, generators, rectifiers, welders, arc lamps, transformers, heating and/or power units based on horsepower or K.W. rating:

¼ H.P. to 10 H.P. or K.W.	\$12.00
If more than 10 H.P. or K.W. but not more than 20 H.P. or K.W.	\$15.00
If more than 20 H.P. or K.W. but not more than 30 H.P. or K.W.	\$25.00
If more than 30 H.P. or K.W. but not more than 40 H.P. or K.W.	\$30.00
If more than 40 H.P. or K.W. but not more than 50 H.P. or K.W.	\$40.00
If more than 50 H.P. or K.W.	\$60.00

Feeders, main, bus ducts, etc.

First 100 feet or less	\$35.00
Each additional 50 feet or fraction thereof	\$5.00

The fees to be charged when installed separately. If included on permits issued for motors, power wiring, etc., the power duct fees will be waived.

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



Smoke/Heat Detectors:

First five or less	\$30.00
Each additional	\$5.00

Fire and Security Alarm Systems:

In house plan review	\$100.00
Master Panel	\$15.00
Fire Alarm addition to system	\$40.00
Alarm devices up to 5 (pull boxes)	\$20.00 each
Alarm devices over 5 (pull boxes)	\$5.00 each
Alarm for wet/dry system	\$20.00
Alarm horns/strobes up to 5	\$30.00
Alarm horns/strobes over 5	\$5.00

Under floor raceways, headers for cellular floors, etc.:

First 100 feet or less	\$35.00
Each additional 100 feet or fraction thereof	\$25.00

Outline tubing: each location (shop or field inspection)

First 50 feet of tubing	\$20.00
Each additional 50 feet or fraction thereof	\$10.00

Special Inspections: (electrical equipment)

Circuses	\$175.00
Carnivals	\$200.00
Theatrical Road Show	\$200.00
Temporary Lighting Display	\$125.00

Residential Electrical Space Heating:

Entire structure	\$45.00
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# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### ***Mechanical Permit Fees (Heating)***

#### **Minimum Permit Fee**

In no case shall less than \$60.00 be charged for any one permit.

#### **Fees and/or Special Inspection Fees**

Application fee	\$25.00
Starting permit fee (extent of work not known)	\$35.00
Additional inspection	\$35.00
Re-inspection fee when violation has not been corrected, not keeping appointment, not ready when inspection was called	\$50.00
Weekdays and evenings	\$65.00 per hour
Weekends and Holidays (four hour minimum)	\$75.00 per hour
Re-occupancy inspection	
Commercial	
Up to 5,000 square feet	\$125.00
5,001 to 15,000 square feet	\$200.00
15,001 to 40,000 square feet	\$250.00
40,001 and above square feet	\$300.00
Renewal of permit will be prorated	
Installation of additional equipment which has been inspected and not included in the original permit issued, the combination rates shall apply with a minimum	\$40.00
Electric Commercial furnace	\$40.00
Electric make-up air	\$40.00
Electric unit heater	\$30.00
Pre-fab fireplace with chimney liner	\$60.00
Pre-fab chimney self venting	\$30.00
Humidifiers	\$25.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



Air Cleaners	\$25.00
Hood Fans	\$30.00
Bathroom exhaust fan	\$30.00 each
Pneumatic (air) control systems	\$40.00
Variable air volume box	\$10.00 each
Special Ventilation Equipment:	
Residential	\$35.00
Commercial/Industrial	
0 to \$10,000 value	\$125.00
Each \$1,000.00 over \$10,000	\$15.00
Removal Permit (tanks, drums, LPG's)	\$35.00

### **Gas Fired and Fuel Oil Equipment-Burners**

Installation Permit approved maximum input under 400,000 BTU/hour:

New furnace and ductwork	\$130.00	
Replacement furnace	\$60.00	
Commercial roof top heaters	\$60.00	
Gas fired appliance (fireplace logs, gas lights, barbecues, range, oven, dryers)	\$40.00	
Room Heater, wall furnace (not to exceed 50,000 BTU) each	\$30.00	
Conversion Burners		
Room Heater, wall furnace (over 50,000 BTU) each	\$60.00	
Conversion Burners		
Burners, Furnaces, Unit Heaters	\$30.00	
Make up air units	\$30.00	
Commercial/Industrial water heaters over 80,000 input	\$45.00	
Steam generating boilers (less than 50,000)	\$25.00	
Steam generating boilers (over 50,000)	\$50.00	
Water heaters	\$20.00	
Swimming Pool Boilers	\$25.00	
Infrared unit heaters, at one location		
	1 to 5 units	\$30.00 each
	Each additional unit over 5	\$15.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Gas Fired and Fuel Oil Equipment-Burners

Installation Permit approved maximum input of over 400,000 BTU/hour:

Conversion Burners	\$60.00
Burners, Furnaces, Unit Heaters	\$60.00
Make up air units	\$30.00
Commercial/Industrial water heaters	\$50.00
Swimming Pool Boilers and heaters	\$25.00
Alterations to existing burners or furnace installation/unit including flue dampers, restrictors, package chimneys or blast gate	\$35.00

### Duct Work and Piping Installation Permits

**Residential:**

Complete distribution system: Duct work, steam, and hot water distribution	\$100.00
Addition or alteration to existing Radiant Heat System (new)	\$50.00
Radiant Heat System (alteration)	\$100.00
Radiant Heat System (alteration)	\$50.00

**Commercial/Industrial:**

Entire distribution system: Duct work, steam, and hot water distribution	\$100.00
Addition or alteration to existing system	\$50.00
Unfired steam or hot water unit heaters	\$30.00 each
Fire dampers	
First 5 units	\$30.00 each
Additional unit, same location	\$20.00 each

Water Towers	\$75.00
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# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



#### Gas Piping

Single family residence and condominiums	\$35.00
Condominium units on a common meter:	
First unit	\$35.00
Each additional unit	\$25.00
Apartment buildings with electric appliances	\$35.00 per building
Apartment buildings with gas appliances	\$30.00 per building
Commercial or Industrial (new)	\$50.00
Commercial or Industrial (alteration)	\$25.00

#### Pressure Test

Gas Pressure Test	\$35.00
Exhaust or ventilation systems	\$40.00

#### Liquefied Petroleum (LP) Gas Systems & Storage

Temporary or permanent/ per system, aggregate connected capacity:

30 gallons or less	\$30.00
31 to 60 gallons	\$40.00
61 to 500 gallons	\$50.00
501 to 1,200 gallons	\$60.00
1,201 gallons plus	\$80.00

#### Fire Suppression fee

In house plan review (less than 7 heads)	\$100.00
Sprinkler – fire per head:	
0 to 25 heads	\$50.00
26 to 49 heads	\$100.00
50 and above	\$200.00
Alteration to existing system	\$25.00
Complete new system	\$45.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



Fire damper	\$10.00 each
Fire pump connections	\$20.00
Hood suppression and duct	\$30.00
Jockey Pumps	\$20.00
Standpipe system	\$40.00
Water Distribution	\$40.00

### ***Mechanical Permit Fees (Refrigeration)***

#### **Minimum Permit Fee**

In no case shall less than \$60.00 be charged for any one permit.

#### **Fee and/or Special Inspections**

Application fee	\$25.00
Starting permit fee (extent of work not known)	\$35.00
Additional inspection	\$35.00
Re-inspection fee when violation has not been corrected, not keeping appointment, not ready when inspection was called	\$50.00
Weekdays and evenings	\$65.00 per hour
Weekends and Holidays (four hour minimum)	\$75.00 per hour
Re-occupancy inspection	
Commercial	
Up to 5,000 square feet	\$125.00
5,001 to 15,000 square feet	\$200.00
15,001 to 40,000 square feet	\$250.00
40,001 and above square feet	\$300.00

Renewal of permit will be prorated

Installation of additional equipment which has been inspected and not included in the original permit issued, the combination rates shall apply with a minimum	\$40.00
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# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Installation Permits

Systems activated by motors 1 H.P. or less	\$35.00
Systems activated by motors over 1 H.P.: Central Air	
Over 1 H.P. up to 5 H.P.	\$35.00 each unit
Over 5 H.P. up to 50 H.P.	\$40.00 each unit
Over 50 H.P.	\$50.00 each unit
Over 100 H.P.	\$80.00 each unit
 HVAC units, rooftop or ground located	 \$60.00 each unit
 Air Handler	 \$50.00
 Self contained unit, plug in type wall unit	 \$20.00 each unit
 Multiple Domestic Systems serving two (2) families:	
Each evaporator (new installation)	\$35.00
Additional, repairs, and/or alteration to each system	\$30.00
 Special or shop inspection of refrigeration equipment, each unit, each visit	 \$50.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### **Plumbing Permit Fees**

#### **Minimum Permit Fee**

In no case shall less than \$60.00 be charged for any one permit.

#### **Fees and/or special Inspection Fee**

Application fee	\$25.00
Starting permit fee (extent of work not known)	\$35.00
Additional inspection	\$35.00
Re-inspection fee when violation has not been corrected, not keeping appointment, not ready when inspection was called	\$50.00
Weekdays and evenings	\$65.00 per hour
Weekends and Holidays (four hour minimum)	\$75.00 per hour
Re-occupancy inspection	
Commercial	
Up to 5,000 square feet	\$125.00
5,001 to 15,000 square feet	\$200.00
15,001 to 40,000 square feet	\$250.00
40,001 and above square feet	\$300.00
Renewal of permit will be prorated	
Installation of additional equipment which has been inspected and not included in the original permit issued, the combination rates shall apply with a minimum	\$40.00

#### **Fixtures (New or replacement)**

A/C Water Supply	\$10.00
Bathtubs	\$10.00
Catch Basin	\$20.00
Dental Chair	\$10.00
Dishwasher	\$10.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



Drinking Fountain	\$10.00
Eye Wash units	\$10.00
Floor Drains	\$10.00
Garbage Disposal	\$10.00
Grease Trap/Interceptor	\$10.00
Hose Bibs	\$10.00
Lavatories	\$10.00
Laundry Tray	\$10.00
Mobile Home Installation	\$70.00
Piping replacement	\$30.00
Pump or Water Lift	\$10.00
Refrigerator	\$10.00
Sewer Ejector	\$10.00
Shower	\$10.00
Sinks	\$10.00
Stack (soil, waste, vent, and inside conductor)	\$10.00
Sump or interceptor (any description)	\$10.00
Swimming Pool Drain	\$10.00
Urinals	\$10.00
Vacuum Breaker	\$10.00
Water and Sewer Tap Fee	\$105.00
Water Closet	\$10.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



Water Heater	\$35.00
Water Softener	\$10.00
Water Treatment device	\$10.00
All other fixtures	\$10.00
Backflow preventer	\$40.00
Exhaust/ventilation systems	\$35.00
Special fixtures associated with professional offices	\$25.00

### Special Equipment

Each automatic laundry machine, humidifier, or beverage vending machine installed separately	\$30.00
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### Water Distribution System

These fees are for plumbing permit only; there are additional fees to be paid to the Sewer and Water Department for new residential/commercial construction.

3/4" to 1"	\$40.00
1 1/2" to 2"	\$50.00
2 1/2" and larger	\$60.00
Water Tap (building to property line)	\$52.00
Water Service Connection	\$40.00
Replacement of piping no increase in size when made in conjunction with installation or replacement of fixtures	\$20.00
Sprinkler System (lawn):	
Water distribution extension plus a fee for each	
Sprinkler – Lawn	\$35.00
Residential	\$35.00
Commercial	\$35.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



### Sewer and Drains

These fees are for plumbing permit only; additional fees to be paid to the Sewer and Water Department for new residential/commercial construction.

Building sewer not exceeding 6" (exterior sewer/tap)	\$52.00
Building drain not exceeding 6" (interior sewer)	\$40.00
Catch basins, manholes, subsoil drains	\$20.00
External sump pump line	\$30.00
Lines not exceeding 8"	\$45.00
Line not exceeding 10"	\$55.00
Line not exceeding 12"	\$60.00
Line not exceeding 14"	\$80.00
Line 14" or greater	\$90.00
Crock to Iron	\$25.00

### ***Vacant Property***

Vacant Property Monitoring Fee	\$50.00
Vacant Property Registration Fee	\$100.00
Vacant Property Securing Fee	\$250.00

**Charter Township of Plymouth**  
 ~ Comprehensive Fee Schedule ~  
 Effective July 23, 2013



**CLERK'S DEPARTMENT**

***Freedom of Information Act Request (FOIA)***

Copies	\$0.50 per page
Electronic Media (CD, DVD, Disc)	\$50.00
Labor Cost	Hourly rate per FIOA
Mailing Cost:	
No. 10 Business Envelope	\$0.45 each
6" X 9" Envelope	\$0.13 each
9" X 12" Envelope	\$0.09 each
10" X 13" Envelope	\$0.11 each
Plus Postage	U.S. Postal Service Rates
Labor Cost for Separating Exempt from Non-Exempt Information	Hourly rate per FOIA

***Industrial Facilities Tax Exemption***

Industrial Facilities Tax Exemption Certificate Application	\$1500.00
Industrial Development District Request	\$500.00

***Liquor License Fee (Police Department)***

Liquor License Application (new)	\$200.00
Liquor License Application (transfer, name change, or investors)	\$50.00
Liquor License Application (one day license)	\$10.00

***Passport Execution Fee***

\$25.00 (non-refundable)



# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## ***Peddlers and Solicitors***

### **Peddler Application Fee**

\$25.00 (non-refundable)

### **Length of License and Fees**

Thirty (30) days or less	\$30.00
Three (3) months	\$75.00
Six (6) months	\$150.00
 Additional Identification Card	 \$10.00 each

## ***Precinct Maps***

Large	\$4.00
Small	\$2.50

## ***Qualified Voter File (QVF)***

QVF Disk		\$50.00
QVF Electronic File	No charge if sent by e-mail	
QVF Voter Labels		\$0.05 per label
QVF Voter Report List		\$0.01 per name

**Charter Township of Plymouth**  
~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



**COMMUNITY DEVELOPMENT FEES**

***Rezoning Review***

1. \$2,300 plus \$55 per acre plus engineer and attorney time & materials if requested
2. Traffic/Impact study (if required) \$1,200

***Conditional Rezoning Review***

1. \$2,900 plus \$70 per acre plus recording cost (escrow \$600) plus engineer and attorney time & materials if requested. Plus \$300 engineer final stamp review if required.
2. Traffic/Impact study (if required) \$1,200

***Special Use Review***

1. \$2,350 plus engineer and attorney time & materials if required
2. Each revision \$625 plus engineer and attorney time & materials if required
3. Traffic/Impact study (if required) \$1,200

***Option Review (R.U.D., Cluster, and P.U.D.)***

1. Concept plan review (Planning Commission) \$2,750 plus \$35 per acre plus attorney time & materials if required
2. Each revision \$1,075 plus \$17 per acre
3. Concept plan review (Board of Trustees) \$1,550 plus attorney time & materials if required
4. Traffic/Impact study (if required) \$1,200
5. Amendments or modifications \$2,150 plus \$35 per acre plus attorney time & materials if required

***Plat Review***

1. Tentative preliminary \$2,150 plus \$15 per lot plus attorney time & materials if requested
2. Revised tentative pre-plat \$1,125 plus \$7.50 per lot
3. Final preliminary \$2,750 plus \$25 per lot plus attorney time & materials if requested
4. Final plat review (Planning Commission & Board of Trustees) \$1,350 plus \$10 per lot
5. Traffic/Impact study (if required) \$1,200

# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## **Site Condominium Subdivision**

1. Tentative approval \$2,205 plus \$20 per unit plus attorney time & materials
2. Final approval \$3,195 plus \$20 per unit plus attorney time & materials

## **Landsplit**

1. First review, residential & commercial \$1,150 plus \$120 per resulting lots plus attorney time and materials if requested  
*Fee is doubled if there are more than four new parcels*
2. Each revision, residential & commercial \$575 plus \$60 per resulting lots plus attorney time & materials if requested  
*Fee is doubled if there are more than four new parcels*
3. Lot line modification, first review \$1,050 plus attorney time & materials if requested
4. Lot line modification, each revision \$475 plus attorney time & materials if requested

## **Site Plan Review**

### **Cluster Housing**

First review \$3,100 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,150 plus \$80 per acre plus attorney time & materials if requested

### **Multiple Family (R-2-A)**

First review \$3,100 plus \$110 per acre plus attorney time and materials if requested

Each revision \$1,150 plus \$80 per acre plus attorney time & materials if requested

### **Commercial (C-1, C-2), Office (OS), Industrial (IND, TAR)**

First review \$3,100 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,150 plus \$55 per acre plus attorney time & materials if requested

### **Ann Arbor Road Corridor (ARC, OS-ARC)**

First review \$3,250 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,225 plus \$55 per acre plus attorney time & materials if requested

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### Mid-Rise (MR)

First review \$3,250 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,225 plus \$55 per acre plus attorney time & materials if requested

### Mobile Home Park (RM)

First review \$3,350 plus \$120 per acre plus attorney time & materials if requested

Each revision \$1,275 plus \$60 per acre plus attorney time & materials if requested

### Planned Unit Development (P.U.D.)

First review \$3,250 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,225 plus \$55 per acre

Review, Board of Trustees \$1,100

### School, Church (PL/R-\_\_)

First review \$2,750 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,075 plus \$55 per acre

### Additions to existing buildings

First review \$2,925 plus \$110 per acre plus attorney time & materials if requested

Each revision \$1,075 plus \$55 per acre plus attorney time & materials if requested

### Administrative review may only require township review & fee

Township Fee	\$750.00
Engineer Fee	\$650.00 plus \$50.00 per acre
Planner Fee	\$650.00 plus \$60.00 per acre
Attorney Fee	Time and Materials

### **Land Fill Review**

\$1,200 plus \$40 per acre plus attorney time & materials if requested

# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## ***Special Meetings***

1. Planning Commission \$1,800
2. Pre-application/meetings to review
  - \$165 = meet with engineer
  - \$165 = meet with planner
  - \$260 = meet with engineer & planner

## ***Other Applications***

\$2,250 plus \$110 per acre plus attorney time & materials if requested

## ***Sign Review (ARC, OS-ARC)***

\$600 per sign

## ***Landscape Observation & Report***

### **Commercial, Office, ARC, OS-ARC, Industrial, TAR or Institutional (School, Church, etc.) use**

First site visit & review \$950 plus \$60 per acre

Each subsequent site visit & review \$475 plus \$30 per acre

### **Multiple family, Mid-rise, Mobile home park**

First site visit & review \$1,200 plus \$60 per acre

Each subsequent site visit & review \$600 plus \$30 per acre

### **Subdivisions, site condominiums, cluster housing**

First site visit & review \$1,400 plus \$20 per acre

Each subsequent site visit & review \$700 plus \$10 per acre

## ***Private road***

1. Road Plan \$1,200 plus \$110 per lots over 4
2. Road maintenance agreement \$900

# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## **Document review**

\$250 plus engineer, planner and attorney time & materials for all of the following:

P.U.D./R.U.D.	Subdivision/Condominium
Open space community	Declaration of restrictions
Private road	Deed restrictions
Landscape maintenance	Bylaws
Open space maintenance	Wayne County agreements
Storm water maintenance	Others
Easements	

*Each revision \$125 plus engineer, planner and attorney time & materials*

A single escrow account in the amount of \$3,000 shall be established for reviews by the engineer, planner and attorney (\$1,000 per consultant). Community Development shall withdraw fees from the escrow account based on invoices submitted by the consultant based on time & materials. If any \$1,000 segment is drawn down to \$400 or less, the applicant shall submit additional funds to bring the segment back to the \$1,000 escrow. At the conclusion of the project, any remaining escrow funds shall be refunded to the applicant.

Recording fees are the responsibility of the applicant.

## **TRUST AND AGENCY FEES**

### **Review Improvement Plans**

1. Sanitary, storm sewers and water mains percent of estimated construction costs  
1.5% minimum deposit = \$300
2. Part 41 sanitary sewer permit applications \$300

### **Inspection Tasks**

1. Sanitary, township storm and water at installation; field check for:  
*Release of bonds on monuments and lot irons*  
*Release of bonds on site improvements*  
Minimum deposit = 3% of construction costs OR three inspection days,  
whichever is greater
2. Per diem at daily rate

### **General Administration of Construction**

1. 2% of construction costs
2. Minimum fee = \$450

**Charter Township of Plymouth**  
~ Comprehensive Fee Schedule ~  
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**PARK RESERVATION FEES**

***Township Park Shelter & Pavilion Registration***

*Resident*

- Full day \$200
- Session 1 (8:00 a.m. – 3:00 p.m.) \$100
- Session 2 (4:00 p.m. – ½ hr before park closes) \$100

*Resident Service Clubs, Schools, etc. (Monday through Friday, non-holiday)*

- Full day \$50
- Session 1 (8:00 a.m. – 3:00 p.m.) \$25
- Session 2 (4:00 p.m. – ½ hr before park closes) \$25

*Non-resident*

- Full day \$400
- Session 1 (8:00 a.m. – 3:00 p.m.) \$200
- Session 2 (4:00 p.m. – ½ hr before park closes) \$200

***Lake Pointe Soccer Park Registration***

*Resident*

- Full day \$200
- Session 1 (8:00 a.m. – 3:00 p.m.) \$100
- Session 2 (4:00 p.m. – ½ hr before park closes) \$100

*Non-resident*

- Full day \$400
- Session 1 (8:00 a.m. – 3:00 p.m.) \$200
- Session 2 (4:00 p.m. – ½ hr before park closes) \$200

***Additional Fees***

- Use of food preparation area (pavilion only\*)  
Includes countertop, sink, and commercial refrigerator

*Residents & Non-residents*

- Full day \$50
- Session 1 (8:00 a.m. – 3:00 p.m.) \$25
- Session 2 (4:00 p.m. – ½ hr before park closes) \$25

***Wedding Ceremony***

(Fees do NOT include shelter reservation fees)

*Resident \$40, Non-resident \$50*

**Charter Township of Plymouth**  
~ Comprehensive Fee Schedule ~  
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**POLICE DEPARTMENT**

***Accident Reports***

\$3.00 each

***Incident Reports***

\$3.00 each

Each additional page \$1.00

***Release of Impounded Vehicle***

\$10.00

***Photographs***

3" X 5"	\$0.45 each
4" X 6"	\$0.55 each
5" X 7"	\$2.00 each
8" X 10"	\$5.00 each

Plus actual costs incurred for reproducing different sizes

***Copies or Computer Files of Audio/Voice Tapes***

\$25.00

***Computer Records Clearance Processing Fee***

\$10.00

***Fingerprint Processing Fee/Fingerprint and Local Background Check  
for CPL***

Concealed Pistol License - \$5.00

***Application & License to Purchase a Pistol***

\$5.00



# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## ***True copies of reports***

First page \$3.00  
Second page \$1.00

## ***Liquor License Fee***

Liquor License Application (new)	\$200.00
Liquor License Application (transfer, name change, or investors)	\$50.00
Liquor License Application (one day license)	\$10.00

## ***Additional Fees***

Impound Vehicle Auction Fee	\$75.00
Precious Gems Dealer Application Fee	\$50.00

# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## SOLID WASTE

Residential	Unit per Month	Fees	\$13.25
Commercial Hauler (annual)	Annual License fee		\$25.00
	Fee per Operating Unit (truck)		\$5.00
	Fee per Receptacle		\$5.00

# Charter Township of Plymouth

~ Comprehensive Fee Schedule ~  
Effective July 23, 2013



## **TREASURER'S DEPARTMENT**

### ***Dog License Fee***

January – May	\$5.00
June – December	\$7.00

### ***Master Plan – Future Land Use Book***

\$20.00

### ***Non Sufficient Funds Fee***

\$30.00

### ***Recycling Bin***

\$10.00

### ***Street Maps***

\$1.00

### ***Zoning Ordinance Book***

\$40.00

### ***Zoning Ordinance Maps***

Black and White		
	18" X 24"	\$5.00
	24" X 36"	\$7.00
Color		
	18" X 24"	\$15.00
	24" X 36"	\$20.00

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### WATER AND SEWER SYSTEM

#### **WATER RATES**

##### **Consumption Rate**

Consumption rate shall be \$3.55 per 1,000 gallons.

##### **Service Charge**

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

Meter Size	Quarterly Service Charge	Monthly Service Charge
3/4" x 5/8"	\$1.80	\$1.80
3/4"	\$3.00	\$1.80
1"	\$4.20	\$1.80
1 1/4"	\$6.00	\$3.50
1 1/2"	\$9.00	\$3.75
2"	\$12.00	\$4.00
3"	\$24.00	\$8.00
4"	\$27.00	\$10.00
6"	\$36.00	\$12.00
8"	\$55.00	\$18.00
10"	\$72.00	\$24.00

##### **Minimum Water Rate**

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

Meter Size	Meter Quarterly Rate	Minimum Gallonage Charged	Minimum Monthly Rate	Minimum Gallonage Charged
3/4" x 5/8"	\$17.75	5,000	\$7.10	2,000
3/4"	\$21.30	6,000	\$10.65	3,000
1"	\$35.50	10,000	\$14.20	4,000
1 1/4"	\$53.25	15,000	\$21.30	6,000
1 1/2"	\$53.25	15,000	\$21.30	6,000
2"	\$53.25	15,000	\$21.30	6,000
3"	\$53.25	15,000	\$21.30	6,000
4"	\$71.00	20,000	\$28.40	8,000
6"	\$71.00	20,000	\$28.40	8,000

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



8"	\$71.00	20,000	\$28.40	8,000
10"	\$71.00	20,000	\$28.40	8,000

### Water Tap Charge

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

Size of Service	Size of Meter	0 – 60'	61' – 86'	87' – 120'	121' – 204'
¾"	5/8"	\$564.00	\$756.00	\$1,020.00	\$1,620.00
1"	1"	\$750.00	\$960.00	\$1,260.00	\$1,830.00

### Water Benefit Charge

Water Benefit Charges shall consist of two parts:

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

- (2) Water Trunk and Transmission Fee

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

### Fire Line Detector Check Charge

The detector check meter is set by the Township Water Department. The following meter sizes are required for the stated fire line size:

Fire Line Size	Detector Check Meter Size	Meter Cost
4"	¾" x 5/8"	Actual cost + 20%
6"	¾" x 5/8"	Actual cost + 20%
8"	1"	Actual cost + 20%
10"	1 ½"	Actual cost + 20%

# Charter Township of Plymouth

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### Capital Charge and Special Rate

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

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

### Construction Water Charge

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

Service Size	Amount
3/4"	\$135.00
1"	\$270.00
1 1/2"	\$405.00
2"	\$540.00
3"	\$810.00
4"	\$1,080.00
6"	\$2,160.00
8"	\$4,320.00

### Other Charges

Charge	Amount
Hydrant Use (water through hydrant)	\$9.05 / 1,000 gallons
Hydrant Meter Deposit:	
3/4"	\$150.00
1"	\$200.00
1 1/2"	\$400.00
2"	\$600.00
2 1/2"	\$800.00

# Charter Township of Plymouth

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Charge	Amount
Hydrant Permit	\$100.00 / month
Hydrant Wrench Deposit	\$20.00
Inspection of Disconnects (done by others)	\$100.00 flat rate (regular hours)
Inspection of Water Tap (regular hours)	\$100.00 flat rate (regardless of size)
Inspection of Sewer Tap (regular hours)	\$100.00 flat rate (regardless of size)
Overtime hours	\$150.00 flat rate (regardless of size)
Turn On / Off (regular hours)	\$50.00
Turn On / Off (overtime hours)	\$100.00
Water Cross Connection Control Inspection	\$250.00
Water Disconnect at Main	Time and Materials
Sewer Lead Disconnect	Time and Materials

### **SEWER SYSTEM RATES**

#### Sewer Disposal Use Rates

The Sewage Disposal Rate shall be \$5.75 per 1,000 gallons of metered water.

#### Minimum Sewage Rates

<u>Meter Size</u>	<u>Quarterly Billing</u>		<u>Monthly Billing</u>	
	<u>Minimum Gallons Charged</u>	<u>Minimum Quarterly Rate</u>	<u>Minimum Gallons Charged</u>	<u>Minimum Monthly Rate</u>
<u>3/4" x 5/8"</u>	<u>5,000</u>	<u>\$28.75</u>	<u>2,000</u>	<u>\$11.50</u>
<u>3/4"</u>	<u>6,000</u>	<u>\$34.50</u>	<u>3,000</u>	<u>\$17.25</u>
<u>1"</u>	<u>10,000</u>	<u>\$57.50</u>	<u>4,000</u>	<u>\$23.00</u>
<u>1 1/4"</u>	<u>15,000</u>	<u>\$86.25</u>	<u>6,000</u>	<u>\$34.50</u>
<u>1 1/2"</u>	<u>15,000</u>	<u>\$86.25</u>	<u>6,000</u>	<u>\$34.50</u>
<u>2"</u>	<u>15,000</u>	<u>\$86.25</u>	<u>6,000</u>	<u>\$34.50</u>
<u>3"</u>	<u>15,000</u>	<u>\$86.25</u>	<u>6,000</u>	<u>\$34.50</u>
<u>4"</u>	<u>20,000</u>	<u>\$115.00</u>	<u>8,000</u>	<u>\$46.00</u>
<u>6"</u>	<u>20,000</u>	<u>\$115.00</u>	<u>8,000</u>	<u>\$46.00</u>
<u>8"</u>	<u>20,000</u>	<u>\$115.00</u>	<u>8,000</u>	<u>\$46.00</u>
<u>10"</u>	<u>20,000</u>	<u>\$115.00</u>	<u>8,000</u>	<u>\$46.00</u>

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### Single Residences Unmetered Water

Single residences having an unmetered water supply, the rate shall be \$508.00 per year, billed at the rate of \$127.00 quarterly.

Each trailer in a trailer court having an unmetered water supply, the rate shall be \$508.00 per year, billed at the rate of \$127.00 quarterly.

### **Sewer Disposal Use Rates**

The Sewage Disposal Rate shall be \$5.50 per 1,000 based on gallons of metered water.

### **Minimum Sewage Rates**

Meter Size	Meter Quarterly Rates	Minimum Gallonage Charged	Minimum Monthly Rates	Minimum Gallonage Charged
3/4" x 5/8"	\$27.50	5,000	\$11.00	2,000
3/4"	\$33.00	6,000	\$16.50	3,000
1"	\$55.00	10,000	\$22.00	4,000
1 1/4"	\$82.50	15,000	\$33.00	6,000
1 1/2"	\$82.50	15,000	\$33.00	6,000
2"	\$82.50	15,000	\$33.00	6,000
3"	\$82.50	15,000	\$33.00	6,000
4"	\$110.00	20,000	\$44.00	8,000
6"	\$110.00	20,000	\$44.00	8,000
8"	\$110.00	20,000	\$44.00	8,000
10"	\$110.00	20,000	\$44.00	8,000

### ~~Single Residences Unmetered Water~~

~~Single residences having an unmetered water supply, the rate shall be \$488.00 per year, billed at the rate of \$122.00 quarterly.~~

~~Each trailer in a trailer court having an unmetered water supply, the rate shall be \$488.00 per year, billed at the rate of \$122.00 quarterly.~~

### **Special Rates**

The Special Rates will depend on the Sewer Use Regulations including all changes of the Waste Control Division as prepared by the Board of Wayne County Road Commissioners and



# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



the Wayne County Board of Public Works and will be a minimum of those charged by Wayne County plus 50% overhead.

### Sewer Benefit Charges

Sewer Benefit Charges shall consist of two parts:

- (1) Use Factor Fee  
\$5,900.00 per unit, determined by the Use Factor Schedule.
- (2) Sewer Trunk and Transmission Fee

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

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

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

Meter Size	Monthly Charge
5/8"	\$10.15
3/4"	\$15.23
1"	\$25.38
1 1/2"	\$55.84
2"	\$81.22
3"	\$147.20

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

### Effective July 23, 2013



4"	\$203.04
6"	\$304.56
8"	\$507.60
10"	\$710.64
12"	\$812.15
16"	\$1,218.23
18"	\$1,421.27
24"	\$1,827.35

### **SEWER CONNECTION RATES**

#### **Single-family residence**

Single-family residence charge will be \$275.00.

#### **Other establishments**

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

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

### **ENFORCEMENT**

#### **Lien on premises**

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

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

# Charter Township of Plymouth

## ~ Comprehensive Fee Schedule ~

Effective July 23, 2013



### **INDUSTRIAL SURVEILLANCE PERMIT FEE**

#### **Annual Industrial Surveillance Permit Fee**

Permit fees for Class D shall be determined as follows:  
 Annual fee = Graduated Volume Base fee X Survey Factor.

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

#### **The Survey Factor**

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

Charter Township of Plymouth  
 May 13, 2014  
 Board Meeting Date

Board Meeting Date 5/13/2014	
Batch ID	
Check Date	
	TOTAL
GENERAL FUND(101)	802,070.07
SWD(226)	101,490.62
IMPROV. REV.(246)	13,870.79
DRUG FORFEITURE(265)	11,083.85
GOLF COURSE FUND - (510)	5,495.11
WATER/SEWER(592)	579,598.74
TRUST& AGENCY(701)	14,842.90
POLICE BOND FUND (702)	8,656.00
TAX POOL(703)	-
SPECIAL ASSESS CAPITAL (805)	346,706.65
TOTAL	1,883,814.73

INVOICE EDIT LISTING

GAILINNIE  
 BATCH = MAY0114

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
10586	5/06/2014	A.S.C., INC	36447	3/25/2014	001	2,445.00	N	2,445.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-818.000	2,445.00	4/1/14-6/30/14 AV SERVICE AGREEMENT					
10586	5/06/2014	A.S.C., INC	36583	4/11/2014	001	240.00	N	240.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-851.000	240.00	LABOR SECURITY TECH					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49037	4/02/2014	001	281.93	N	281.93	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-758.000	281.93	MANGAN UNIFORMS					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49038	4/02/2014	001	506.83	N	506.83	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-758.000	506.83	PICKERT UNIFORMS					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49127	4/10/2014	001	10.00	N	10.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-758.000	10.00	CONROY ADD STARS JACKET					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49179	4/16/2014	001	6.00	N	6.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	6.00	UNIFORM EQUIP/SCHEMANSKE					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49216	4/18/2014	001	13.95	N	13.95	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	13.95	UNIFORM EQUIP/FETNER					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49240	4/22/2014	001	163.97	N	163.97	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-758.000	163.97	UNIFORM EQUIP/CROWE					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49141	4/11/2014	001	325.98	N	325.98	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	325.98	UNIFORM EQUIP/KUDRA					
11255	5/06/2014	ALLIE BROTHERS UNIFORMS	49248	4/22/2014	001	279.99	N	279.99	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-758.000	279.99	JACKET - PICKERT					
11300	5/06/2014	ALPHAGRAPHICS #336	99566	4/02/2014	001	48.80	N	48.80	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-171-727.000	48.80	500 BUS CARDS - REAUME					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
20025	5/06/2014	B & F AUTO SUPPLY INC	421086	4/17/2014	001	26.74	N	26.74	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	26.74	412 PARTS VACTOR					
20025	5/06/2014	B & F AUTO SUPPLY INC	420862	4/15/2014	001	38.46	N	38.46	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	38.46	407 SALT SPREADER					
20050	5/06/2014	B & R JANITORIAL SUPPLY	159840	4/03/2014	001	2,707.36	N	2,707.36	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	1,218.31	JANITORIAL SUPPLIES					
		101-265-858.000	81.22	JANITORIAL SUPPLIES					
		101-305-776.000	676.84	JANITORIAL SUPPLIES					
		101-325-727.000	270.74	JANITORIAL SUPPLIES					
		101-336-776.000	54.15	JANITORIAL SUPPLIES					
		592-172-776.000	406.10	JANITORIAL SUPPLIES					
20050	5/06/2014	B & R JANITORIAL SUPPLY	159840-1	4/07/2014	001	182.61	N	182.61	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	82.17	KLEENEX					
		101-265-858.000	5.48	KLEENEX					
		101-305-776.000	45.65	KLEENEX					
		101-325-727.000	18.26	KLEENEX					
		101-336-776.000	3.65	KLEENEX					
		592-172-776.000	27.40	KLEENEX					
20050	5/06/2014	B & R JANITORIAL SUPPLY	159840-2	4/14/2014	001	54.66	N	54.66	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	24.60	LYSOL					
		101-265-858.000	1.64	LYSOL					
		101-305-776.000	13.67	LYSOL					
		101-325-727.000	5.47	LYSOL					
		101-336-776.000	1.09	LYSOL					
		592-172-776.000	8.19	LYSOL					
20050	5/06/2014	B & R JANITORIAL SUPPLY	160155	4/21/2014	001	1,248.97	N	1,248.97	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-776.000	1,248.97	MAINT SUPPLIES					
20285	5/06/2014	BATTERIES PLUS	481-103156-01	4/14/2014	001	138.00	N	138.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-836.000	138.00	BATTERIES 7.2 V NIMH					
20285	5/06/2014	BATTERIES PLUS	481-252869	4/22/2014	001	82.35	N	82.35	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-851.000	82.35	BATTERIES					

INVOICE EDIT LISTING

GLENNE  
 BATCH = MAY0114

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
30727	5/06/2014	CHET'S RENT-ALL	7434534	4/01/2014	001	59.40	N	59.40	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-963.000	59.40	PAINT-CAN GREEN TRAFFIC					
30727	5/06/2014	CHET'S RENT-ALL	7434588	4/07/2014	001	59.40	N	59.40	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-963.000	59.40	PAINT-CAN BLUE MARKING					
30865	5/06/2014	CINTAS CORPORATION - 300	300792013	4/22/2014	001	79.22	N	79.22	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-776.000	64.15	MATS FOR PD					
		101-265-776.000	15.07	TWP MATS					
31409	5/06/2014	CODE SAVVY CONSULTANTS LLC	951	3/30/2014	001	345.00	N	345.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-371-818.000	345.00	ST. JOHN'S FIRE ALARM					
31409	5/06/2014	CODE SAVVY CONSULTANTS LLC	952	4/03/2014	001	225.00	N	225.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-371-818.000	225.00	POLARIS CT, CZAMOWSKI FIRE ALARM					
31409	5/06/2014	CODE SAVVY CONSULTANTS LLC	947	3/10/2014	001	1,294.00	N	1,294.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-371-818.000	1,294.00	MOBIS SPRINKLER SYSTEM					
31506	5/06/2014	CORRIGAN OIL COMPANY	89424	3/31/2014	001	1,462.44	N	1,462.44	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	1,462.44	NO LEAD 450 GALLONS					
31506	5/06/2014	CORRIGAN OIL COMPANY	89423	3/31/2014	001	714.93	N	714.93	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	714.93	DIESEL FUEL 200 GALLONS					
31506	5/06/2014	CORRIGAN OIL COMPANY	5892723	4/16/2014	001	674.18	N	674.18	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	674.18	NO LEAD 199.7 GALLONS					
31506	5/06/2014	CORRIGAN OIL COMPANY	5892723	4/16/2014	001	715.43	N	715.43	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-863.000	715.43	DIESEL FUEL 200 GALLONS					
38350	5/06/2014	D & G NATURE'S WAY LAWN CARE INC	232005	4/12/2014	001	115.00	N	115.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

INVOICE EDIT LISTING

GLENNIE  
BATCH = MAY0114

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			592-172-776.000	115.00	LAWN SERVICE - DPW				
38350	5/06/2014	D & G NATURE'S WAY LAWN CARE INC	232040	4/12/2014	001	115.00	N	115.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-776.000	115.00	STA#2 LAWN MAINT APRIL 2014					
38350	5/06/2014	D & G NATURE'S WAY LAWN CARE INC	232067	4/12/2014	001	64.00	N	64.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-776.000	64.00	STA#3 LAWN MAINT APRIL 2014					
39070	5/06/2014	DELL MARKETING L.P.	XJDC557M6	4/23/2014	001	2,047.50	N	2,047.50	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-262-978.000	2,047.50	OPTIPLEX 9020 SYSTEM 64 B					
50372	5/06/2014	ELECTION SYSTEMS & SOFTWARE	883366	4/04/2014	001	1,896.48	N	1,896.48	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-262-851.000	488.48	MAINT AUTOMARK					
		101-262-851.000	1,408.00	MAINT M-100					
51510	5/06/2014	ENGINEERING REPRODUCTION	118352	4/07/2014	001	16.50	N	16.50	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-400-727.000	16.50	COPIES					
60830	5/06/2014	FETNER, WILLIAM	FEB 2014	3/26/2014	001	135.15	N	135.15	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	135.15	2014 CLOTHING REIMBURSE-					
60830	5/06/2014	FETNER, WILLIAM	APR 2014	4/14/2014	001	121.16	N	121.16	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	121.16	2014 CLOTHING REIMBURSE-					
60863	5/06/2014	FIRE SERVICE MANAGEMENT	12694	4/10/2014	001	88.50	N	88.50	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-758.000	88.50	CONELY COAT REPAIR&CLEAN					
70550	5/06/2014	GENPOWER PRODUCTS INC.	75743	4/08/2014	001	335.00	N	335.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-818.000	335.00	GENERATOR CONTRACT					
70550	5/06/2014	GENPOWER PRODUCTS INC.	75746	4/08/2014	001	1,197.00	N	1,197.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-315-951.000	1,197.00	INSPECTION AGREEMENT ON					
70550	5/06/2014	GENPOWER PRODUCTS INC.	75884	4/21/2014	001	412.00	N	412.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					



INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK.
			101-315-951.000	412.00					
				INSPECTION AGREEMENT					
70550	5/06/2014	GENPOWER PRODUCTS INC.	75885	4/21/2014	001	335.00	N	335.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-315-951.000	335.00	INSPECTION AGREEMENT					
70550	5/06/2014	GENPOWER PRODUCTS INC.	75886	4/21/2014	001	450.00	N	450.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-315-951.000	450.00	INSPECTION AGREEMENT					
70990	5/06/2014	GIZMO'S GRAPHICS LLC	1417	4/17/2014	001	59.00	N	59.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-836.000	59.00	GEAR CLEANER					
72200	5/06/2014	GUARDIAN ALARM CO	15851735	5/01/2014	001	182.28	N	182.28	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	182.28	5/1/14-7/31/14 SENIOR ALARM					
80072	5/06/2014	HP	95362954	4/23/2014	001	1,203.67	N	1,203.67	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-785.000	596.81	MICORSOFT LICENSE					
		592-291-785.000	606.86	MICROSOFT SQL LICENSE					
80072	5/06/2014	HP	95362955	4/23/2014	001	2,670.25	N	2,670.25	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-785.000	250.14	MICROSOFT SERVER 2012					
		592-291-785.000	1,553.53	MICROSOFT SQL SERVER 2014					
		592-291-785.000	866.58	MICROSOFT WINDOWS REMOTE					
80072	5/06/2014	HP	95362999	4/24/2014	001	126.40	N	126.40	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-727.000	126.40	WINDOWS PROF UPGRADE					
80140	5/06/2014	HALT FIRE INC	S0063383	4/14/2014	001	4,196.59	N	4,196.59	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-863.000	4,196.59	A1 CALIPERS & HOSES					
80140	5/06/2014	HALT FIRE INC	S0063379	4/16/2014	001	3,254.94	N	3,254.94	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-863.000	3,254.94	E1 FUEL TANK, BATTERIES,					
80140	5/06/2014	HALT FIRE INC	S0063464	4/22/2014	001	147.50	N	147.50	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-863.000	147.50	E2 HEADLIGHTS					

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80187	5/06/2014	HASTINGS AIR-ENERGY CONTROL ACCOUNT 101-336-851.000	I51077 AMOUNT 433.95	4/14/2014	001	433.95	N	433.95	5/14/2014
				DESCRIPTION GRABBER ASSEM					
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C72977 AMOUNT 12.00	2/25/2014	001	12.00	N	12.00	5/14/2014
				DESCRIPTION TIRE REPLACED/141727					
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C73692 AMOUNT 25.65	3/04/2014	001	25.65	N	25.65	5/14/2014
				DESCRIPTION OIL CHANGE/106438					
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 592-291-863.000	C73824 AMOUNT 192.50	3/05/2014	001	192.50	N	192.50	5/14/2014
				DESCRIPTION 09 FORD F-250 REPAIRS B12439					
81675	5/06/2014	HUBBELL, ROTH, & CLARK, INC. ACCOUNT 246-246-970.150	0128257 AMOUNT 7,827.30	4/02/2014	001	7,827.30	N	7,827.30	5/14/2014
				DESCRIPTION TWP WATER & SEWER					
83900	5/06/2014	HYDRO DESIGNS INC ACCOUNT 592-291-804.000	0031819-IN AMOUNT 1,649.00	3/31/2014	001	1,649.00	N	1,649.00	5/14/2014
				DESCRIPTION CROSS CONNECTION PROGRAM					
90205	5/06/2014	RICOH PRODUCTION PRINT SOLUTIONS ACCOUNT 592-172-727.000	5347335 AMOUNT 345.00	4/01/2014	001	345.00	N	345.00	5/14/2014
				DESCRIPTION WATER BILLING PRINTER					
91440	5/06/2014	RICOH USA, INC. ACCOUNT 101-305-851.000	5030371831 AMOUNT 137.30	4/17/2014	001	137.30	N	137.30	5/14/2014
				DESCRIPTION MAINT AGREE/RICOH MP3010					
91680	5/06/2014	INDUSTRIAL SCIENTIFIC CORPORATION ACCOUNT 101-336-851.000	1650657 AMOUNT 15.13	4/08/2014	001	15.13	N	15.13	5/14/2014
				DESCRIPTION FREIGHT					
91765	5/06/2014	INTERNATIONAL CONTROLS & EQUIPMENT ACCOUNT 592-172-776.000	45468-S AMOUNT 197.50	2/28/2014	001	197.50	N	197.50	5/14/2014
				DESCRIPTION REPAIR GATE SYSTEM					
93000	5/06/2014	IRON MOUNTAIN ACCOUNT 101-215-727.000	KCE2957 AMOUNT 148.00	2/28/2014	001	148.00	N	148.00	5/14/2014
				DESCRIPTION MARCH 2014 STORAGE					

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93000	5/06/2014	IRON MOUNTAIN ACCOUNT 101-215-727.000	KES0111 AMOUNT 148.00	3/31/2014 DESCRIPTION MARCH 2014 STORAGE	001	148.00	N	148.00	5/14/2014
99810	5/06/2014	J & B MEDICAL SUPPLY INC ACCOUNT 101-336-836.000	1546641 AMOUNT 1,147.02	4/08/2014 DESCRIPTION MEDICAL SUPPLIES	001	1,147.02	N	1,147.02	5/14/2014
99810	5/06/2014	J & B MEDICAL SUPPLY INC ACCOUNT 101-336-836.000	1551339 AMOUNT 30.71	4/10/2014 DESCRIPTION SODIUM CHLORIDE	001	30.71	N	30.71	5/14/2014
99810	5/06/2014	J & B MEDICAL SUPPLY INC ACCOUNT 101-336-836.000	1558873 AMOUNT 4.39	4/15/2014 DESCRIPTION SODIUM CHLORIDE	001	4.39	N	4.39	5/14/2014
100600	5/06/2014	BOB JEANNOTTE BUICK-GMC TRUCK, INC. ACCOUNT 592-291-863.000 592-291-863.000	GCCS247240 AMOUNT 903.37 30.00-	3/20/2014 DESCRIPTION 07 GMC 145328 REPAIRS CREDIT FOR CORE CHARGE	001	873.37	N	873.37	5/14/2014
110800	5/06/2014	FEDEX OFFICE ACCOUNT 592-172-727.000	048500006493 AMOUNT 14.97	4/07/2014 DESCRIPTION BINDING WATER MAIN INFO	001	14.97	N	14.97	5/14/2014
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS ACCOUNT 101-171-727.000 101-201-851.000 101-400-851.000 226-226-727.000 592-172-727.000	228008181 AMOUNT 46.33 8.83 11.03 11.03 143.41	2/28/2014 DESCRIPTION COPIES COPIES COPIES COPIES COPIES	001	220.63	N	220.63	5/14/2014
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS ACCOUNT 101-371-727.000 101-371-727.000	228009509 AMOUNT 58.63 14.69	2/28/2014 DESCRIPTION COLOR COPIES B/W COPIES	001	73.32	N	73.32	5/14/2014
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS ACCOUNT 101-215-727.000 101-215-727.000	228009511 AMOUNT 20.79 28.74	2/28/2014 DESCRIPTION COLOR COPIES B/W COPIES	001	49.53	N	49.53	5/14/2014
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS ACCOUNT	228320162 AMOUNT	3/25/2014 DESCRIPTION	001	99.56	N	99.56	5/14/2014

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			101-305-727.000	93.08	COPIES				
			101-305-727.000	6.48	COPIES				
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS	228404871	3/31/2014	001	306.10	N	306.10	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			101-171-727.000	64.28	COPIES				
			101-201-851.000	12.24	COPIES				
			101-400-851.000	15.31	COPIES				
			226-226-727.000	15.31	COPIES				
			592-172-727.000	198.96	COPIES				
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS	228406784	3/31/2014	001	84.66	N	84.66	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			101-371-727.000	42.41	COLOR COPIES				
			101-371-727.000	42.25	B/W COPIES				
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS	228406786	3/31/2014	001	196.95	N	196.95	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			101-215-727.000	107.11	COLOR COPIES				
			101-215-727.000	89.84	B/W COPIES				
111485	5/06/2014	KONICA MINOLTA BUSINESS SOLUTIONS	228638225	4/10/2014	001	58.68	N	58.68	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-172-727.000	52.00	C450 STAPLE KITS				
			592-172-727.000	6.68	FREIGHT				
130170	5/06/2014	MARK'S OUTDOOR POWER EQUIPMENT	65765	4/07/2014	001	14.00	N	14.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-291-851.000	14.00	MISC				
130170	5/06/2014	MARK'S OUTDOOR POWER EQUIPMENT	65937	4/10/2014	001	7.00	N	7.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-291-851.000	7.00	CHAIN SHARPENING				
130922	5/06/2014	MICHIGAN CAT	SD4003840	4/03/2014	001	3,706.49	N	3,706.49	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-291-851.000	3,706.49	CATERPILLAR-GLASS WINDOW				
130967	5/06/2014	MICHIGAN POLICE EQUIPMENT	161443	4/10/2014	001	1,465.00	N	1,465.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			265-300-978.000	1,465.00	SUREFIRE R1 LAWMAN				
131013	5/06/2014	MICHIGAN METER TECHNOLOGY GRP INC	91288	3/26/2014	001	294.84	N	294.84	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-172-780.000	199.01	REPAIR CLAMP 12"X15"				

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			592-172-780.000	95.83	REPAIR CLAMP	6"X12.5"			
131013	5/06/2014	MICHIGAN METER TECHNOLOGY GRP INC	91449	4/17/2014	001	831.35	N	831.35	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-780.000	823.00	POCKET PROREADER					
		592-172-780.000	8.35	SHIPPING					
131018	5/06/2014	MICHIGAN LINEN SERVICE	308014	3/28/2014	001	77.20	N	77.20	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-758.000	77.20	UNIFORMS 3/28/14					
131018	5/06/2014	MICHIGAN LINEN SERVICE	308271	4/04/2014	001	77.20	N	77.20	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-758.000	77.20	UNIFORMS 4/4/14					
131018	5/06/2014	MICHIGAN LINEN SERVICE	308527	4/11/2014	001	77.20	N	77.20	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-758.000	77.20	UNIFORMS 4-11-14					
140145	5/06/2014	HD SUPPLY WATERWORKS, LTD.	C193300	3/26/2014	001	885.88	N	885.88	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-780.000	481.92	12 MJ L/P SLEEVE					
		592-172-780.000	304.24	12 RG D ROMAGRIP					
		592-172-780.000	31.56	12 MJ REG GASKET F/DI					
		592-172-780.000	68.16	3/4 X 4 T-HEAD COR BLUE					
140145	5/06/2014	HD SUPPLY WATERWORKS, LTD.	C230650	4/04/2014	001	39.84	N	39.84	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-963.000	39.84	WB MARKING PAINT					
150050	5/06/2014	O K FIRE EQUIPMENT CO	3740	4/09/2014	001	168.00	N	168.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-776.000	168.00	STA#3 FIRE EXT MAINT					
150090	5/06/2014	OAKLAND COMMUNITY COLLEGE	95277	4/16/2014	001	125.00	N	125.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-960.000	125.00	CRIMINAL LAW FOR					
150601	5/06/2014	OFFICEMAX INCORPORATED	001835	4/09/2014	001	140.29	N	140.29	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-727.000	140.29	MISC OFFICE SUPPLIES					
150601	5/06/2014	OFFICEMAX INCORPORATED	053712	4/10/2014	001	610.96	N	610.96	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

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			101-305-727.000	610.96						
				CHAIR MATS FOR PD DESK						
150601	5/06/2014	OFFICEMAX INCORPORATED	836011	3/31/2014	001	427.02	N	427.02	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-305-727.000	427.02	MISC OFFICE SUPPLIES						
151100	5/06/2014	OAKLAND COUNTY	FRM0001111	3/31/2014	001	1,959.25	N	1,959.25	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-336-727.000	1,959.25	JAN-MAR 2014 FRMS FEES						
151800	5/06/2014	ORCHARD, HILTZ, & MCCLIMENT, INC.	154886	3/20/2014	001	7,045.75	N	7,045.75	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		805-805-970.260	7,045.75	WOODLORE SOUTH SAD						
151800	5/06/2014	ORCHARD, HILTZ, & MCCLIMENT, INC.	154888	3/20/2014	001	14,134.50	N	14,134.50	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		805-805-970.270	14,134.50	COUNTRY ACRES SAD						
160970	5/06/2014	PITNEY BOWES	411796	4/03/2014	001	240.75	N	240.75	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-215-851.000	240.75	POST METER RENTAL 1ST QTR						
161228	5/06/2014	CITY OF PLYMOUTH	0000002153	4/17/2014	001	665.40	N	665.40	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		592-172-776.000	665.40	DMS SERVICES/SALT						
161310	5/06/2014	PLYMOUTH-CANTON COMMUNITY SCHOOLS	MARCH 2014	4/21/2014	001	630.71	N	630.71	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-371-863.000	630.71	MARCH 2014 FUEL						
161310	5/06/2014	PLYMOUTH-CANTON COMMUNITY SCHOOLS	MARCH 2014	4/21/2014	001	7,405.78	N	7,405.78	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-305-863.000	7,349.64	MARCH14 FUEL FOR PATROL VEH						
		101-305-863.000	56.14	MARCH14 FUEL FOR PSA VEH						
161850	5/06/2014	PROGRESSIVE PRINTING	42074	2/07/2014	001	1,006.00	N	1,006.00	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-209-727.000	1,006.00	#10 CANARY WINDOW ENV						
161930	5/06/2014	AIRGAS USA, LLC	9917893707	3/31/2014	001	284.62	N	284.62	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						
		101-336-851.000	284.62	OXYGEN CYLINDER						
180191	5/06/2014	RDC ELECTRIC LLC	376	4/21/2014	001	678.00	N	678.00	5/14/2014	
		ACCOUNT	AMOUNT	DESCRIPTION						

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			101-336-776.000	678.00	LIGHTS STA #3				
190513	5/06/2014	SEIPENKO, TODD	APR 2014	4/14/2014	001	246.93	N	246.93	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	161.09	2014 CLOTHING REIMBURSE-					
		101-305-758.000	85.84	2014 CLOTHING REIMBURSE-					
192107	5/06/2014	SUNSHINE MEDICAL SUPPLY	119740	4/16/2014	001	826.20	N	826.20	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-727.000	253.00	MICROFLEX ULTRA ONE LATEX					
		101-325-727.000	253.00	MICROFLEX ULTRA ONE LATEX					
		101-325-727.000	253.00	MICROFLEX ULTRA ONE LATEX					
		101-325-727.000	63.25	MICROFLEX ULTRA ONE LATEX					
		101-325-727.000	3.95	DELIVERY/FUEL FEE					
192113	5/06/2014	SUPERIOR MEDICAL WASTE	4-1-14	4/01/2014	001	60.00	N	60.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-836.000	60.00	MEDICAL WASTE PICKUP					
192113	5/06/2014	SUPERIOR MEDICAL WASTE	4114	4/01/2014	001	70.00	N	70.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-836.000	70.00	MEDICAL WASTE PICKUP					
192119	5/06/2014	SURE-FIT LAUNDRY CO.	312020	10/24/2013	001	20.25	N	20.25	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	20.25	PRISONER BLANKET CLEANING					
192119	5/06/2014	SURE-FIT LAUNDRY CO.	314595	12/12/2013	001	24.75	N	24.75	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	24.75	PRISONER BLANKET CLEANING					
192119	5/06/2014	SURE-FIT LAUNDRY CO.	317977	2/13/2014	001	24.75	N	24.75	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	24.75	PRISONER BLANKET CLEANING					
192119	5/06/2014	SURE-FIT LAUNDRY CO.	318361	2/20/2014	001	24.75	N	24.75	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	24.75	PRISONER BLANKET CLEANING					
192119	5/06/2014	SURE-FIT LAUNDRY CO.	318728	2/27/2014	001	24.75	N	24.75	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	24.75	PRISONER BLANKET CLEANING					
220097	5/06/2014	VANCE'S LAW ENFORCEMENT	42283	4/02/2014	001	366.00	N	366.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

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			265-300-978.000	336.00	WINCHESTER USA	.38 SPCL			
			265-300-978.000	30.00	+FREIGHT				
227000	5/06/2014	W.J.O'NEIL COMPANY	67208	4/03/2014	001	2,695.01	N	2,695.01	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	2,695.01	COUPLING LEAKING HOT WATER RETURN					
230540	5/06/2014	WEST PAYMENT CENTER	829284601	4/01/2014	001	178.58	N	178.58	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-960.000	178.58	CLEAR PLUS WEB ANALYTICS					
230940	5/06/2014	WINDER POLICE EQUIPMENT	20141037	4/17/2014	001	50.00	N	50.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	50.00	VEH REPAIR/108072					
38125	5/06/2014	D AND D WATER AND SEWER INC	992357	4/28/2014	001	10,950.00	N	10,950.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-100-180.000	10,000.00	FLOW METER INSTALLATION					
		592-100-180.000	950.00	INSTALL SUMP PUMP-DRAIN					
60500	5/06/2014	FEDERAL LICENSE MANAGEMENT, LLC	2014-00560	5/02/2014	001	625.00	N	625.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-851.000	625.00	FCC MODIFICATIONS					
80750	5/06/2014	HINES PARK LINCOLN MERCURY	C76699	4/08/2014	001	20.00	N	20.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	20.00	BRAKE INSPECTION/106438					
80750	5/06/2014	HINES PARK LINCOLN MERCURY	C76782	4/03/2014	001	25.65	N	25.65	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	25.65	OIL CHG/A15028					
80750	5/06/2014	HINES PARK LINCOLN MERCURY	C76789	4/04/2014	001	43.65	N	43.65	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	43.65	OIL CHG/124316					
80750	5/06/2014	HINES PARK LINCOLN MERCURY	C76890	4/04/2014	001	149.95	N	149.95	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	149.95	VEH REPAIR/149252					
80750	5/06/2014	HINES PARK LINCOLN MERCURY	C77164	4/07/2014	001	39.60	N	39.60	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	39.60	OIL CHG/143167					



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80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C77165 AMOUNT 40.67	4/07/2014 DESCRIPTION OIL CHG/124315	001	40.67	N	40.67	5/14/2014
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C77660 AMOUNT 93.65	4/11/2014 DESCRIPTION OIL CHG/155932	001	93.65	N	93.65	5/14/2014
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C77688 AMOUNT 164.95	4/15/2014 DESCRIPTION VEH REPAIR/145836	001	164.95	N	164.95	5/14/2014
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C77786 AMOUNT 47.25	4/14/2014 DESCRIPTION OIL CHG/ROTATE TIRES/351890	001	47.25	N	47.25	5/14/2014
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C78367 AMOUNT 36.22	4/21/2014 DESCRIPTION OIL CHG/141727	001	36.22	N	36.22	5/14/2014
80750	5/06/2014	HINES PARK LINCOLN MERCURY ACCOUNT 101-305-863.000	C78639 AMOUNT 135.20	4/24/2014 DESCRIPTION VEH REPAIR/143168	001	135.20	N	135.20	5/14/2014
131485	5/06/2014	MOTOROLA SOLUTIONS, INC. ACCOUNT 101-305-851.000	78262796 AMOUNT 744.39	5/01/2014 DESCRIPTION 5/1/14-7/31/14 SERVICE AGREEMENT	001	744.39	N	744.39	5/14/2014
151800	5/06/2014	ORCHARD, HILTZ, & MCCLIMENT, INC. ACCOUNT 805-805-970.260	155218 AMOUNT 1,622.50	4/17/2014 DESCRIPTION DESIGN WOODLORE SOUTH	001	1,622.50	N	1,622.50	5/14/2014
151800	5/06/2014	ORCHARD, HILTZ, & MCCLIMENT, INC. ACCOUNT 805-805-970.270	155219 AMOUNT 13,313.75	4/17/2014 DESCRIPTION COUNTRY ACRES SAD	001	13,313.75	N	13,313.75	5/14/2014
151800	5/06/2014	ORCHARD, HILTZ, & MCCLIMENT, INC. ACCOUNT 101-290-973.032	155220 AMOUNT 2,456.75	4/17/2014 DESCRIPTION WESTBRIAR DRAINAGE	001	2,456.75	N	2,456.75	5/14/2014
160598	5/06/2014	PERSONAL PROTECTION CONSULTANTS ACCOUNT 101-305-958.000	0-21214 AMOUNT 55.00	4/02/2014 DESCRIPTION ANNUAL AUTHORIZATION AND	001	55.00	N	55.00	5/14/2014

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VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
161850	5/06/2014	PROGRESSIVE PRINTING	42573	4/23/2014	001	2,046.00	N	2,046.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		226-226-727.000	2,046.00	500 TALKIN' TRASH GUIDES					
11255	5/07/2014	ALLIE BROTHERS UNIFORMS	49084	4/07/2014	001	12.00	N	12.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	12.00	UNIFORM EQUIP/COFFELL					
11255	5/07/2014	ALLIE BROTHERS UNIFORMS	49228	4/22/2014	001	12.00	N	12.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	12.00	UNIFORM EQUIP/C. KING					
11255	5/07/2014	ALLIE BROTHERS UNIFORMS	49256	4/22/2014	001	9.00	N	9.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	9.00	UNIFORM EQUIP/SMITHERMAN					
11255	5/07/2014	ALLIE BROTHERS UNIFORMS	49294	4/25/2014	001	647.80	N	647.80	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	647.80	UNIFORM EQUIP/FETNER					
11255	5/07/2014	ALLIE BROTHERS UNIFORMS	49299	4/25/2014	001	125.97	N	125.97	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-758.000	125.97	UNIFORM EQUIP/RIPP					
20285	5/07/2014	BATTERIES PLUS	481-253411	5/02/2014	001	18.00	N	18.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-727.000	18.00	9 VOLT BATTERIES					
141000	5/07/2014	911 TRAINING INSTITUTE	641	4/25/2014	001	349.00	N	349.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-960.000	349.00	LIFEBRIDGES TRG. FOR					
141398	5/07/2014	NORTHVILLE CAR WASH, INC.	MAR-APR 2014	5/01/2014	001	90.00	N	90.00	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	90.00	MARCH/APRIL 2014 CAR WASHES					
151100	5/07/2014	OAKLAND COUNTY	INF0001787	3/31/2014	001	21.60	N	21.60	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	21.60	DEVLPMNT OUT-COUNTY GIS					
151100	5/07/2014	OAKLAND COUNTY	RAD0002161	3/31/2014	001	574.80	N	574.80	5/14/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-851.000	574.80	MOTOROLA REPAIR					

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161590	5/07/2014	POWERPHONE INC.	3654	4/11/2014	001	229.00	N	229.00	5/14/2014
		ACCOUNT 101-325-960.000	AMOUNT 229.00	DESCRIPTION STRESS IDENTIFICATION					
161908	5/07/2014	PUBLIC AGENCY TRAINING COUNCIL	176933	4/02/2014	001	590.00	N	590.00	5/14/2014
		ACCOUNT 101-305-960.000	AMOUNT 590.00	DESCRIPTION SUPERVISOR LIABILITY					
190513	5/07/2014	SEIPENKO, TODD	APR 2014	4/24/2014	001	82.54	N	82.54	5/14/2014
		ACCOUNT 101-305-758.000	AMOUNT 82.54	DESCRIPTION 2014 CLOTHING REIMBURSE-					
192119	5/07/2014	SURE-FIT LAUNDRY CO.	320681	4/03/2014	001	33.75	N	33.75	5/14/2014
		ACCOUNT 101-325-851.000	AMOUNT 33.75	DESCRIPTION PRISONER BLANKET CLEANING					
192119	5/07/2014	SURE-FIT LAUNDRY CO.	321054	4/10/2014	001	18.00	N	18.00	5/14/2014
		ACCOUNT 101-325-851.000	AMOUNT 18.00	DESCRIPTION PRISONER BLANKET CLEANING					
192119	5/07/2014	SURE-FIT LAUNDRY CO.	321457	4/17/2014	001	27.00	N	27.00	5/14/2014
		ACCOUNT 101-325-851.000	AMOUNT 27.00	DESCRIPTION PRISONER BLANKET CLEANING					
192119	5/07/2014	SURE-FIT LAUNDRY CO.	321866	4/24/2014	001	22.50	N	22.50	5/14/2014
		ACCOUNT 101-325-851.000	AMOUNT 22.50	DESCRIPTION PRISONER BLANKET CLEANING					
192119	5/07/2014	SURE-FIT LAUNDRY CO.	322265	5/01/2014	001	36.00	N	36.00	5/14/2014
		ACCOUNT 101-325-851.000	AMOUNT 36.00	DESCRIPTION PRISONER BLANKET CLEANING					
161260	5/07/2014	PLYMOUTH POSTMASTER	JUN 2014	4/20/2014	001	440.00	N	440.00	5/14/2014
		ACCOUNT 101-290-730.000	AMOUNT 220.00	DESCRIPTION PERMIT #218 FIRST CLASS					
		101-290-730.000	220.00	PERMIT #218 STANDARD					

\*\*\* GRAND TOTALS \*\*\*

153 INVOICES

131,449.88

131,449.88

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VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
11450	5/07/2014	A T & T	734453446104	4/25/2014	001	1,988.20	N	1,988.20	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-201-853.000	107.60	APR14 TELEPHONE					
		101-209-853.000	67.06	APR14 TELEPHONE					
		101-371-853.000	119.29	APR14 TELEPHONE					
		101-336-853.000	404.18	APR14 TELEPHONE					
		101-305-853.000	316.36	APR14 TELEPHONE					
		101-171-853.000	143.59	APR14 TELEPHONE					
		101-253-853.000	93.09	APR14 TELEPHONE					
		101-215-853.000	144.09	APR14 TELEPHONE					
		101-400-853.000	173.29	APR14 TELEPHONE					
		101-325-853.000	153.25	APR14 TELEPHONE					
		226-226-853.000	15.21	APR14 TELEPHONE					
		592-172-853.000	136.92	APR14 TELEPHONE					
		592-291-805.000	50.72	APR14 TELEPHONE					
		101-265-854.000	18.19	APR14 TELEPHONE					
		101-691-853.000	45.36	APR14 TELEPHONE					
		101-265-853.000	1,785.36	APR14 TELEPHONE					
		592-172-853.000	187.64	APR14 TELEPHONE					
		101-265-853.000	1,785.36	APR14 TELEPHONE					
		592-172-853.000	187.64	APR14 TELEPHONE					
11450	5/07/2014	A T & T	734454065804	4/25/2014	001	22.18	N	22.18	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-921.000	22.18	TO 52414 APR14 FS#2 METERLINE					
21790	5/07/2014	BRANDT, SARAH	APR 2014	4/24/2014	001	16.07	N	16.07	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-960.000	16.07	MILEAGE REIMBURSEMENT FOR					
80197	5/07/2014	HAYES, JASON	I7-13-0029	4/28/2014	001	54.07	N	54.07	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-863.000	54.07	FUEL REMIBURSEMENT FOR					
161298	5/07/2014	CHARTER TWSP OF PLYMOUTH	MARCH 2014	4/09/2014	001	1,272.26	N	1,272.26	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-171-921.000	35.19	MAR14 WATER					
		101-201-921.000	18.83	MAR14 WATER					
		101-209-921.000	10.07	MAR14 WATER					
		101-215-921.000	30.58	MAR14 WATER					
		101-253-921.000	12.77	MAR14 WATER					
		101-265-854.000	49.27	MAR14 WATER					
		101-265-776.000		WATER					
		101-305-921.000	101.06	MAR14 WATER					
		101-315-951.000		WATER					
		101-325-921.000	42.07	MAR14 WATER					
		101-336-921.000	449.48	MAR14 WATER					
		101-371-921.000	22.16	MAR14 WATER					
		101-400-921.000	12.41	MAR14 WATER					

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VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-691-921.000	200.47	MAR14 WATER				
			226-226-921.000	2.92	MAR14 WATER				
			592-172-921.000	151.51	MAR14 WATER				
			510-510-737.000	84.19	MAR14 WATER				
			592-444-745.000	49.28	MAR14 WATER				
			101-265-921.000	984.36	MAR14 WATER				
			226-226-921.000	2.92	MAR14 WATER				
			510-510-737.000	84.19	MAR14 WATER				
			592-172-921.000	151.51	MAR14 WATER				
			592-444-745.000	49.28	MAR14 WATER				
			101-265-921.000	984.36	MAR14 WATER				
			226-226-921.000	2.92	MAR14 WATER				
			510-510-737.000	84.19	MAR14 WATER				
			592-172-921.000	151.51	MAR14 WATER				
			592-444-745.000	49.28	MAR14 WATER				
220290	5/07/2014	VERIZON WIRELESS	9723799536	4/20/2014 001		40.02	N	40.02	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-853.000	40.02	APR14 TWP PARK					
220290	5/07/2014	VERIZON WIRELESS	9724270116	4/26/2014 001		1,556.77	N	1,556.77	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-853.000	129.81	APR14 CELL PHONE					
		101-253-853.000	149.59	APR14 CELL PHONE					
		101-305-853.000	442.02	APR14 CELL PHONE					
		101-371-853.000	202.13	APR14 CELL PHONE					
		101-201-853.000	63.34	APR14 CELL PHONE					
		101-336-853.000	341.71	APR14 CELL PHONE					
		101-691-853.000	49.79	APR14 CELL PHONE					
		592-172-853.000	178.38	APR14 CELL PHONE					
230146	5/07/2014	WAYNE COUNTY PROSECUTOR'S OFFICE	13-3648	3/21/2014 001		240.00	N	240.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-963.000	240.00	REIMBURSEMENT OF ATTORNEY					
150200	5/07/2014	OBSERVER & ECCENTRIC NEWSPAPERS	189741	4/13/2014 001		65.16	N	65.16	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-813.000	65.16	ZBA MEETING NOTICE					
150200	5/07/2014	OBSERVER & ECCENTRIC NEWSPAPERS	192113	5/01/2014 001		36.20	N	36.20	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-813.000	36.20	FIBERTEC METRO ACT NOTICE					
150200	5/07/2014	OBSERVER & ECCENTRIC NEWSPAPERS	192822	5/01/2014 001		238.92	N	238.92	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		805-805-970.270	238.92	COUNTRY ACRES SAD NOTICE					
150200	5/07/2014	OBSERVER & ECCENTRIC NEWSPAPERS	192823	5/01/2014 001		228.07	N	228.07	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			805-805-970.280	228.07	RIDGEWOOD DR SAD NOTICE				
211532	5/07/2014	UPS	0000Y65Y35174	4/26/2014	001	37.72	N	37.72	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-171-727.000	8.77	SUPERVISOR					
		101-215-727.000	4.36	CLERK					
		101-851-971.000	12.24	CDBG					
		101-253-727.000	12.35	TREASURER					
22257	5/07/2014	OCCUPATIONAL HEALTH CENTERS OF MI	709513832	4/29/2014	001	143.50	N	143.50	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-727.000							
		101-305-818.000	143.50	PREPLACEMENT PHYSICAL					
30010	5/07/2014	C.O.A.M. - PLYMOUTH TOWNSHIP	MAY 2014	5/02/2014	001	190.44	N	190.44	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.050	63.48						
		101-100-232.050	63.48						
		101-100-232.050	63.48						
31418	5/07/2014	COMMERCIAL LAWNMOWER	190141	4/02/2014	001	80.99	N	80.99	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-931.000	80.99	10" STEEL SPINNER POLY					
31418	5/07/2014	COMMERCIAL LAWNMOWER	192194	4/14/2014	001	161.98	N	161.98	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-931.000	161.98	10" STEEL SPINNER POLY					
38350	5/07/2014	D & G NATURE'S WAY LAWN CARE INC	232012	4/29/2014	001	325.00	N	325.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-931.000	325.00	FERT/WEED - MILLER PARK					
38350	5/07/2014	D & G NATURE'S WAY LAWN CARE INC	232080	4/26/2014	001	475.00	N	475.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-776.000	23.75	FIRE FERTIIZER/WEED CONT					
		101-265-776.000	204.25	TWP HALL FERTIL/WEED CONT					
		101-305-776.000	152.00	TWP HALL FERTIL/WEED CONT					
		101-325-963.000	61.75	TWP HALL FERTIL/WEED CONT					
		592-172-776.000	33.25	TWP HALL FERTIL/WEED CONT					
60837	5/07/2014	FIFER INVESTIGATIONS, LLC	MAY 2014	5/05/2014	001	2,002.00	N	2,002.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-818.000	2,002.00	BACKGROUND INVESTIGATIONS					
81450	5/07/2014	HONKE, FREDERICK	MAY 2014	5/02/2014	001	209.80	N	209.80	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

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			101-336-714.000	209.80	HONKE, FREDERICK	MAY14			
			101-336-714.000		2013 MEDICARE PART B	MAY			
100087	5/07/2014	JACHYM, HARRY	ACCOUNT	MAY 2014	5/01/2014 001	45.29	N	45.29	5/07/2014
			805-805-970.005	AMOUNT	DESCRIPTION				
				45.29	SPRAY PAINT FOR SIDEWALKS				
111275	5/07/2014	KNUPP, FRED L.	ACCOUNT	MAY 2014	5/02/2014 001	93.50	N	93.50	5/07/2014
			101-336-714.000	AMOUNT	DESCRIPTION				
			101-336-714.000	93.50	KNUPP, FRED L. MAY14				
					2012 MEDICARE PART B	MAY			
130100	5/07/2014	MAAS, CARLAS	ACCOUNT	MAY 2014	5/02/2014 001	136.40	N	136.40	5/07/2014
			101-336-714.000	AMOUNT	DESCRIPTION				
			101-336-714.000	136.40	MAAS, CARLAS MAY14				
					2012 MEDICARE PART B	MAY			
130139	5/07/2014	JOHN HANCOCK LIFE INSURANCE CO.	ACCOUNT	MAY 2014	5/02/2014 001	3,206.01	N	3,206.01	5/07/2014
			101-100-231.000	AMOUNT	DESCRIPTION				
			101-100-231.000	88.84					
			101-100-231.000	114.25					
			101-100-231.000	188.43					
			101-100-231.000	167.30					
			101-100-231.000	93.28					
			101-100-231.000	73.52					
			101-100-231.000	188.43					
			101-100-231.000	180.33					
			101-100-231.000						
			101-100-231.000						
			101-100-231.000	103.69					
			101-100-231.000						
			101-100-231.000	175.24					
			101-100-231.000						
			101-100-231.000	118.33					
			101-100-231.000	93.28					
			101-100-231.000	161.71					
			101-100-231.000	103.69					
			101-100-231.000	88.84					
			101-100-231.000	88.84					
			101-100-231.000						
			101-100-231.000	65.24					
			101-100-231.000	73.52					
			101-100-231.000						
			101-100-231.000	91.39					
			101-100-231.000	204.98					
			101-100-231.000	66.64					
			101-100-231.000	73.52					
			101-100-231.000	100.00					
			101-100-231.000	88.84					

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			101-100-231.000			88.84			
			101-100-231.000			209.96			
			101-100-231.000						
			101-100-231.000						
			101-100-231.000			115.08			
130139	5/07/2014	JOHN HANCOCK LIFE INSURANCE CO.		MAY 2014					
		ACCOUNT		AMOUNT	5/02/2014 001	12,900.09	N	12,900.09	5/07/2014
			592-291-714.040		DESCRIPTION				
			101-215-714.010						
			592-291-714.010						
			101-215-714.010						
			101-171-714.010						
			592-291-714.040						
			101-336-714.010						
			101-253-714.010						
			592-291-714.010						
			101-305-714.010						
			101-265-714.010						
			101-253-714.010						
			101-325-714.050						
			101-201-714.010						
			101-336-714.010						
			592-291-714.010						
			101-305-714.010						
			592-291-714.040						
			592-172-714.010						
			101-215-714.010						
			101-371-714.010						
			101-215-714.010						
			592-291-714.040						
			592-291-714.040						
			101-371-714.010						
			101-305-714.010						
			101-336-714.010						
			101-371-714.010						
			101-209-714.010						
			101-400-714.010						
			101-171-714.010						
			592-291-714.040						
			592-172-714.010						
			101-336-714.010						
			592-172-714.010						
			592-291-714.040						
			592-291-714.040						
			101-305-714.010						
			226-226-714.010						
			101-171-714.010						
130140	5/07/2014	JOHN HANCOCK LIFE INSURANCE CO.		APR 2014					
		ACCOUNT		AMOUNT	4/28/2014 001	128.84	N	128.84	5/07/2014
			101-100-237.000		DESCRIPTION				
					ANTAL, ROBERT APR14				



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			101-100-237.000	64.40	JOWSEY, NANCY	APR14			
			101-100-237.000	44.44	PYYKKONEN, C	APR14			
140150	5/07/2014	NATIONWIDE RET SOL USCM/MIDWEST ACCOUNT	0037121001	4/27/2014	001	10,048.66	N	10,048.66	5/07/2014
				DESCRIPTION					
			101-100-239.000	200.00					
			101-100-239.000	307.69					
			101-100-239.000	538.30					
			101-100-239.000	350.00					
			101-100-239.000	40.00					
			101-100-239.000	50.00					
			101-100-239.000	630.00					
			101-100-239.000	200.00					
			101-100-239.000	20.00					
			101-100-239.000	100.00					
			101-100-239.000	30.60					
			101-100-239.000	300.00					
			101-100-239.000	100.00					
			101-100-239.000	20.00					
			101-100-239.000	125.00					
			101-100-239.000						
			101-100-239.000	450.00					
			101-100-239.000	150.00					
			101-100-239.000	409.48					
			101-100-239.000	300.00					
			101-100-239.000	36.00					
			101-100-239.000	10.00					
			101-100-239.000	50.00					
			101-100-239.000	100.00					
			101-100-239.000						
			101-100-239.000	207.39					
			101-100-239.000						
			101-100-239.000	200.00					
			101-100-239.000	50.00					
			101-100-239.000	50.00					
			101-100-239.000	200.00					
			101-100-239.000	30.00					
			101-100-239.000	100.00					
			101-100-239.000	200.00					
			101-100-239.000	150.00					
			101-100-239.000	125.00					
			101-100-239.000	150.00					
			101-100-239.000	135.00					
			101-100-239.000	20.00					
			101-100-239.000	150.00					
			101-100-239.000	100.00					
			101-100-239.000	120.00					
			101-100-239.000	67.00					
			101-100-239.000	50.00					
			101-100-239.000	130.00					
			101-100-239.000	35.00					
			101-100-239.000	50.00					
			101-100-239.000	10.00					

INVOICE EDIT LISTING

GLENNE  
 BATCH = MAY0214

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-239.000			200.00			
			101-100-239.000			750.00			
			101-100-239.000			100.00			
			101-100-239.000			250.00			
			101-100-239.000			200.00			
			101-100-239.000			100.00			
			101-100-239.000			25.00			
			101-100-239.000			100.00			
			101-100-239.000			150.00			
			101-100-239.000			50.00			
			101-100-239.000			576.92			
			101-100-239.000			50.00			
			101-100-239.000			50.28			
			101-100-239.000			500.00			
			101-100-239.000			100.00			
160005	5/07/2014	P.O.A.M. - PLYMOUTH TOWNSHIP		MAY 2014					
		ACCOUNT		AMOUNT	5/02/2014 001	1,579.89	N	1,579.89	5/07/2014
			101-100-232.040		DESCRIPTION				
			101-100-232.040			38.60			
			101-100-232.040			38.60			
			101-100-232.010			43.60			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.040			43.60			
			101-100-232.010			62.31			
			101-100-232.040			38.60			
			101-100-232.010			62.31			
			101-100-232.040			38.60			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.040			38.60			
			101-100-232.010			62.31			
			101-100-232.010			62.31			
			101-100-232.040			38.60			
			101-100-232.040			38.60			
180300	5/07/2014	REAUME, RICHARD		APR 2014					
		ACCOUNT		AMOUNT	4/30/2014 001	244.24	N	244.24	5/07/2014
			101-171-853.000		DESCRIPTION				
			101-171-861.000		CELL PHONE APR14	60.00			
					MILEAGE APR14	184.24			

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
180952	5/07/2014	RITTER GIS	2013-0266	4/28/2014	001	780.00	N	780.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-400-818.000	780.00	5 MILE CORRIDOR MAP&DATA					
191687	5/07/2014	SPENCER OIL COMPANY	436926	4/29/2014	001	225.61	N	225.61	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-737.000	225.61	DIESEL - 67.3 GALS					
191687	5/07/2014	SPENCER OIL COMPANY	436922	4/29/2014	001	1,540.56	N	1,540.56	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-737.000	1,540.56	GAS - 486.6 GALS					
191687	5/07/2014	SPENCER OIL COMPANY	672157	4/29/2014	001	17.98	N	17.98	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	8.99	CIM TEK #70012					
		510-510-776.000	8.99	CIM TEK #70010					
200120	5/07/2014	TEAMSTER LOCAL # 214	MAY 2014	4/14/2014	001	399.00	N	399.00	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.030	51.00	BARTLETT, J MAY					
		101-100-232.030	53.00	COURTER, J MAY					
		101-100-232.030	53.00	KRUEGER, R MAY					
		101-100-232.030	51.00	MELOW, S MAY					
		101-100-232.030	51.00	OVERAITIS, J MAY					
		101-100-232.030	38.00	SCHOLTEN, J MAY					
		101-100-232.030	51.00	STANISLAWSKI, T MAY					
		101-100-232.030	51.00	THOMAS, J MAY					
200260	5/07/2014	TECHNICAL, PROFESSIONAL AND OFFICE-MAY 2014		5/02/2014	001	573.50	N	573.50	5/07/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.060	31.00						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-232.060			15.50			
			101-100-232.060			15.50			
			101-100-232.060			31.00			
			101-100-232.060			31.00			
			101-100-232.060			31.00			

\*\*\* GRAND TOTALS \*\*\*

36 INVOICES

41,303.92

41,303.92

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
110340	4/30/2014	KERRY'S TESTING SERVICE	MAY 2014	4/29/2014	001	120.00	N	120.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-851.000	120.00	CDL TEST					

\*\*\* GRAND TOTALS \*\*\*

1 INVOICES

120.00

120.00

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
200846	4/30/2014	34TH DISTRICT COURT	APR 2014	4/30/2014	007	220.00	N	220.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	220.00	PB 3123 4/28/2014					
200850	4/30/2014	35TH DISTRICT COURT	APR 2014	4/30/2014	007	1,650.00	A	1,650.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	100.00	PB 3099 4/14/2014					
		702-100-087.000	250.00	PB 3102 4/14/2014					
		702-100-087.000	300.00	PR 3103 4/14/2014					
		702-100-087.000	1,000.00	PB 3104 4/14/2014					
200850	4/30/2014	35TH DISTRICT COURT	APR 2014	4/30/2014	007	728.00	B	728.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	300.00	PB 3117 4/23/2014					
		702-100-087.000	428.00	PB 3118 4/23/2014					
200850	4/30/2014	35TH DISTRICT COURT	APR 2014	4/30/2014	007	600.00	C	600.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	300.00	PB 3120 4/25/2014					
		702-100-087.000	300.00	PB 3121 4/25/2014					
200850	4/30/2014	35TH DISTRICT COURT	APR 2014	4/30/2014	007	240.00	D	240.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	240.00	PB 3124 4/28/2014					
202450	4/30/2014	22ND DISTRICT COURT	APR 2014	4/30/2014	007	1,000.00	N	1,000.00	4/30/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	1,000.00	PB 3119 4/23/2014					
*** GRAND TOTALS ***			6 INVOICES			4,438.00		4,438.00	

INVOICE EDIT LISTING

GLENNE  
 BATCH = APR0914

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
161260	4/29/2014	PLYMOUTH POSTMASTER	APR 2014	4/22/2014	001	1,200.00	N	1,200.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-730.000	1,200.00	PERMIT # 218 MONTHLY					

\*\*\* GRAND TOTALS \*\*\*

1 INVOICES

1,200.00

1,200.00

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
11450	4/29/2014	A T & T	734207090604	4/10/2014	001	16.67	N	16.67	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-921.000	16.67	TO 50914 APR14 FS#3 METERLINE					
12050	4/29/2014	ADP INC	434792993	4/11/2014	001	2,791.77	N	2,791.77	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-941.000	2,791.77	PAYROLL PROCESS					
21356	4/29/2014	BLUE CARE NETWORK OF MICHIGAN	141010026297	4/11/2014	001	75,862.98	N	75,862.98	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-714.000	1,190.22	ALBRECHT, S MAY					
		101-305-714.000	1,190.22	ANDERSON, E MAY					
		101-305-714.000	1,190.22	ANTAL, R MAY					
		101-325-714.000	461.32	BEREZAK, J MAY					
		101-325-714.000	461.32	BRANDT, S MAY					
		592-172-716.000	1,190.22	BRUCE, M MAY					
		101-305-714.000	1,190.22	CHESTON, S MAY					
		101-305-714.000	1,102.58	CIOMA, B MAY					
		101-336-714.000	1,190.22	CONELY, P MAY					
		101-336-714.000	1,190.22	CONROY, W MAY					
		101-215-714.000	1,190.22	CONZELMAN, N MAY					
		101-325-714.000	1,102.58	CROWE, R MAY					
		101-336-714.000	1,102.58	CULVER, E MAY					
		101-336-714.000	1,102.58	CULVER, F APRIL MAY					
		101-305-714.000	1,190.22	DRAKE, J MAY					
		101-325-714.000	1,190.22	FELL, C MAY					
		592-172-716.000	1,190.22	FELLRATH, P MAY					
		101-305-714.000	1,190.22	FETNER, W MAY					
		101-336-714.000	1,190.22	FOX, D MAY					
		101-305-714.000	461.32	FRITZ, M MAY					
		101-305-714.000	1,762.23	GAUTHIER, E RETIRED MAY					
		101-336-714.000	1,632.44	HAAR, J RETIRED MAY					
		101-336-714.000	1,762.23	HAHN, D RETIRED MAY					
		101-336-714.000	1,190.22	HARNED, T MAY					
		101-336-714.000	461.32	HARRELL, J MAY					
		101-305-714.000	1,102.58	HAYES, J MAY					
		101-305-714.000	461.32	HINKLE, M MAY					
		101-305-714.000	1,190.22	HOFFMAN, M MAY					
		101-325-714.000	1,102.58	INNES, D MAY					
		101-201-714.000	1,190.22	JANKS, R MAY					
		101-305-714.000	491.84	JARVIS, J RETIRED MAY					
		101-336-714.000	683.03	JURY, J RETIRED MAY					
		101-305-714.000	1,102.58	KING, C MAY					
		101-336-714.000	1,632.44	KING, M RETIRED MAY					
		101-305-714.000	1,190.22	KREBS, R MAY					
		101-305-714.000	1,102.58	LAURIA, K MAY					
		101-305-714.000	1,762.23	LEGO, M RETIRED MAY					
		101-371-714.000	1,190.22	LEWIS, M MAY					
		101-305-714.000	461.32	LINTON, M MAY					
		101-305-714.000	1,190.22	LINTON, S MAY					
		101-336-714.000	461.32	MANGAN, G MAY					



INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-336-714.000	461.32	MANGAN, G	APRIL MAY			
			101-336-714.000	1,762.23	MAYCOCK, R	RETIRED MAY			
			101-336-714.000	683.03	MCDURMON, D	RETIRED MAY			
			101-305-714.000	1,102.58	MCPARLAND, J	MAY			
			101-336-714.000	73.64	MI CLAIM TAX ASSES	ADJ MAY			
			101-305-714.000	2,245.20	MI CLAIM TAX ASSESSMENT	MAY			
			101-336-714.000	683.03	MILLER, C	RETIRED MAY			
			101-336-714.000	1,190.22	PHILLIPS, D	MAY			
			101-336-714.000	461.32	PICKERT, D	MAY			
			101-336-714.000	461.32	PICKERT, D	APRIL MAY			
			101-336-714.000	1,762.23	RAINEY, P	RETIRED MAY			
			101-305-714.000	1,762.23	RAPSON, S	RETIRED MAY			
			101-171-714.000	461.32	REAUME, R	MAY			
			101-171-714.000	728.90	REAUME, R	CRED APRIL MAY			
			101-305-714.000	461.32	RIPP, J	MAY			
			101-305-714.000	1,102.58	ROZUM, C	MAY			
			101-336-714.000	1,632.44	RUSSO, C	RETIRED MAY			
			101-305-714.000	461.32	SCHEMANSKE, J	MAY			
			101-305-714.000	1,190.22	SEIPENKO, T	MAY			
			101-336-714.000	1,190.22	SMITH, CHRIS	MAY			
			101-336-714.000	1,190.22	SMITH, CHRIS	APRIL MAY			
			101-325-714.000	1,190.22	SMITH, S	MAY			
			101-305-714.000	461.32	SMITHERMAN, J	MAY			
			101-336-714.000	1,190.22	TEFEND, R	MAY			
			101-305-714.000	461.32	TIDERINGTON, S	MAY			
			101-325-714.000	1,102.58	TURLEY, M	MAY			
			101-336-714.000	1,632.44	VALENSKY, J	RETIRED MAY			
			101-336-714.000	1,174.87	VANVLECK, C	RETIRED MAY			
			101-171-714.000	1,102.58	WALLACE, A	MAY			
			101-336-714.000	1,102.58	WENDEL, M	MAY			
			101-336-714.000	1,762.23	WESTFALL, G	RETIRED MAY			
			101-305-714.000	683.03	WOOD, K	RETIRED MAY			

21356	4/29/2014	BLUE CARE NETWORK OF MICHIGAN ACCOUNT	141010007605	AMOUNT	4/11/2014 001	24,680.02	N	24,680.02	4/29/2014
					DESCRIPTION				
		592-172-716.000		813.28	ANULEWICZ, J	RETIRED MAY			
		101-305-714.000		813.28	BERRY, C	RETIRED MAY			
		101-215-714.000		558.73	BERRY, R	MAY			
		101-290-714.000		813.28	BROOKS, M	RETIRED MAY			
		592-172-716.000		827.24	FIDH, R	RETIRED MAY			
		101-305-714.000		1,441.51	GORDON, C	MAY			
		101-336-714.000		1,233.88	GROTH, L	RETIRED MAY			
		101-265-714.000		1,335.36	HAACK, D	MAY			
		592-172-716.000		827.24	HOLLIS, T	RETIRED MAY			
		101-290-714.000		406.64	HOOD, N	RETIRED MAY			
		101-325-714.000		558.73	HUNT, N	MAY			
		101-336-714.000		1,335.36	JOWSEY, N	MAY			
		101-371-714.000		406.64	KLOC, T	RETIRED MAY			
		592-172-716.000		1,335.36	LATAWIEC, K	MAY			
		101-215-714.000		558.73	LECLAIR, D	MAY			
		101-290-714.000		406.64	MASSENGILL, M	RETIRED MAY			
		101-371-714.000		813.28	MCILHARGEY, C	RETIRED MAY			
		101-290-714.000			MI CLAIM TAX ASSE	RETRO MAY			

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-290-714.000	584.30	MI CLAIM TAX ASSESSMENT	MAY			
			101-290-714.000	813.28	NALEPKA, M RETIRED	MAY			
			101-371-714.000	1,335.36	PALMARCHUK, C	MAY			
			101-305-714.000	558.73	PAWLOWSKI, D	MAY			
			101-209-714.000	1,335.36	PYYKKONEN, C	MAY			
			101-290-714.000	1,233.88	RICHARDSON, M RETIRED	MAY			
			101-325-714.000	813.28	ROCKWELL, R RETIRED	MAY			
			592-172-716.000	813.28	RORABACHER, R RETIRED	MAY			
			592-172-716.000	558.73	SMITH, C	MAY			
			592-172-716.000	1,335.36	SNELL, D	MAY			
			101-290-714.000	813.28	WHITMORE, I RETIRED	MAY			
21360	4/29/2014	BLUE CROSS/BLUE SHIELD OF MICHIGAN	007011523710	4/08/2014	001	15,748.65	N	15,748.65	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-172-716.000	1,883.20	ANDERSON, C MAY				
			101-290-714.000	784.67	BARNEY, S MAY				
			101-336-714.000	1,714.78	BELSKY, D MAY				
			101-336-714.000	1,883.20	ELDRIDGE, D MAY				
			101-290-714.000	857.39	HAGOPIAN, G MAY				
			101-336-714.000	1,714.78	HONKE, F MAY				
			101-336-714.000	1,714.78	KNUPP, F MAY				
			101-336-714.000	857.39	MAAS, C MAY				
			101-336-714.000	740.48	MI CLAIM TAX ASSESSMENT MAY				
			101-336-714.000	1,714.78	MOTHERSBAUGH, F MAY				
			101-336-714.000	1,883.20	WARREN, W MAY				
22257	4/29/2014	OCCUPATIONAL HEALTH CENTERS OF MI	709486707	4/15/2014	001	143.50	N	143.50	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			101-305-727.000	143.50	PRE PLACEMENT PHY PD				
30138	4/29/2014	CANTON WASTE RECYCLING	45124	4/01/2014	001	915.00	N	915.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			592-172-776.000	85.00	APRIL 2014 DPW TRASH				
			101-336-776.000	40.00	APRIL 2014 FR STN 2 TRASH				
			101-336-776.000	40.00	APRIL 2014 FR STN 3 TRASH				
			101-265-776.000	79.81	APRIL 2014 TWP HALL TR/RC				
			101-305-776.000	56.80	APRIL 2014 TWP HALL TR/RC				
			101-325-727.000	23.64	APRIL 2014 TWP HALL TR/RC				
			101-336-776.000	8.36	APRIL 2014 TWP HALL TR/RC				
			592-172-776.000	16.39	APRIL 2014 TWP HALL TR/RC				
			510-510-737.000	135.00	APRIL 2014 HILLTOP TR/RCY				
			101-691-931.000	85.00	APRIL 2014 LK PNT TRASH				
			101-691-931.000	345.00	APRIL 2014 TWP PRK TR/R/Y				
30870	4/29/2014	CIRCLE HEATING AND COOLING	APR 2014	4/30/2014	001	2,048.25	N	2,048.25	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
			101-371-818.000	2,048.25	APRIL 2014 MECH INSP PAY				
38350	4/29/2014	D & G NATURE'S WAY LAWN CARE INC	232066	4/12/2014	001	48.10	N	48.10	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-265-815.000	48.10	FERTILIZE - FRIENDSHIP				
38870	4/29/2014	DANULOFF, LYLE D., PHD. ACCOUNT	101-336-835.000	APRIL 2014 AMOUNT	4/11/2014 001 DESCRIPTION	600.00	N	600.00	4/29/2014
				600.00	PSYCHOLOGICAL EVALUATION				
40530	4/29/2014	DELTA DENTAL PLAN OF MI ACCOUNT	101-305-714.000	RIS0000526916 AMOUNT	5/01/2014 001 DESCRIPTION	10,406.61	N	10,406.61	4/29/2014
			101-305-714.000	116.09	ALBRECHT, S MAY				
			101-305-714.000	116.09	ANDERSON-SMITH, E MAY				
			592-172-716.000	66.87	ANDERSON, C RETIRED MAY				
			101-305-714.000	116.09	ANTAL, R MAY				
			592-172-716.000	66.87	ANULEWICZ, J RETIRED MAY				
			101-336-714.000	116.09	ATKINS, D MAY				
			101-290-714.000	36.06	BARNEY, S RETIRED MAY				
			101-336-714.000	66.87	BELSKY, D RETIRED MAY				
			101-325-714.000	36.06	BEREZAK, J MAY				
			101-305-714.000	66.87	BERRY, C RETIRED MAY				
			101-215-714.000	36.06	BERRY, R MAY				
			101-325-714.000	36.06	BRANDT, S MAY				
			101-305-714.000	116.09	BROTHERS, J MAY				
			592-172-716.000	66.87	BRUCE, M MAY				
			101-336-714.000	116.09	BUKIS, P MAY				
			101-305-714.000	116.09	CHESTON, S MAY				
			101-305-714.000	66.87	CIOMA, B MAY				
			101-325-714.000	116.09	CLARK, K MAY				
			101-305-714.000	116.09	COFFELL, S MAY				
			101-336-714.000	116.09	CONELY, P MAY				
			101-336-714.000	116.09	CONROY, W MAY				
			101-215-714.000	116.09	CONZELMAN, N MAY				
			101-171-714.000	66.87	COOBATIS, J MAY				
			101-325-714.000	66.87	CROWE, R MAY				
			101-336-714.000	133.74	CULVER, E APR/MAY MAY				
			101-305-714.000	116.09	DRAKE, J MAY				
			101-253-714.000	116.09	EDWARDS, R MAY				
			101-336-714.000	66.87	ELDRIDGE, D RETIRED MAY				
			101-325-714.000	116.09	FELL, C MAY				
			592-172-716.000	116.09	FELLRATH, P MAY				
			101-305-714.000	116.09	FETNER, W MAY				
			592-172-716.000	66.87	FIDH, R RETIRED MAY				
			101-336-714.000	116.09	FOX, D MAY				
			101-305-714.000	36.06	FRITZ, M MAY				
			101-305-714.000	116.09	GAUTHIER, E RETIRED MAY				
			101-305-714.000	116.09	GORDON, C MAY				
			101-336-714.000	116.09	GROSS, S MAY				
			101-336-714.000	66.87	GROTH, L RETIRED MAY				
			101-265-714.000	66.87	HAACK, D MAY				
			101-336-714.000	66.87	HAAR JR, J RETIRED MAY				
			101-336-714.000	116.09	HAHN, D RETIRED MAY				
			101-253-714.000	116.09	HAMMYE, A MAY				
			101-336-714.000	116.09	HARNED, T MAY				
			101-336-714.000	36.06	HARRELL, J MAY				

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-305-714.000	66.87	HAYES, J MAY				
			101-305-714.000	36.06	HINKLE, M MAY				
			101-305-714.000	116.09	HOFFMAN, M MAY				
			592-172-716.000	36.06	HOLLIS, T RETIRED MAY				
			101-336-714.000	66.87	HONKE, F RETIRED MAY				
			101-325-714.000	36.06	HUNT, N MAY				
			101-325-714.000	66.87	INNES, D MAY				
			101-201-714.000	116.09	JANKS, R MAY				
			101-305-714.000	36.06	JARVIS, J RETIRED MAY				
			101-336-714.000	66.87	JOWSEY, N MAY				
			101-336-714.000	116.09	JURY, J RETIRED MAY				
			592-172-716.000	116.09	KARL, M MAY				
			101-305-714.000	66.87	KING, C MAY				
			101-336-714.000	66.87	KING, M RETIRED MAY				
			101-371-714.000	66.87	KLOC, T MAY				
			101-336-714.000	66.87	KNUPP, F RETIRED MAY				
			101-691-714.000	66.87	KOZIAN, P RETIRED MAY				
			101-305-714.000	66.87	KRAUSE, P MAY				
			101-305-714.000	116.09	KREBS, R MAY				
			101-305-714.000	116.09	KUDRA, D MAY				
			592-172-716.000	66.87	LATAWIEC, K MAY				
			101-305-714.000	66.87	LAURIA, K MAY				
			101-215-714.000	36.06	LECLAIR, D MAY				
			101-305-714.000	116.09	LEGO, M RETIRED MAY				
			101-371-714.000	116.09	LEWIS, M MAY				
			101-305-714.000	116.09	LINTON, M MAY				
			101-305-714.000	116.09	LINTON, S MAY				
			101-215-714.000	116.09	LOZIER, M MAY				
			101-336-714.000	36.06	MAAS, C RETIRED MAY				
			101-336-714.000	66.87	MACK, C MAY				
			101-336-714.000	232.18	MALLARI, J APR/MAY MAY				
			101-336-714.000	72.12	MANGAN, G APR/MAY MAY				
			101-336-714.000	116.09	MANN, C MAY				
			101-290-714.000	36.06	MASSENGILL, M RETIRED MAY				
			101-336-714.000	116.09	MAYCOCK, R RETIRED MAY				
			101-336-714.000	36.06	MCDURMON, D RETIRED MAY				
			101-371-714.000	66.87	MCILHARGEY, C RETIRED MAY				
			101-305-714.000	66.87	MCPARLAND, J MAY				
			101-305-714.000	83.62	MI STATE CLAIM ASSESSMENT MAY				
			101-336-714.000	36.06	MILLER, C RETIRED MAY				
			101-336-714.000	66.87	MOTHERSBAUGH, F RETIRED MAY				
			101-371-714.000	66.87	PALMARCHUK, C MAY				
			101-305-714.000	36.06	PAWLOWSKI, D MAY				
			101-336-714.000	116.09	PHILLIPS, D MAY				
			101-336-714.000	72.12	PICKERT, D APR/MAY MAY				
			101-371-714.000	116.09	PUMPHREY, K MAY				
			101-209-714.000	66.87	PYYKKONEN, C MAY				
			101-336-714.000	116.09	RAINEY, P RETIRED MAY				
			101-305-714.000	116.09	RAPSON, S RETIRED MAY				
			101-171-714.000	36.06	REAUME, R MAY				
			101-290-714.000	66.87	RICHARDSON, M RETIRED MAY				
			101-305-714.000	36.06	RIPP, J MAY				
			101-325-714.000	66.87	ROCKWELL III, H RETIRED MAY				
			265-300-714.000	66.87	ROZUM, C MAY				

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GR. AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-305-714.000	116.09	RUPARD, B MAY				
			101-336-714.000	66.87	RUSSO, C RETIRED MAY				
			101-305-714.000	36.06	SCHEMANKSE, J MAY				
			101-305-714.000	116.09	SEIPENKO, T MAY				
			592-172-716.000	36.06	SMITH, C MAY				
			101-336-714.000	232.18	SMITH, CHRIS APR/MAY MAY				
			101-305-714.000	66.87	SMITH, R RETIRED MAY				
			101-325-714.000	116.09	SMITH, S MAY				
			101-691-714.000	36.06	SMITH, T RETIRED MAY				
			101-305-714.000	36.06	SMITHERMAN, J MAY				
			592-172-716.000	66.87	SNELL, D MAY				
			101-336-714.000	116.09	TEFEND, R MAY				
			101-305-714.000	36.06	TIDERINGTON, S MAY				
			101-305-714.000	116.09	TIDERINGTON, T MAY				
			101-325-714.000	66.87	TURLEY, M MAY				
			101-336-714.000	66.87	VALENSKY, J RETIRED MAY				
			101-336-714.000	66.87	VANVLECK, C RETIRED MAY				
			226-226-714.000	116.09	VIGNOE, S MAY				
			101-336-714.000	133.74	VILLET, G APR/MAY MAY				
			101-171-714.000	66.87	WALLACE, A MAY				
			101-336-714.000	66.87	WARREN, W RETIRED MAY				
			101-336-714.000	66.87	WENDEL, M MAY				
			101-336-714.000	116.09	WESTFALL, G RETIRED MAY				
			101-290-714.000	66.87	WHITMORE, I RETIRED MAY				
			101-305-714.000	66.87	WILSON, D RETIRED MAY				
			101-305-714.000	36.06	WOOD, K RETIRED MAY				
40575	4/29/2014	DTE ENERGY	ACCOUNT	1840 729 0006 3	4/21/2014 001	503.01	N	503.01	4/29/2014
			510-510-737.000	AMOUNT	DESCRIPTION				
			510-510-737.000	31.34	APR14 HTGC MAINTENANCE SHED				
				471.67	APR14 HTGC CLUBHOUSE				
40575	4/29/2014	DTE ENERGY	ACCOUNT	2939 501 0001 7	4/16/2014 001	35.84	N	35.84	4/29/2014
			101-265-776.000	AMOUNT	DESCRIPTION				
				35.84	FEB-MAR 2014 42340 A2 RD.				
40575	4/29/2014	DTE ENERGY	ACCOUNT	3177 072 0012 5	4/15/2014 001	55.58	N	55.58	4/29/2014
			101-315-951.000	AMOUNT	DESCRIPTION				
			101-315-951.000	17.82	FEB-MAR14 9220 RIDGE RD.				
			101-315-951.000	18.88	FEB-MAR14 13550 RIDGE RD.				
				18.88	FEB-MAR14 46001 A2 RD.				
40580	4/29/2014	DTE ENERGY	ACCOUNT	6790548	4/22/2014 001	5,199.00	N	5,199.00	4/29/2014
			101-446-920.000	AMOUNT	DESCRIPTION				
				5,199.00	MUNICIPAL STREET LIGHTING				
40585	4/29/2014	DETROIT BOARD OF WATER COMMISSIONER002	ACCOUNT	1091.300	4/25/2014 001	280,204.15	N	280,204.15	4/29/2014
			592-441-741.000	AMOUNT	DESCRIPTION				
				280,204.15	MAR14 WATER				

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK.
40750	4/29/2014	DIAMOND PROCLEAN, LLC	5935	4/14/2014	001	1,515.00	N	1,515.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-265-776.000	337.50	WINDOW CLEANING EXTERIOR					
		101-305-776.000	181.25	WINDOW CLEANING EXTERIOR					
		101-336-776.000	106.25	WINDOW CLEANING EXTERIOR					
		101-265-776.000	595.00	WINDOW CLEANING INTERIOR					
		101-305-776.000	180.00	WINDOW CLEANING INTERIOR					
		101-265-776.000	55.00	SKY LIGHT CLEANING					
		101-265-776.000	60.00	GUTTER CLEANING					
80506	4/29/2014	HEILEMAN, JAMES	APRIL 2014	4/30/2014	001	1,060.50	N	1,060.50	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-371-818.000	1,060.50	APRIL 2014 ELEC INSP PAY					
80515	4/29/2014	HEMMING,POLACZYK,CRONIN,SMITH,	MARCH 2014	3/31/2014	001	12,698.39	N	12,698.38	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-826.000	4,475.63	LEGAL SERVICES MAR14					
		101-290-826.000		LEGAL SERVICES MAR14					
		101-801-826.000	2,323.13	LEGAL SERVICES MAR14					
		101-336-826.000	65.63	LEGAL SERVICES MAR14					
		101-290-826.000	4,777.50	LEGAL SERVICES MAR14					
		592-172-830.000	984.38	LEGAL SERVICES MAR14					
		101-290-826.000	6.48	LEGAL SERVICES MAR14					
		226-226-826.000		LEGAL SERVICES MAR14					
		805-805-970.005		LEGAL SERVICES MAR14					
		101-290-828.000		LEGAL SERVICES MAR14					
		101-100-067.010		LEGAL SERVICES MAR14					
		101-290-828.000	65.63	LEGAL SERVICES MAR14					
		101-325-828.000		LEGAL SERVICES MAR14					
90053	4/29/2014	I.A.F.F. - LOCAL 1496	APR 2014	4/17/2014	001	5,130.00	N	5,130.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	150.00						
		101-100-232.020	610.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	610.00						
		101-100-232.020	610.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	610.00						
		101-100-232.020	110.00						
		101-100-232.020	610.00						
		101-100-232.020	110.00						
		101-100-232.020	110.00						
		101-100-232.020	610.00						
		101-100-232.020	110.00						

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-232.020			610.00			
130139	4/29/2014	JOHN HANCOCK LIFE INSURANCE CO.	APRIL 2014	4/17/2014	001	3,206.01	N	3,206.01	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-231.000	88.84						
		101-100-231.000							
		101-100-231.000	114.25						
		101-100-231.000	188.43						
		101-100-231.000	167.30						
		101-100-231.000	93.28						
		101-100-231.000	73.52						
		101-100-231.000	188.43						
		101-100-231.000	180.33						
		101-100-231.000							
		101-100-231.000	103.69						
		101-100-231.000							
		101-100-231.000	175.24						
		101-100-231.000							
		101-100-231.000	118.33						
		101-100-231.000	93.28						
		101-100-231.000	161.71						
		101-100-231.000	103.69						
		101-100-231.000	88.84						
		101-100-231.000	88.84						
		101-100-231.000							
		101-100-231.000	65.24						
		101-100-231.000	73.52						
		101-100-231.000							
		101-100-231.000	91.39						
		101-100-231.000	204.98						
		101-100-231.000	66.64						
		101-100-231.000	73.52						
		101-100-231.000	100.00						
		101-100-231.000	88.84						
		101-100-231.000	88.84						
		101-100-231.000	209.96						
		101-100-231.000							
		101-100-231.000	115.08						
130139	4/29/2014	JOHN HANCOCK LIFE INSURANCE CO.	APRIL 2014	4/17/2014	001	12,892.21	N	12,892.21	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-291-714.040	266.52						
		101-215-714.010	365.42						
		592-291-714.010	342.75						
		101-215-714.010	565.28						
		101-171-714.010	501.90						
		592-291-714.040	279.84						
		101-336-714.010	220.56						
		101-253-714.010	565.28						
		592-291-714.010	540.99						

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-305-714.010			260.10			
			101-265-714.010			216.00			
			101-253-714.010			311.08			
			101-325-714.050			260.10			
			101-201-714.010			525.71			
			101-336-714.010			226.24			
			592-291-714.010			354.99			
			101-305-714.010			226.24			
			592-291-714.040			279.84			
			592-172-714.010			218.36			
			101-215-714.010			286.09			
			101-371-714.010			485.13			
			101-215-714.010			311.08			
			592-291-714.040			266.52			
			592-291-714.040			266.52			
			101-371-714.010			234.23			
			101-305-714.010			226.24			
			101-336-714.010			220.56			
			101-371-714.010			286.09			
			101-209-714.010			226.24			
			101-400-714.010			274.18			
			101-171-714.010			614.93			
			592-291-714.040			199.92			
			592-172-714.010			226.24			
			101-336-714.010			220.56			
			592-172-714.010			226.24			
			592-291-714.040			266.52			
			592-291-714.040			266.52			
			101-305-714.010			629.88			
			226-226-714.010			286.09			
			101-171-714.010			345.23			
131800	4/29/2014	MUNSON, STEVE	ACCOUNT	APRIL 2014	4/30/2014 001	998.00	N	998.00	4/29/2014
			101-371-818.000	AMOUNT	DESCRIPTION				
				998.00	APRIL 2014 PLBG INSP PAY				
140150	4/29/2014	NATIONWIDE RET SOL USCM/MIDWEST	ACCOUNT	0037121001	4/13/2014 001	9,940.75	N	9,940.75	4/29/2014
			101-100-239.000	AMOUNT	DESCRIPTION				
			101-100-239.000	200.00					
			101-100-239.000	307.69					
			101-100-239.000	409.49					
			101-100-239.000	350.00					
			101-100-239.000	40.00					
			101-100-239.000	50.00					
			101-100-239.000	630.00					
			101-100-239.000	200.00					
			101-100-239.000	20.00					
			101-100-239.000	100.00					
			101-100-239.000						
			101-100-239.000	300.00					
			101-100-239.000	100.00					
			101-100-239.000	20.00					



INVOICE EDIT LISTING

GLENNE  
 BATCH = APR0814

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-239.000			125.00			
			101-100-239.000						
			101-100-239.000			450.00			
			101-100-239.000			150.00			
			101-100-239.000			409.49			
			101-100-239.000			300.00			
			101-100-239.000			36.00			
			101-100-239.000			10.00			
			101-100-239.000			50.00			
			101-100-239.000			100.00			
			101-100-239.000						
			101-100-239.000			207.39			
			101-100-239.000						
			101-100-239.000			200.00			
			101-100-239.000			50.00			
			101-100-239.000			50.00			
			101-100-239.000			200.00			
			101-100-239.000			30.00			
			101-100-239.000			100.00			
			101-100-239.000			200.00			
			101-100-239.000			150.00			
			101-100-239.000			125.00			
			101-100-239.000			150.00			
			101-100-239.000			135.00			
			101-100-239.000			20.00			
			101-100-239.000			150.00			
			101-100-239.000			100.00			
			101-100-239.000			120.00			
			101-100-239.000			67.00			
			101-100-239.000			50.00			
			101-100-239.000			130.00			
			101-100-239.000			35.00			
			101-100-239.000			50.00			
			101-100-239.000			10.00			
			101-100-239.000			200.00			
			101-100-239.000			750.00			
			101-100-239.000			100.00			
			101-100-239.000			250.00			
			101-100-239.000			200.00			
			101-100-239.000			100.00			
			101-100-239.000			25.00			
			101-100-239.000			100.00			
			101-100-239.000			150.00			
			101-100-239.000			50.00			
			101-100-239.000			576.92			
			101-100-239.000			60.00			
			101-100-239.000			91.77			
			101-100-239.000			500.00			
			101-100-239.000			100.00			
161260	4/29/2014	PLYMOUTH POSTMASTER		APRIL 2014	4/28/2014 001	3,200.00	N	3,200.00	4/29/2014
		ACCOUNT		AMOUNT	DESCRIPTION				
		226-226-727.000		3,200.00	POSTAGE FOR HHW CARD				

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
190251	4/29/2014	A T & T LONG DISTANCE	836376571	4/13/2014	001	107.43	N	107.43	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-201-853.000	7.35	APR14 ATT LONG DISTANCE					
		101-209-853.000	4.39	APR14 ATT LONG DISTANCE					
		101-371-853.000	12.23	APR14 ATT LONG DISTANCE					
		101-336-853.000	19.30	APR14 ATT LONG DISTANCE					
		101-305-853.000	19.55	APR14 ATT LONG DISTANCE					
		101-171-853.000	11.43	APR14 ATT LONG DISTANCE					
		101-253-853.000	9.75	APR14 ATT LONG DISTANCE					
		101-215-853.000	5.70	APR14 ATT LONG DISTANCE					
		101-400-853.000	4.55	APR14 ATT LONG DISTANCE					
		101-325-853.000	7.36	APR14 ATT LONG DISTANCE					
		101-265-854.000	1.75	APR14 ATT LONG DISTANCE					
		101-691-853.000	1.39	APR14 ATT LONG DISTANCE					
		226-226-853.000	.24	APR14 ATT LONG DISTANCE					
		592-172-853.000	2.44	APR14 ATT LONG DISTANCE					
		101-265-853.000	104.75	APR14 ATT LONG DISTANCE					
		101-265-853.000	104.75	APR14 ATT LONG DISTANCE					
		226-226-853.000	.24	APR14 ATT LONG DISTANCE					
		226-226-853.000	.24	APR14 ATT LONG DISTANCE					
		592-172-853.000	2.44	APR14 ATT LONG DISTANCE					
		592-172-853.000	2.44	APR14 ATT LONG DISTANCE					
230125	4/29/2014	WCA ASSESSING	APR 2014	4/15/2014	001	17,592.42	N	17,592.42	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-209-818.000	17,592.42	ASSESSING APR14					
230559	4/29/2014	WESTERN WAYNE COUNTY SENIOR OLYMPICFY 2014		4/17/2014	001	100.00	N	100.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-955-885.000	100.00	2014 SENIOR OLYMPICS					
12050	4/29/2014	ADP INC	435095997	4/18/2014	001	710.91	N	710.91	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-941.000	710.91	PAYROLL PROCESS					
20025	4/29/2014	B & F AUTO SUPPLY INC	410018	1/08/2014	001	29.54	N	29.54	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	2.99	SPRAYER					
		510-510-776.000	9.39	MAS TAPE					
		510-510-776.000	17.16	SIM GRN					
20025	4/29/2014	B & F AUTO SUPPLY INC	410181	1/09/2014	001	104.59	N	104.59	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	14.99	PUNCH					
		510-510-776.000	39.99	PUNCH S					
		510-510-776.000	4.99	BRUSH ST					
		510-510-776.000	12.11	ARM ALL					
		510-510-776.000	14.84	GOJO					

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			510-510-776.000	17.67					
									SHOP TOWELS IN A BOX
20025	4/29/2014	B & F AUTO SUPPLY INC	416049	3/03/2014	001	61.44	N	61.44	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	49.47	SAE15W40					
		510-510-776.000	11.97	QT ND					
20025	4/29/2014	B & F AUTO SUPPLY INC	416880	3/11/2014	001	48.65	N	48.65	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	3.99	AIKEN PURPLE POWER 1					
		510-510-776.000	13.12	MEGUIAR					
		510-510-776.000	15.85	PASTE WAX					
		510-510-776.000	15.69	TOWEL					
20025	4/29/2014	B & F AUTO SUPPLY INC	416891	3/11/2014	001	262.45	N	262.45	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	262.45	HYD OIL					
20025	4/29/2014	B & F AUTO SUPPLY INC	418322	3/25/2014	001	23.94	N	23.94	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	19.95	QT 10 30					
		510-510-776.000	3.99	AIKEN PURPLE POWER 1					
20025	4/29/2014	B & F AUTO SUPPLY INC	418419	3/26/2014	001	40.22	N	40.22	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	7.98	QT ND					
		510-510-776.000	32.24	SPARK PLUG-STD NICKEL					
20025	4/29/2014	B & F AUTO SUPPLY INC	410862	1/15/2014	001	82.10	N	82.10	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	3.66	LOW VOC BRAKE CLNR					
		510-510-776.000	6.49	AIKEN PURPLE POWER					
		510-510-776.000	51.48	PURPLE POWER 40 OZ					
		510-510-776.000	10.98	BRUSH					
		510-510-776.000	9.49	CABL TIE					
20230	4/29/2014	BASIC	58852	4/17/2014	001	309.00	N	309.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-714.000	309.00	QTRLY FLEXPLAN APR-JUN14					
22257	4/29/2014	OCCUPATIONAL HEALTH CENTERS OF MI	709500213	4/22/2014	001	177.50	N	177.50	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-727.000	34.00	DOT&PHYSICAL RECERT					
		101-305-818.000	143.50	PREPLACEMENT PHYSICAL					
31421	4/29/2014	COMCAST	0952052827401-1	4/14/2014	001	178.67	N	178.67	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-290-941.000	178.67	TWP MAY14				
31421	4/29/2014	COMCAST	0952013133001-0	4/14/2014	001	94.85	N	94.85	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-727.000	94.85	INTERNET DPW	MAY14				
31505	4/29/2014	CORPORATE CLEANING GROUP INC	84237	4/17/2014	001	385.00	N	385.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-776.000	330.00	APR 2014 - CLEANING	APR				
		101-265-858.000	55.00	APR 2014 - CLEANING	APR				
31505	4/29/2014	CORPORATE CLEANING GROUP INC	84236	4/17/2014	001	2,145.00	N	2,145.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-776.000	860.90	CLEANING	APR14				
		101-265-776.000	854.18	CLEANING	APR14				
		592-172-776.000	175.42	CLEANING	APR14				
		101-336-776.000	89.50	CLEANING	APR14				
		101-325-818.000	165.00	CLEANING HAZ MAT-MAR	APR14				
38350	4/29/2014	D & G NATURE'S WAY LAWN CARE INC	232093	4/21/2014	001	175.00	N	175.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-931.000	175.00	FERTILIZE - POINT PARK					
38870	4/29/2014	DANULOFF, LYLE D., PHD.	APRIL 2014	4/18/2014	001	600.00	N	600.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-818.000	600.00	PSYCHOLOGICAL EVALUATION					
60805	4/29/2014	FELLRATH, PATRICK	APRIL 2014	4/28/2014	001	151.76	N	151.76	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-727.000	151.76	MILEAGE					
72200	4/29/2014	GUARDIAN ALARM CO	15873541	5/01/2014	001	105.00	N	105.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-737.000	105.00	ALARM SERVICE	MAY14				
80179	4/29/2014	HARTFORD, THE	6727707-9	5/01/2014	001	5,072.44	N	5,072.44	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-714.000	70.58	ANDERSON SMITH, E	MAY				
		101-305-714.000	78.50	ANTAL, R	MAY				
		101-336-714.000	61.65	ATKINS, D	MAY				
		592-172-716.000	44.55	BARTLETT, J	MAY				
		101-325-714.000	46.44	BEREZAK, J	MAY				
		101-215-714.000	57.84	BERRY, R	MAY				
		101-325-714.000	34.64	BRANDT, S	MAY				
		101-305-714.000	78.50	BROTHERS, J	MAY				
		592-172-716.000	54.79	BRUCE, M	MAY				

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-336-714.000	58.13	BUKIS, P MAY				
			101-325-714.000	46.44	BULMER, C MAY				
			101-305-714.000	62.05	CHESTON, S MAY				
			101-305-714.000	49.03	CIOMA, B MAY				
			101-325-714.000	46.44	CLARK, K MAY				
			101-305-714.000	62.05	COFFELL, S MAY				
			101-336-714.000	58.13	CONELY, P MAY				
			101-336-714.000	64.35	CONROY, W MAY				
			101-215-714.000	78.50	CONZELMAN, N MAY				
			101-171-714.000	76.17	COOBATIS, J MAY				
			592-172-716.000	46.34	COURTER, R MAY				
			101-325-714.000	46.44	CROWE, R MAY				
			101-336-714.000	29.63	CULVER, E MAY				
			101-336-714.000	27.00	CULVER, E APRIL MAY				
			101-305-714.000	62.05	DRAKE, J MAY				
			101-253-714.000	78.50	EDWARDS, R MAY				
			101-336-714.000	2.63	ERVIN, J MAY				
			101-325-714.000	46.44	FELL, C MAY				
			592-172-716.000	78.50	FELLRATH, P MAY				
			101-305-714.000	62.05	FETNER, W MAY				
			101-336-714.000	61.65	FOX, D MAY				
			101-305-714.000	62.05	FRITZ, M MAY				
			101-305-714.000	43.69	GORDON, C MAY				
			101-336-714.000	61.65	GROSS, S MAY				
			101-265-714.000	37.77	HAACK, D MAY				
			101-253-714.000	49.79	HAMMYE, A MAY				
			101-336-714.000	58.13	HARNED, T MAY				
			101-336-714.000	58.13	HARRELL, J MAY				
			101-305-714.000	62.05	HAYES, J MAY				
			101-305-714.000	41.06	HINKLE, M MAY				
			101-305-714.000	62.05	HOFFMAN, M MAY				
			101-325-714.000	43.69	HUNT, N MAY				
			101-325-714.000	46.44	INNES, D MAY				
			101-201-714.000	78.50	JANKS, R MAY				
			101-336-714.000	36.08	JOWSEY, N MAY				
			592-172-716.000	56.44	KARLL, M MAY				
			101-305-714.000	49.03	KING, C MAY				
			101-305-714.000	39.14	KRAUSE, P MAY				
			101-305-714.000	62.05	KREBS, R MAY				
			592-172-716.000	46.34	KRUEGER, R MAY				
			101-305-714.000	70.58	KUDRA, D MAY				
			592-172-716.000	39.14	LATAWIEC, K MAY				
			101-305-714.000	78.50	LAURIA, K MAY				
			101-215-714.000	47.18	LECLAIR, D MAY				
			101-371-714.000	73.92	LEWIS, M MAY				
			101-305-714.000	62.05	LINTON, M MAY				
			101-215-714.000	49.32	LOZIER, M MAY				
			101-336-714.000	61.65	MACK, C MAY				
			101-336-714.000	58.13	MALLARI, J MAY				
			101-336-714.000	58.13	MANGAN, G MAY				
			101-336-714.000	61.65	MANN, C MAY				
			101-305-714.000	49.03	MCPARLAND, J MAY				
			592-172-716.000	44.55	MELOW, S MAY				
			592-172-716.000	44.55	OVERAITIS, J MAY				

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-371-714.000	40.21	PALMARCHUK, C MAY				
			101-305-714.000	39.14	PAWLOWSKI, D MAY				
			101-336-714.000	64.35	PHILLIPS, D MAY				
			101-336-714.000	29.63	PICKERT, D MAY				
			101-371-714.000	47.18	PUMPHREY, K MAY				
			101-209-714.000	39.14	PYYKKONEN, C MAY				
			101-400-714.000	45.58	RADTKE, J MAY				
			101-336-714.000	58.13	RANDALL, J MAY				
			101-171-714.000	78.50	REAUME, R MAY				
			101-336-714.000	2.63	RICHARDS, J MAY				
			101-305-714.000	62.05	RIPP, J MAY				
			265-300-714.000	62.05	ROZUM, C MAY				
			101-305-714.000	62.05	RUPARD, B MAY				
			101-305-714.000	41.06	SCHEMANSKI, J MAY				
			592-172-716.000	35.61	SCHOLTEN, J MAY				
			101-305-714.000	70.58	SEIPENKO, T MAY				
			592-172-716.000	36.08	SMITH, CHERYL MAY				
			101-336-714.000	29.63	SMITH, CHRIS MAY				
			101-336-714.000	27.00	SMITH, CHRIS APRIL MAY				
			101-325-714.000	46.44	SMITH, S MAY				
			101-305-714.000	41.06	SMITHERMAN, J MAY				
			592-172-716.000	39.14	SNELL, D MAY				
			592-172-716.000	44.55	STANISLAWSKI, T MAY				
			101-336-714.000	61.65	TEFEND, R MAY				
			592-172-716.000	44.55	THOMAS, J MAY				
			101-305-714.000	49.03	TIDERINGTON, S MAY				
			101-305-714.000	78.50	TIDERINGTON, T MAY				
			101-325-714.000	46.44	TURLEY, M MAY				
			226-226-714.000	47.18	VIGNOE, S MAY				
			101-336-714.000	58.13	VILLET, G MAY				
			101-171-714.000	55.13	WALLACE, A MAY				
			101-336-714.000	2.63	WELLS, S MAY				
			101-336-714.000	78.50	WENDEL, M MAY				
			101-325-714.000	46.44	YUDT, R MAY				
130128	4/29/2014	MALLARI, JEFF	ACCOUNT	APRIL 2014	4/28/2014 001	325.00	N	325.00	4/29/2014
			101-336-714.000	AMOUNT	DESCRIPTION				
				325.00	TUITION REIMBURSEMENT-				
130926	4/29/2014	MICHIGAN CONFERENCE OF TEAMSTERS	ACCOUNT	MAY 2014	4/11/2014 001	11,775.75	N	11,775.75	4/29/2014
			592-172-716.000	AMOUNT	DESCRIPTION				
			592-172-716.000	1,682.25	BARTLETT, J MAY				
			592-172-716.000	1,682.25	COURTER, R MAY				
			592-172-716.000	1,682.25	KRUEGER, R MAY				
			592-172-716.000	1,682.25	MELOW, S MAY				
			592-172-716.000	1,682.25	OVERAITIS, J MAY				
			592-172-716.000	1,682.25	SCHOLTEN, J MAY				
			592-172-716.000	1,682.25	THOMAS, J MAY				
130959	4/29/2014	MICHIGAN MUNICIPAL RISK MGMT	ACCOUNT	R0001041	4/22/2014 001	26,000.00	N	26,000.00	4/29/2014
				AMOUNT	DESCRIPTION				

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-954-912.000	26,000.00	GENERAL FUND-INSTALLMENT				
140144	4/29/2014	NATIONAL VISION ADMINISTRATORS LLC	4196354	4/17/2014	001	1,221.18	N	1,221.18	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-714.000	13.34	ALBRECHT, S MAY					
		592-172-716.000	9.23	ANDERSON, C RETIREE MAY					
		101-305-714.000	13.34	ANDERSON, E MAY					
		101-305-714.000	13.34	ANTAL, R MAY					
		592-172-716.000	9.23	ANULEWICZ, J RETIREE MAY					
		101-336-714.000	13.34	ATKINS, D MAY					
		101-290-714.000	5.12	BARNEY, S RETIREE MAY					
		101-336-714.000	9.23	BELSKY, D RETIREE MAY					
		101-325-714.000	5.12	BEREZAK, J MAY					
		101-305-714.000	9.23	BERRY, C RETIREE MAY					
		101-215-714.000	5.12	BERRY, R MAY					
		101-325-714.000	5.12	BRANDT, S MAY					
		101-305-714.000	13.34	BROTHERS, J MAY					
		592-172-716.000	13.34	BRUCE, M MAY					
		101-336-714.000	13.34	BUKIS, P MAY					
		101-305-714.000	13.34	CHESTON, S MAY					
		101-305-714.000	9.23	CIOMA, B MAY					
		101-325-714.000	13.34	CLARK, K MAY					
		101-305-714.000	13.34	COFFELL, S MAY					
		101-336-714.000	13.34	CONELY, P MAY					
		101-336-714.000	13.34	CONROY, W MAY					
		101-215-714.000	13.34	CONZELMAN, N MAY					
		101-171-714.000	9.23	COOBATIS, J MAY					
		101-325-714.000	9.23	CROWE, R MAY					
		101-336-714.000	9.23	CULVER, E MAY					
		101-336-714.000	4.11	CULVER, E APR ADJ MAY					
		101-336-714.000	.96	CULVER, E MARCH ADJ MAY					
		101-305-714.000	13.34	DRAKE, J MAY					
		101-253-714.000	13.34	EDWARDS, R MAY					
		101-336-714.000	9.23	ELDRIDGE, D RETIREE MAY					
		101-325-714.000	13.34	FELL, C MAY					
		592-172-716.000	13.34	FELLRATH, P MAY					
		101-305-714.000	13.34	FETNER, W MAY					
		592-172-716.000	9.23	FIDH, R RETIREE MAY					
		101-336-714.000	13.34	FOX, D MAY					
		101-305-714.000	5.12	FRITZ, M MAY					
		101-305-714.000	9.23	GAUTHIER, E RETIREE MAY					
		101-305-714.000	13.34	GORDON, C MAY					
		101-305-714.000	5.12	GORDON, STEVE (COBRA)_ MAY					
		101-336-714.000	13.34	GROSS, S MAY					
		101-336-714.000	9.23	GROTH, L RETIREE MAY					
		101-265-714.000	9.23	HAACK, D MAY					
		101-336-714.000	9.23	HAAR, J RETIREE MAY					
		101-336-714.000	13.34	HAHN, D RETIREE MAY					
		101-253-714.000	13.34	HAMMYE, A MAY					
		101-336-714.000	13.34	HARNED, T MAY					
		101-336-714.000	5.12	HARRELL, J MAY					
		101-305-714.000	9.23	HAYES, J MAY					
		101-305-714.000	5.12	HINKLE, M MAY					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-305-714.000	13.34	HOFFMAN, M	MAY			
			592-172-716.000	5.12	HOLLIS, T	RETIREE	MAY		
			101-336-714.000	9.23	HONKE, F	RETIREE	MAY		
			101-325-714.000	5.12	HUNT, N	MAY			
			101-325-714.000	9.23	INNES, D	MAY			
			101-201-714.000	13.34	JANKS, R	MAY			
			101-305-714.000	5.12	JARVIS, J	RETIREE	MAY		
			101-336-714.000	9.23	JOWSEY, N	MAY			
			101-336-714.000	13.34	JURY, J	RETIREE	MAY		
			592-172-716.000	13.34	KARLL, M	MAY			
			101-305-714.000	9.23	KING, C	MAY			
			101-336-714.000	9.23	KING, M	RETIREE	MAY		
			101-371-714.000	9.23	KLOC, T	RETIREE	MAY		
			101-336-714.000	9.23	KNUPP, F	RETIREE	MAY		
			101-691-714.000	9.23	KOZIAN, P	RETIREE	MAY		
			101-305-714.000	9.23	KRAUSE, P	MAY			
			101-305-714.000	13.34	KREBS, R	MAY			
			101-305-714.000	13.34	KUDRA, D	MAY			
			101-305-714.000	9.23	LAURIA, K	MAY			
			101-215-714.000	5.12	LECLAIR, D	MAY			
			101-305-714.000	13.34	LEGO, M	RETIREE	MAY		
			101-371-714.000	13.34	LEWIS, M	MAY			
			101-305-714.000	13.34	LINTON, M	MAY			
			101-305-714.000	13.34	LINTON, S	MAY			
			101-215-714.000	13.34	LOZIER, M	MAY			
			101-336-714.000	5.12	MAAS, C	RETIREE	MAY		
			101-336-714.000	9.23	MACK, C	MAY			
			101-336-714.000	13.34	MALLARI, J	MAY			
			101-336-714.000	5.12	MANGAN, G	MAY			
			101-336-714.000	5.12	MANGAN, G	APRIL ADJ	MAY		
			101-336-714.000	2.56	MANGAN, G	MARCH ADJ	MAY		
			101-336-714.000	13.34	MANN, C	MAY			
			101-290-714.000	5.12	MASSENGILL, M	RETIREE	MAY		
			101-336-714.000	13.34	MAYCOCK, R	RETIREE	MAY		
			101-305-714.000	9.23	MC PARLAND, J	MAY			
			101-336-714.000	5.12	MCDURMON, D	RETIREE	MAY		
			101-371-714.000	9.23	MCILHARGEY, C	RETIREE	MAY		
			101-336-714.000	5.12	MILLER, C	RETIREE	MAY		
			101-336-714.000	9.23	MOTHERSBOUGH, F	RETIREE	MAY		
			101-371-714.000	9.23	PALMARCHUK, C	MAY			
			101-305-714.000	5.12	PAWLOWSKI, D	MAY			
			101-336-714.000	13.34	PHILLIPS, D	MAY			
			101-336-714.000	5.12	PICKERT, D	MAY			
			101-371-714.000	13.34	PUMPHREY, K	MAY			
			101-209-714.000	9.23	PYYKKONEN, C	MAY			
			101-336-714.000	13.34	RAINEY, P	RETIREE	MAY		
			101-305-714.000	13.34	RAPSON, S	RETIREE	MAY		
			101-171-714.000	5.12	REAUME, R	MAY			
			101-171-714.000	8.22	REAUME, R	APR CRED	MAY		
			101-171-714.000	.17	REAUME, R	MARCH ADJ	MAY		
			101-290-714.000	9.23	RICHARDSON, M	RETIREE	MAY		
			101-305-714.000	5.12	RIPP, J	MAY			
			101-325-714.000	9.23	ROCKWELL, H	RETIREE	MAY		
			265-300-714.000	9.23	ROZUM, C	MAY			



INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-305-714.000	13.34	RUPARD, B MAY				
			101-336-714.000	9.23	RUSSO, C RETIREE MAY				
			101-305-714.000		SCHAEFER, B MAY				
			101-305-714.000	5.12	SCHEMANSKE, J MAY				
			101-305-714.000	13.34	SEIPENKO, T MAY				
			592-172-716.000	5.12	SMITH, C MAY				
			101-336-714.000	13.34	SMITH, CHRIS MAY				
			101-305-714.000	9.23	SMITH, R RETIREE MAY				
			101-325-714.000	13.34	SMITH, S MAY				
			101-691-714.000	5.12	SMITH, T RETIREE MAY				
			101-305-714.000	5.12	SMITHERMAN, J MAY				
			592-172-716.000	9.23	SNELL, D MAY				
			101-336-714.000	13.34	TEFEND, R MAY				
			101-305-714.000	5.12	TIDERINGTON, S MAY				
			101-305-714.000	13.34	TIDERINGTON, T MAY				
			101-325-714.000	9.23	TURLEY, M MAY				
			101-336-714.000	9.23	VALENSKY, J RETIREE MAY				
			101-336-714.000	9.23	VANVLECK, C RETIREE MAY				
			101-336-714.000	9.23	VILLET, G MAY				
			101-171-714.000	9.23	WALLACE, A MAY				
			101-336-714.000	9.23	WARREN, W RETIREE MAY				
			101-336-714.000	9.23	WENDEL, M MAY				
			101-336-714.000	13.34	WESTFALL, G RETIREE MAY				
			101-290-714.000	9.23	WHITMORE, I RETIREE MAY				
			101-305-714.000	9.23	WILSON, D RETIREE MAY				
			101-305-714.000	5.12	WOOD, K RETIREE MAY				
161228	4/29/2014	CITY OF PLYMOUTH	0000002156	4/17/2014	001	2,662.74	N	2,662.74	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-955-885.000	2,662.74	MAR 2014 SR VAN MAR					
190310	4/29/2014	SCHULTZ AND YOUNG, P.C.	20251-20253	4/17/2014	001	8,883.13	N	8,883.13	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-828.000	457.50	LEGAL SERVICE APR14					
		101-336-826.000	7,853.75	LEGAL SERVICE APR14					
		101-290-826.000		LEGAL SERVICE APR14					
		101-305-826.000	571.88	LEGAL SERVICE APR14					
		592-172-830.000		LEGAL SERVICE APR14					
230120	4/29/2014	WAYNE COUNTY	1006886	4/22/2014	001	123.17	N	123.17	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-446-920.000	123.17	TRAFFIC SIG ENG 10/13					
11480	4/29/2014	ANDERSON, ERIC	APRIL 2014	4/29/2014	001	2,600.00	N	2,600.00	4/29/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-714.000	2,600.00	OPT OUT MEDICAL MAY-DEC14					

\*\*\* GRAND TOTALS \*\*\*

56 INVOICES

552,048.86

552,048.86

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
38415	4/21/2014	D S WRIGHT & ASSOCIATES PC ACCOUNT 246-246-970.150	APRIL 2014 AMOUNT 5,200.00	4/13/2014	001	5,200.00	N	5,200.00	4/21/2014
				DESCRIPTION PARK PAVILION					
130061	4/21/2014	M E R S ACCOUNT	00032869-5 AMOUNT	3/31/2014	001	10,106.32	N	10,106.32	4/21/2014
		101-100-231.000	451.04	DESCRIPTION					
		101-100-231.000	526.88						
		101-100-231.000	505.80						
		101-100-231.000	388.82						
		101-100-231.000	321.35						
		101-100-231.000	411.38						
		101-100-231.000	388.82						
		101-100-231.000	447.83						
		101-100-231.000	388.82						
		101-100-231.000	538.08						
		101-100-231.000	235.70						
		101-100-231.000	472.14						
		101-100-231.000	293.82						
		101-100-231.000	409.65						
		101-100-231.000	451.04						
		101-100-231.000	526.88						
		101-100-231.000	392.29						
		101-100-231.000	310.87						
		101-100-231.000	388.82						
		101-100-231.000	400.97						
		101-100-231.000	421.80						
		101-100-231.000	235.70						
		101-100-231.000	660.43						
		101-100-231.000	235.70						
		101-100-231.000	301.69						
130061	4/21/2014	M E R S ACCOUNT	00032869-5 AMOUNT	3/31/2014	001	2,772.33	N	2,772.33	4/21/2014
		101-100-231.000	263.45	DESCRIPTION					
		101-100-231.000	252.11						
		101-100-231.000	282.76						
		101-100-231.000	261.86						
		101-100-231.000	264.38						
		101-100-231.000	327.81						
		101-100-231.000	277.20						
		101-100-231.000	302.46						
		101-100-231.000	276.59						
		101-100-231.000	263.71						
130061	4/21/2014	M E R S ACCOUNT	00032869-5 AMOUNT	3/31/2014	001	5,789.45	N	5,789.45	4/21/2014
		101-100-231.000	510.13	DESCRIPTION					
		101-100-231.000	349.45						
		101-100-231.000	460.84						

INVOICE EDIT LISTING

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-231.000	392.11					
			101-100-231.000	818.78					
			101-100-231.000	404.62					
			101-100-231.000	416.75					
			101-100-231.000	395.25					
			101-100-231.000	407.10					
			101-100-231.000	433.85					
			101-100-231.000	476.04					
			101-100-231.000	347.67					
			101-100-231.000	376.86					
			101-100-231.000						
130061	4/21/2014	M E R S	00032869-5	3/31/2014	001	22,479.19	N	22,479.19	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-714.030	1,003.22						
		101-305-714.010	1,171.94						
		101-305-714.030	1,125.06						
		101-305-714.030	864.84						
		101-305-714.030	714.79						
		101-305-714.030	915.03						
		101-305-714.030	864.84						
		101-305-714.030	996.10						
		101-305-714.030	864.84						
		101-305-714.030	1,196.85						
		101-305-714.030	524.24						
		101-305-714.030	1,050.16						
		101-305-714.030	653.54						
		101-305-714.030	911.17						
		101-305-714.030	1,003.22						
		101-305-714.010	1,171.94						
		101-305-714.030	872.56						
		101-305-714.030	691.46						
		101-305-714.030	864.84						
		265-300-714.030	891.87						
		101-305-714.030	938.19						
		101-305-714.030	524.24						
		101-305-714.030	1,468.97						
		101-305-714.030	524.24						
		101-305-714.030	671.04						
130061	4/21/2014	M E R S	00032869-5	3/31/2014	001	6,166.48	N	6,166.48	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-714.050	585.99						
		101-325-714.050	560.77						
		101-325-714.050	628.93						
		101-325-714.050	582.44						
		101-325-714.050	588.05						
		101-325-714.050	729.15						
		101-325-714.050	616.57						
		101-325-714.050	672.75						
		101-325-714.050	615.28						
		101-325-714.050	586.55						

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
130061	4/21/2014	M E R S	00032869-5	3/31/2014	001	23,511.00	N	23,511.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-714.020	2,071.62						
		101-336-714.020	1,419.14						
		101-336-714.020	1,871.46						
		101-336-714.020	1,592.38						
		101-336-714.020	3,325.06						
		101-336-714.020	1,643.17						
		101-336-714.020	1,692.42						
		101-336-714.020	1,605.13						
		101-336-714.020	1,653.24						
		101-336-714.020	1,761.85						
		101-336-714.020	1,933.20						
		101-336-714.020	1,411.88						
		101-336-714.020	1,530.45						
		101-336-714.010							
180735	4/21/2014	RESERVE ACCOUNT	APRIL 2014	4/17/2014	001	5,000.00	N	5,000.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-730.000	5,000.00	POSTAGE METER					
*** GRAND TOTALS ***			8 INVOICES			81,024.77		81,024.77	

INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE / CHK. DATE
200849	4/21/2014	36TH DISTRICT COURT	APR 2014	4/18/2014	007	150.00	N	150.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	150.00	PB 3110 4/18/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	300.00	A	300.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	300.00	PB 3095 4/8/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	300.00	B	300.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	300.00	PB 3096 4/10/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	1,018.00	C	1,018.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	300.00	PB 3097 4/11/2014					
		702-100-087.000	718.00	PB 3098 4/11/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	500.00	D	500.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	500.00	PB 3105 4/15/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	150.00	E	150.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	150.00	PB 3106 4/16/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	550.00	F	550.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	500.00	PB 3107 4/17/2014					
		702-100-087.000	50.00	PB 3108 4/17/2014					
202500	4/21/2014	23RD DISTRICT COURT	APR 2014	4/18/2014	007	250.00	N	250.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	250.00	PB 3101 4/14/2014					
200850	4/21/2014	35TH DISTRICT COURT	APR 2014	4/18/2014	007	1,000.00	G	1,000.00	4/21/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		702-100-087.000	500.00	PB 3111 4/21/2014					
		702-100-087.000	200.00	PB 3112 4/21/2014					
		702-100-087.000	300.00	PB 3116 4/21/2014					

\*\*\* GRAND TOTALS \*\*\*

9 INVOICES

4,218.00

4,218.00

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
10586	4/16/2014	A.S.C., INC	36523	4/02/2014	001	1,376.00	N	1,376.00	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		265-300-978.000	1,376.00	CAMERA/WIRELESS REC					
11450	4/16/2014	A T & T	734R01977704	4/01/2014	001	3,166.43	N	3,166.43	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-201-853.000	167.31	MAR14 TELEPHONE					
		101-209-853.000	104.27	MAR14 TELEPHONE					
		101-371-853.000	185.49	MAR14 TELEPHONE					
		101-336-853.000	628.46	MAR14 TELEPHONE					
		101-305-853.000	491.91	MAR14 TELEPHONE					
		101-171-853.000	223.26	MAR14 TELEPHONE					
		101-253-853.000	144.74	MAR14 TELEPHONE					
		101-215-853.000	299.03	MAR14 TELEPHONE					
		101-400-853.000	269.45	MAR14 TELEPHONE					
		101-325-853.000	238.29	MAR14 TELEPHONE					
		226-226-853.000	23.66	MAR14 TELEPHONE					
		592-172-853.000	212.90	MAR14 TELEPHONE					
		592-291-805.000	78.86	MAR14 TELEPHONE					
		101-265-854.000	28.29	MAR14 TELEPHONE					
		101-691-853.000	70.51	MAR14 TELFPHONE					
		101-265-853.000	2,851.01	MAR14 TELEPHONE					
		592-172-853.000	291.76	MAR14 TELEPHONE					
		101-265-853.000	2,851.01	MAR14 TELEPHONE					
		592-172-853.000	291.76	MAR14 TELFPHONE					
11450	4/16/2014	A T & T	734R01030604	4/01/2014	001	348.19	N	348.19	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-325-853.000	348.19	MAR14 VIDEO ARRAIGNMENT					
20231	4/16/2014	BASIC	MAR 2014	4/14/2014	001	2,909.41	N	2,909.41	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-236.070		MAR 2014-FLEX DEP CARE					
		101-691-714.000		MAR 2014-FLEX HEALTH					
		592-172-716.000		MAR 2014-FLEX HRA					
		101-100-236.060	1,933.68	MAR 2014-FLEX MEDICAL					
		101-100-236.060	975.73	2013 FLEX MEDICAL					
31460	4/16/2014	CONSUMERS ENERGY	MARCH 2014	4/06/2014	001	8,431.16	N	8,431.16	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-171-921.000	293.03	MAR14 NATURAL GAS					
		101-201-921.000	156.79	MAR14 NATURAL GAS					
		101-209-921.000	83.88	MAR14 NATURAL GAS					
		101-215-921.000	254.65	MAR14 NATURAL GAS					
		101-253-921.000	106.36	MAR14 NATURAL GAS					
		101-265-854.000	498.73	MAR14 NATURAL GAS					
		101-265-776.000		NATURAL GAS					
		101-305-921.000	841.53	MAR14 NATURAL GAS					
		101-315-951.000		NATURAL GAS					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-325-921.000	350.32	MAR14 NATURAL GAS				
			101-336-921.000	2,284.62	MAR14 NATURAL GAS				
			101-371-921.000	184.48	MAR14 NATURAL GAS				
			101-400-921.000	103.34	MAR14 NATURAL GAS				
			101-691-921.000	654.65	MAR14 NATURAL GAS				
			226-226-921.000	24.29	MAR14 NATURAL GAS				
			592-172-921.000	2,153.99	MAR14 NATURAL GAS				
			510-510-737.000	270.36	MAR14 NATURAL GAS				
			592-444-745.000	170.14	MAR14 NATURAL GAS				
			101-265-921.000	5,812.38	MAR14 NATURAL GAS				
			226-226-921.000	24.29	MAR14 NATURAL GAS				
			510-510-737.000	270.36	MAR14 NATURAL GAS				
			592-172-921.000	2,153.99	MAR14 NATURAL GAS				
			592-444-745.000	170.14	MAR14 NATURAL GAS				
			101-265-921.000	5,812.38	MAR14 NATURAL GAS				
			226-226-921.000	24.29	MAR14 NATURAL GAS				
			510-510-737.000	270.36	MAR14 NATURAL GAS				
			592-172-921.000	2,153.99	MAR14 NATURAL GAS				
			592-444-745.000	170.14	MAR14 NATURAL GAS				
38870	4/16/2014	DANULOFF, LYLE D., PHD.	APRIL 2014	4/08/2014	001	600.00	N	600.00	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-835.000	600.00	PSYCHOLOGICAL EVALUATION					
40585	4/16/2014	DETROIT BOARD OF WATER COMMISSIONER004	1091.400	4/10/2014	001	30,759.39	N	30,759.39	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-441-743.000	30,759.39	MARCH 2014 IWC CHARGES					
51437	4/16/2014	EMERGENT HEALTH PARTNERS	INV02509	4/01/2014	001	260.00	N	260.00	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-960.000	260.00	BLOODBORNE/MSDS/HAZCOM					
81470	4/16/2014	MCDONALD HOPKINS LLC	1214475	4/04/2014	001	610.00	N	610.00	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-826.000	610.00	MAR 2014 LEGAL FEES					
120455	4/16/2014	LANDSCAPE STRUCTURES, INC.	INV-001649	3/28/2014	001	14,842.90	N	14,842.90	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		701-100-054.000	14,842.90	ALEXANDER'S EXPRESS					
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS	185140	4/06/2014	001	43.44	N	43.44	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-813.000	43.44	BOT MEETING DATES 2014					
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS	188973	4/06/2014	001	54.31	N	54.31	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-727.000	54.31	NOXIOUS WEED NOTICE					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS ACCOUNT 101-215-813.000	188133 AMOUNT 347.52	4/03/2014	001	347.52	N	347.52	4/16/2014
				DESCRIPTION WOODLORE SOUTH SAD NOTICE					
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS ACCOUNT 101-801-813.000	188130 AMOUNT 217.20	3/30/2014	001	217.20	N	217.20	4/16/2014
				DESCRIPTION DFCU REZONING NOTICE					
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS ACCOUNT 101-400-727.000	187202 AMOUNT 43.44	3/23/2014	001	43.44	N	43.44	4/16/2014
				DESCRIPTION 2014 FINAL CDBG STATEMENT					
150200	4/16/2014	OBSERVER & ECCENTRIC NEWSPAPERS ACCOUNT 101-851-971.000	183154 AMOUNT 325.82	2/27/2014	001	325.82	N	325.82	4/16/2014
				DESCRIPTION BLOCK GRANT FUNDS AD					
152110	4/16/2014	OWEN TREE SERVICE ACCOUNT 101-691-931.000	390725 AMOUNT 487.50	4/09/2014	001	487.50	N	487.50	4/16/2014
				DESCRIPTION CONSULT-IMPRELIS CLAIM					
161287	4/16/2014	CHARTER TWSP OF PLYMOUTH ACCOUNT 592-100-066.000	MARCH 2014 AMOUNT 116,666.25	4/11/2014	001	116,666.25	N	116,666.25	4/16/2014
				DESCRIPTION MAR 2014 SWD					
161298	4/16/2014	CHARTER TWSP OF PLYMOUTH ACCOUNT 101-305-863.000 101-336-863.000 101-691-863.000 510-510-737.000	MARCH 2014 AMOUNT 138.17 1,736.76 349.36	4/14/2014	001	2,224.29	N	2,224.29	4/16/2014
				DESCRIPTION MAR 2014 FUEL MAR 2014 FUEL MAR 2014 FUEL MAR 2014 FUEL					
191650	4/16/2014	SPARTAN DISTRIBUTORS ACCOUNT 510-510-776.000 510-510-776.000	11660999 AMOUNT 10.11 40.39	4/08/2014	001	50.50	N	50.50	4/16/2014
				DESCRIPTION FREIGHT FUEL CAP					
191790	4/16/2014	SPRINT ACCOUNT 592-443-937.000	766307819-077 AMOUNT 43.24	4/06/2014	001	43.24	N	43.24	4/16/2014
				DESCRIPTION 3/3/14-4/2/14 DPW CELL PHONES					
211532	4/16/2014	UPS ACCOUNT 101-851-971.000 101-290-973.032	0000Y65Y35144 AMOUNT 14.50 10.44	4/05/2014	001	32.05	N	32.05	4/16/2014
				DESCRIPTION CDBG STORMWATER					



INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-691-727.000	7.11	IMPRELIS				
220290	4/16/2014	VERIZON WIRELESS	9722561182	3/26/2014	001	1,560.20	N	1,560.20	4/16/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-215-853.000	129.79	APR14 CELL PHONE					
		101-253-853.000	149.55	APR14 CELL PHONE					
		101-305-853.000	445.29	APR14 CELL PHONE					
		101-371-853.000	202.53	APR14 CELL PHONE					
		101-201-853.000	63.32	APR14 CELL PHONE					
		101-336-853.000	341.63	APR14 CELL PHONE					
		101-691-853.000	49.77	APR14 CELL PHONE					
		592-172-853.000	178.32	APR14 CELL PHONE					

\*\*\* GRAND TOTALS \*\*\*

23 INVOICES

185,399.24

185,399.24

INVOICE FDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
60880	4/15/2014	CORELOGIC TAX SERVICES	DEC 2013	4/15/2014	001	3,128.94	N	3,128.94	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	3,128.94	R78-055-05-0015-000					
230520	4/15/2014	WELLS FARGO REAL ESTATE TAX SERVICE	DEC 2013	4/15/2014	001	4,996.98	N	4,996.98	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	882.72	R78027010010000					
		703-100-225.010	1,174.32	R78058020158000					
		703-100-225.010	2,939.94	R78064990022703					
905332	4/15/2014	OAKS 44747 LLC & HONIGMAN ETAL	R78014020134302	9/19/2013	001	1,625.91	N	1,625.91	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	1,625.91	TAX MTT R78014020134302					
905332	4/15/2014	OAKS 44747 LLC & HONIGMAN ETAL	R78014020134302	9/19/2013	001	3.98	N	3.98	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	3.98	MTT INTEREST R78014020134					
905429	4/15/2014	PLYMOUTH HERITAGE APARTMENT CO &	R78031010186000	9/19/2013	001	6,890.99	N	6,890.99	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	6,890.99	MTT TAX R78031010186000					
905429	4/15/2014	PLYMOUTH HERITAGE APARTMENT CO &	R78031010186000	9/19/2013	001	12.04	N	12.04	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	12.04	MTT INTEREST R78031010186					
905430	4/15/2014	LAKEPOINTE VILLAGE PROPERTY &	R78020010018004	9/19/2013	001	10,837.57	N	10,837.57	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	10,837.57	MTT TAX R78020010018004					
905430	4/15/2014	LAKEPOINTE VILLAGE PROPERTY &	R78020010018004	9/19/2013	001	45.43	N	45.43	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	45.43	MTT INTEREST R78020010018					
905431	4/15/2014	FAIRWOOD WEST 11 & HONIGMAN, MILLER	R78065990007003	9/19/2013	001	11,545.58	N	11,545.58	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	11,545.58	TAX MTT R78065990007003					
905431	4/15/2014	FAIRWOOD WEST 11 & HONIGMAN, MILLER	R78065990007003	9/19/2013	001	30.92	N	30.92	4/15/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		703-100-225.010	30.92	INTEREST MTT R78065990007003					

\*\*\* GRAND TOTALS \*\*\*

10 INVOICES

39,118.34

39,118.34

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
12050	4/09/2014	ADP INC	434532510	4/04/2014	001	650.90	N	650.90	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-941.000	650.90	PAYROLL PROCESS					
30010	4/09/2014	C.O.A.M. - PLYMOUTH TOWNSHIP	APR 2014	4/04/2014	001	190.44	N	190.44	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.050	63.48						
		101-100-232.050	63.48						
		101-100-232.050	63.48						
31421	4/09/2014	COMCAST	0952053400401-4	3/31/2014	001	114.85	N	114.85	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-290-941.000	114.85	INTERNET APR14					
31428	4/09/2014	COMCAST	29129340	4/01/2014	001	259.80	N	259.80	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-921.000	64.95	FS #2 APR14					
		101-336-921.000	64.95	FS #3 APR14					
		101-691-931.000		PARK APR14					
		101-691-931.000	64.95	SOCCER APR14					
		101-325-853.000	64.95	VIDEO ARRAIGN APR14					
38870	4/09/2014	DANULOFF, LYLE D., PHD.	APR 2014	4/03/2014	001	600.00	N	600.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-336-835.000	600.00	PSYCHOLOGICAL EVALUATION					
41443	4/09/2014	DON'S SMALL ENGINE	18886	3/26/2014	001	56.00	N	56.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-776.000	50.00	TUBING OF TIRE					
		510-510-776.000	6.00	DISPOSAL OF TIRE					
41443	4/09/2014	DON'S SMALL ENGINE	18876	3/25/2014	001	291.80	N	291.80	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-691-931.000	291.80	TIRE					
42553	4/09/2014	DUNCAN DISPOSAL SYSTEMS, LLC	0000420242	4/01/2014	001	90,667.72	N	90,667.72	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		226-226-810.000	90,061.72	MARCH 2014 RESIDENTIAL					
		226-226-810.000	606.00	MARCH 2014 DPW RYCL CNTR					
51437	4/09/2014	EMERGENT HEALTH PARTNERS	INV02484	3/31/2014	001	1,580.00	N	1,580.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-305-960.000	1,580.00	MSDS/HAZCOM/CPR TRAINING					
81675	4/09/2014	HUBBELL, ROTH, & CLARK, INC.	0128255	4/02/2014	001	72.50	N	72.50	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE / CHK. DATE
			246-246-970.150	72.50	TWP PARK - FOOTBRIDGE				
81675	4/09/2014	HUBBELL, ROTH, & CLARK, INC. ACCOUNT	0128256 AMOUNT	4/02/2014 DESCRIPTION	001	770.99	N	770.99	4/09/2014
		246-246-970.150	770.99	TWP PARK - CDBG FOOTBRIDGE					
130139	4/09/2014	JOHN HANCOCK LIFE INSURANCE CO. ACCOUNT	APR 2014 AMOUNT	4/04/2014 DESCRIPTION	001	3,206.01	N	3,206.01	4/09/2014
		101-100-231.000	88.84						
		101-100-231.000							
		101-100-231.000	114.25						
		101-100-231.000	188.43						
		101-100-231.000	167.30						
		101-100-231.000	93.28						
		101-100-231.000	73.52						
		101-100-231.000	188.43						
		101-100-231.000	180.33						
		101-100-231.000							
		101-100-231.000	103.69						
		101-100-231.000							
		101-100-231.000	175.24						
		101-100-231.000							
		101-100-231.000	118.33						
		101-100-231.000	93.28						
		101-100-231.000	161.71						
		101-100-231.000	103.69						
		101-100-231.000	88.84						
		101-100-231.000	88.84						
		101-100-231.000							
		101-100-231.000	65.24						
		101-100-231.000	73.52						
		101-100-231.000							
		101-100-231.000	91.39						
		101-100-231.000	204.98						
		101-100-231.000	66.64						
		101-100-231.000	73.52						
		101-100-231.000	100.00						
		101-100-231.000	88.84						
		101-100-231.000	88.84						
		101-100-231.000	209.96						
		101-100-231.000							
		101-100-231.000	115.08						
130139	4/09/2014	JOHN HANCOCK LIFE INSURANCE CO. ACCOUNT	APR 2014 AMOUNT	4/04/2014 DESCRIPTION	001	12,888.84	N	12,888.84	4/09/2014
		592-291-714.040	266.52						
		101-215-714.010	365.42						
		592-291-714.010	342.75						
		101-215-714.010	565.28						

INVOICE EDIT LISTING

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-171-714.010			501.90			
			592-291-714.040			279.84			
			101-336-714.010			220.56			
			101-253-714.010			565.28			
			592-291-714.010			540.99			
			101-305-714.010			260.10			
			101-265-714.010			216.00			
			101-253-714.010			311.08			
			101-325-714.050			260.10			
			101-201-714.010			525.71			
			101-336-714.010			226.24			
			592-291-714.010			354.99			
			101-305-714.010			226.24			
			592-291-714.040			279.84			
			592-172-714.010			214.99			
			101-215-714.010			286.09			
			101-371-714.010			485.13			
			101-215-714.010			311.08			
			592-291-714.040			266.52			
			592-291-714.040			266.52			
			101-371-714.010			234.23			
			101-305-714.010			226.24			
			101-336-714.010			220.56			
			101-371-714.010			286.09			
			101-209-714.010			226.24			
			101-400-714.010			274.18			
			101-171-714.010			614.93			
			592-291-714.040			199.92			
			592-172-714.010			226.24			
			101-336-714.010			220.56			
			592-172-714.010			226.24			
			592-291-714.040			266.52			
			592-291-714.040			266.52			
			101-305-714.010			629.88			
			226-226-714.010			286.09			
			101-171-714.010			345.23			
130140	4/09/2014	JOHN HANCOCK LIFE INSURANCE CO.	MAR 2014	3/27/2014	001	128.84	N	128.84	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-237.000	20.00	ANTAL, ROBERT MAR14					
		101-100-237.000	64.40	JOWSEY, NANCY MAR14					
		101-100-237.000	44.44	PYYKKONEN, C MAR14					
140150	4/09/2014	NATIONWIDE RET SOL USCM/MIDWEST	0037121001	3/30/2014	001	9,878.71	N	9,878.71	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-239.000	200.00						
		101-100-239.000	307.69						
		101-100-239.000	510.69						
		101-100-239.000	350.00						
		101-100-239.000	40.00						
		101-100-239.000	50.00						
		101-100-239.000	630.00						

INVOICE EDIT LISTING

VENDOR ENTRY NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-239.000			200.00			
			101-100-239.000			20.00			
			101-100-239.000			100.00			
			101-100-239.000			30.60			
			101-100-239.000			300.00			
			101-100-239.000			100.00			
			101-100-239.000			20.00			
			101-100-239.000			125.00			
			101-100-239.000						
			101-100-239.000			450.00			
			101-100-239.000			150.00			
			101-100-239.000			409.48			
			101-100-239.000			300.00			
			101-100-239.000			36.00			
			101-100-239.000			10.00			
			101-100-239.000			50.00			
			101-100-239.000			100.00			
			101-100-239.000						
			101-100-239.000			207.39			
			101-100-239.000						
			101-100-239.000			200.00			
			101-100-239.000			50.00			
			101-100-239.000			50.00			
			101-100-239.000			200.00			
			101-100-239.000			30.00			
			101-100-239.000			100.00			
			101-100-239.000			200.00			
			101-100-239.000			150.00			
			101-100-239.000			125.00			
			101-100-239.000			150.00			
			101-100-239.000			135.00			
			101-100-239.000			20.00			
			101-100-239.000			150.00			
			101-100-239.000			100.00			
			101-100-239.000			120.00			
			101-100-239.000			67.00			
			101-100-239.000			50.00			
			101-100-239.000			130.00			
			101-100-239.000			35.00			
			101-100-239.000			50.00			
			101-100-239.000			10.00			
			101-100-239.000			200.00			
			101-100-239.000			550.00			
			101-100-239.000			100.00			
			101-100-239.000			250.00			
			101-100-239.000			200.00			
			101-100-239.000			100.00			
			101-100-239.000			25.00			
			101-100-239.000			100.00			
			101-100-239.000			150.00			
			101-100-239.000			50.00			
			101-100-239.000			576.92			
			101-100-239.000			60.00			
			101-100-239.000			97.94			

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			101-100-239.000	500.00					
			101-100-239.000	100.00					
160005	4/09/2014	P.O.A.M. - PLYMOUTH TOWNSHIP	APR 2014	4/04/2014	001	1,579.89	N	1,579.89	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.040	38.60						
		101-100-232.040	38.60						
		101-100-232.040	43.60						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.040	43.60						
		101-100-232.010	62.31						
		101-100-232.040	38.60						
		101-100-232.010	62.31						
		101-100-232.040	38.60						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	57.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.040	43.60						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.040	38.60						
		101-100-232.010	62.31						
		101-100-232.010	62.31						
		101-100-232.040	38.60						
		101-100-232.010	38.60						
		101-100-232.040	38.60						
161228	4/09/2014	CITY OF PLYMOUTH	0000002148	4/01/2014	001	2,394.95	N	2,394.95	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-955-885.000	2,394.95	FEB 2014 SR VAN					
190880	4/09/2014	SIGNATURE FORD, L-M	BP547	4/07/2014	001	28,093.00	N	28,093.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-371-978.000	25,696.00	2014 FORD F150					
		101-371-978.000	2,397.00	LEER FIBERGLASS TOPPER					
191687	4/09/2014	SPENCER OIL COMPANY	438171	4/01/2014	001	162.49	N	162.49	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		510-510-737.000	162.49	DIESEL- 48.8 GALS APR14					
191687	4/09/2014	SPENCER OIL COMPANY	438165	4/01/2014	001	1,691.48	N	1,691.48	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					

INVOICE EDIT LISTING

VENDOR ENTRY NO.	DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GROSS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
			510-510-737.000	1,691.48	GAS - 539.9 GALS	APR14			
200120	4/09/2014	TEAMSTER LOCAL # 214	APR 2014	3/11/2014	001	399.00	N	399.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.030	51.00	BARTLETT, J APR					
		101-100-232.030	53.00	COURTER, J APR					
		101-100-232.030	53.00	KRUEGER, R APR					
		101-100-232.030	51.00	MELOW, S APR					
		101-100-232.030	51.00	OVERAITIS, J APR					
		101-100-232.030	38.00	SCHOLTEN, J APR					
		101-100-232.030	51.00	STANISLAWSKI, T APR					
		101-100-232.030	51.00	THOMAS, J APR					
200260	4/09/2014	TECHNICAL, PROFESSIONAL AND OFFICE-APR 2014	APR 2014	4/04/2014	001	589.00	N	589.00	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-100-232.060	31.00						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	15.50						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
		101-100-232.060	15.50						
		101-100-232.060	15.50						
		101-100-232.060	31.00						
		101-100-232.060	31.00						
220290	4/09/2014	VERIZON WIRELESS	9722671698	3/28/2014	001	237.01	N	237.01	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-172-853.000	221.69	APR14 CELL PHONE					
		101-201-853.000	.68	APR14 CELL PHONE					
		101-325-853.000	10.89	APR14 CELL PHONE					
		101-336-853.000	1.11	APR14 CELL PHONE					
		226-226-727.000	2.64	APR14 CELL PHONE					
230125	4/09/2014	WCA ASSESSING	MAR 2014	4/04/2014	001	1,973.99	N	1,973.99	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-209-826.000	1,973.99	LEGAL SERVICES MAR14					



INVOICE EDIT LISTING

VENDOR NO.	ENTRY DATE	NAME	INVOICE NUMBER	INVOICE DATE	BANK CODE	GRS AMOUNT	SEP. CHECK	NET AMOUNT	DUE DATE/CHK. DATE
230125	4/09/2014	WCA ASSESSING	MAR 2014	4/04/2014	001	1,089.53	N	1,089.53	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		101-209-818.000		FULL TRIB LIMITED VAL MAR					
		101-209-818.000	700.00	FULL TRIBUNALS MAR14					
		101-209-818.000	389.53	PARALEGAL MAR14					
		101-209-818.000		SMALL CLAIMS MAR					
230555	4/09/2014	WESTERN TWNPS UTILITIES AUTHORITY	FEB-MAR 2014	4/03/2014	001	329,638.29	N	329,638.29	4/09/2014
		ACCOUNT	AMOUNT	DESCRIPTION					
		592-100-185.000		CAPITAL IMPR FEB/MAR					
		592-443-937.000	577.83	COUNTRY ACRES P STA MAINT					
		592-441-743.000	3,990.51	YCUA IPP					
		592-441-742.000	325,069.95	YCUA/OPERATING FEB/MAR14					

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489,206.03

489,206.03