

# The Business Page



Winter 2005/2006

**General Township Government**  
453-3840

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Supervisor

**Marilyn Massengill,**  
Clerk

**Ron Edwards,**  
Treasurer

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**Charles Curmi**  
**Bob Doroshewitz**  
**Steve Mann**

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**Emergencies 911**  
**Police non-emergency**  
453-3869

**Assessing**  
354-3267

**Building Dept.**  
354-3208

**Clerk**  
354-3228

**Public Services and Community Development**  
453-8131

**Treasurer**  
354-3214

**Water and Sewer**  
453-8131

## Township attracts mix of residential and commercial/industrial developments

Plymouth Township continues to be a hot place for residential and commercial development, resulting in a desirable mix of both types of growth.

In 2005, international company Karmann opened a state-of-the-art facility for production of convertible hard-tops, located near its existing engineering facility in the Township. As other companies look to expand in the area, it is evident that Michigan remains the auto capital of North America and valuable source of research & development engineering talent.

The Robert Bosch Corp. recently broke ground on the Bosch Technical Center on Five Mile and Haggerty Roads in Plymouth Township. The auto parts supplier's new research and development facility is expected to open in 2007.

In January 2006, a new 118-room hotel will open at the St. John's Golf and Conference Center. The Inn at St. John's will help to serve the needs of the business and residential community with lodging for overnight guests, dining, and corporate meetings.

New condominium developments are also under construction in the Township. Several projects have already been completed and more are in the planning or construction phase. Condo-living appeals to a wide range of age groups from young adults just starting out on their own to empty-nesters looking to downsize to seniors looking to remain independent.



The Inn at St. John's is a welcome addition to the St. John's Golf and Conference Center.



Karmann Manufacturing expanded its Plymouth Township operation in 2005.



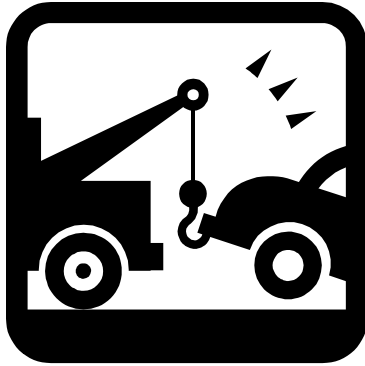
Saddlebrook Condominiums are located on McClumpha Road near Ann Arbor Road.



Riverbend Condominiums are at the corner of Northville Road and Edward Hines Drive.

# Private property towing: new law effective October 1

Business owners should be aware of a new law which took effect on October 1, in reference to towing vehicles off of private property. Property owners must now post a notice containing specific information at the entrance to the property before Police will impound vehicles from the property.



## 257.252k. Signs authorizing towing of vehicles required. (effective 10/1/2005).

Sec. 252k. Except as otherwise provided in section 252l, an owner or lessor of private real property shall post a notice that meets all of the following requirements before authorizing the towing or removal of a vehicle from the real property without the consent of the owner or other person who is legally entitled to possess the vehicle:

- (a) The notice shall be prominently displayed at a point of entry for vehicular access to the real property. If the real property lacks curbs or access barriers, not less than 1 notice shall be posted for each 100 feet of road frontage.

- (b) The notice clearly indicates in letters not less than 2 inches high on a contrasting background that unauthorized vehicles will be towed away at the owner's expense.
- (c) The notice provides the name and telephone number of the towing service responsible for towing or removing vehicles from that property.
- (d) The notice is permanently installed with the bottom of the notice located not less than 4 feet from the ground and is continuously maintained on the property for not less than 24 hours before a vehicle is towed or removed.

## 257.252l. Signs required authorizing towing of vehicles; exceptions. (effective 10/1/2005).

Sec. 252l. Section 252k does not apply to either of the following:

- (a) Real property that is appurtenant to and obviously part of a single- or dual-family residence.
- (b) An instance when notice is personally given to the owner or other legally entitled person in control of a vehicle that the area where the vehicle is parked is reserved or otherwise unavailable to unauthorized vehicles and that the vehicle is subject to towing or removal from the private real property without the consent of the owner or other legally entitled person in control of the vehicle.

For more information about this new law, access this website: [www.michiganlegislature.org](http://www.michiganlegislature.org)

# Spotlight on lighting



Now that daylight saving time has ended and the dark, cold winter months are upon us, it is more important than ever to have a well-lit parking area for your visitors and customers. Please take a few

minutes to check the outdoor lighting at your place of business and repair or replace any fixtures that are not functioning properly.

In addition to making your business more inviting, sufficient outdoor lighting can provide a measure of safety for you and your customers. Further, as a business or land owner, you actually have an obligation to maintain your outdoor lighting in good working order since the Township's Zoning Ordinance requires that outdoor lighting be provided in an amount sufficient to permit safe movement of vehicles and pedestrians at night.

If you notice a street light out, please notify the Plymouth Township Department of Public Works (see information below) and we will issue an outage report to DTE Energy on your behalf.

TO REPORT A STREET LIGHT OUT PLEASE CALL  
THE PLYMOUTH TOWNSHIP  
DEPARTMENT OF PUBLIC WORKS

734-453-8131, ext. 22

When calling, please try to provide the address location, the number that is on the pole (if there is one), and if the pole is made of metal, wood, or is ornamental.

# Rouge River Minute: Using and Storing Deicing chemicals

Vast quantities of deicing chemicals are applied to roads, sidewalks and parking lots each winter. Large amounts of these chemicals can:

- Corrode pavement, cars and bridges.
- Degrade water quality in nearby streams and rivers.
- Contaminate drinking water supplies.
- Destroy roadside vegetation.

The most commonly used deicer is sodium chloride (road salt). High sodium levels in drinking water can cause hypertension and aggravate heart disease.

## Storing Deicers

Most deicers dissolve easily; therefore, precautions must be taken to keep them dry and contained.

- Keep deicers that aren't stockpiled in waterproof containers.
- Store stock piles within a permanent, roofed structure to prevent rain and snow from coming into contact with the materials.
- Store deicers on an asphalt surface to prevent them from filtering into groundwater.
- Don't allow storage areas to drain to storm sewers.
- Avoid storing deicers or piling snow near streams, water wells, wetlands, or salt-sensitive vegetation. Ideally, snow piles should drain to a detention basin to allow soil and other debris to settle out before snowmelt reaches a stream.

## Reducing Deicer Use

- Consider the precipitation type and apply only the amount needed to achieve safe driving conditions.
- Mechanically remove as much snow and ice as possible before applying deicing chemicals.
- Maintain application equipment and check settings before each use to avoid scatter and waste.
- Limit deicer use on low traffic and straight, level areas.
- Concentrate application in the center or high side of paved areas. As they melt, deicers will flow downhill; traffic flow will also disperse them toward the edge of paved areas.
- Sweep up excess deicing materials and reapply them later.

## Alternatives to Road Salt

A variety of alternatives to road salt are available; however, many of these can still cause problems.

Chemicals containing sodium or chloride cause damage similar to road salt. Chemicals containing glycol can be toxic to humans and aquatic life. Urea can cause nitrogen contamination and finally, while sand is inexpensive, it can clog drains and settle out in streams, smothering fish eggs and other aquatic life. Calcium Magnesium Acetate (CMA) is a good alternative. It's more expensive than some choices due to the cost of producing acetic acid, its active ingredient; however, it's as effective as salt, has low toxicity and is biodegradable.



# Township ordinance addresses snow removal

Speaking of snow and ice removal, did you know that Plymouth Township has an ordinance that specifically addresses removal from sidewalks? The ordinance reads as follows:

42.010. Removal of Ice and Snow. No owners, occupants, agents or persons having charge of any house, premises, building or lot shall permit any snow or ice to remain on the sidewalks abutting such house, premises, building or lot longer than 24 hours after any

snow or ice has fallen or formed. When either snow or ice has fallen or formed on any such sidewalks, such owner, occupant, agent or person having charge shall, within 24 hours after the snow or ice has fallen or formed, remove such snow or ice or cause a sufficient quantity of salt, sand or ashes to be strewn on the sidewalks in such a manner as to render such sidewalks safe for a person walking thereon. (Ord. 79, Sec. 1, 8-9-82)



# Plan ahead—M-14 closures expected in 2006

In April 2006, the Michigan Department of Transportation expects to begin a major roadway reconstruction project on M-14. The project includes rehabilitation of M-14 bridges from Napier Road to Haggerty Road.

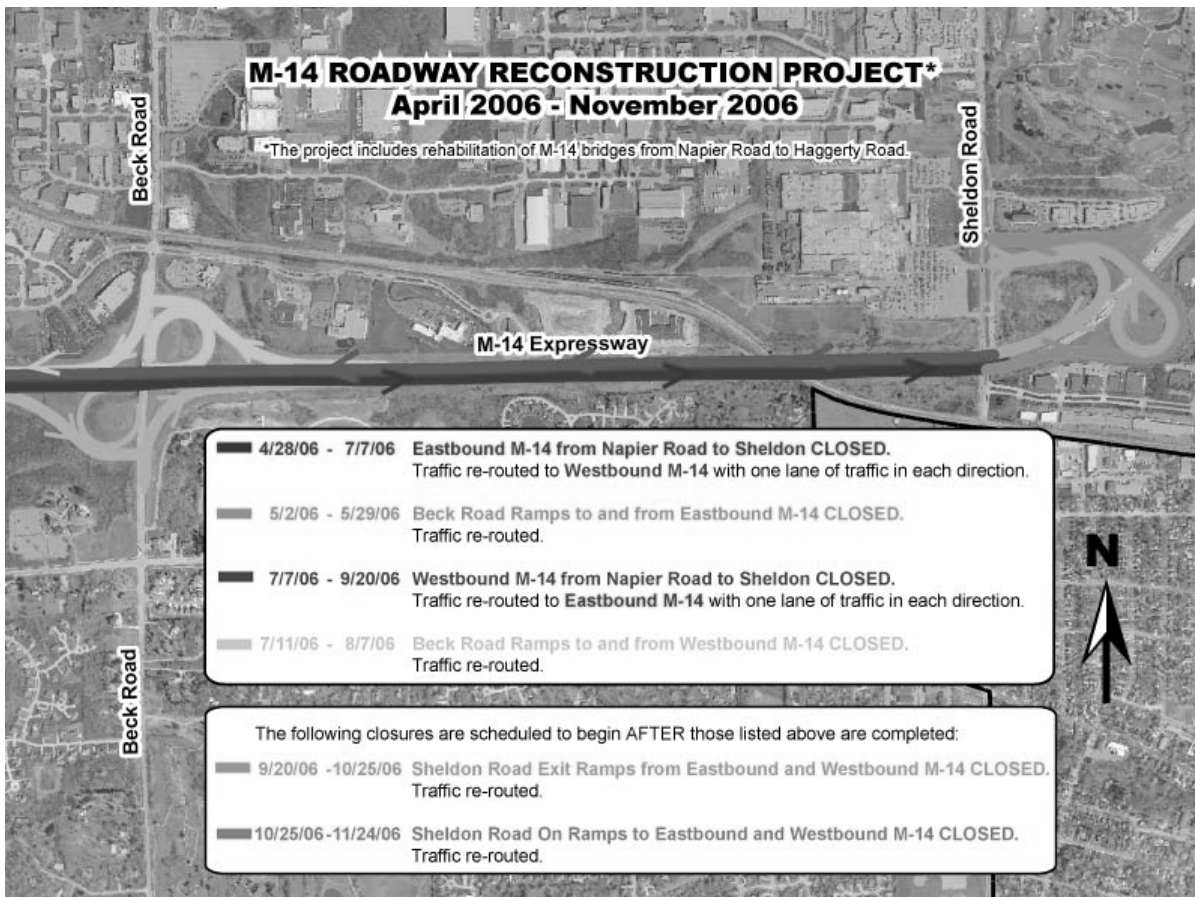
The project will be done in several phases, beginning with the closure of eastbound M-14 from Napier Road to Sheldon. Traffic will be re-routed to Westbound M-14 with one lane of traffic in each direction. On and exit ramps will be reconstructed at Beck and Sheldon Roads.

Work should wrap up in late November 2006. Look for more complete and updated information on the MDOT website, [www.michigan.gov/mdot](http://www.michigan.gov/mdot). Click on the link to "road/bridge projects".

Check the MDOT website for updates on the M-14 roadway reconstruction project:

[www.michigan.gov/mdot](http://www.michigan.gov/mdot)

Click on "road/bridge projects"



Plymouth Township is on the web at [www.plymouthtpw.org](http://www.plymouthtpw.org)