

The Business Page

Spring/Summer 2005



Important Phone Numbers:

General Township Government
453-3840

Richard Reaume, Supervisor
354-3201

Marilyn Massengill, Clerk
354-3224

Ron Edwards, Treasurer
354-3214

Trustees:
Kay Arnold
455-2683

Charles Curmi
455-9658

Bob Doroshewitz
451-1250

Steve Mann
207-8253

Police, Fire, EMS Emergencies 911
Police non-emergency
453-3869

Building Dept.
354-3208

Public Services
453-8131

Beautification efforts continue on Ann Arbor Road Corridor

With the arrival of spring and the promise of warm weather residents, business owners and visitors to our community can expect to see additional improvements to the Ann Arbor Road corridor.

The DDA (Downtown Development Authority) is concentrating its efforts on the area of Ann Arbor Road between Eckles and Haggerty Road, at the east entrance to the Township.

In addition to new sidewalks being installed, other new design features will be put in place, consistent with the elements chosen by the DDA to revitalize the corridor. Decorative street lighting, a concrete verge along the roadway, brick columns and decorative fencing will be constructed.

This portion of the streetscape project is anticipated to be completed by late summer. As more money becomes available, the DDA looks to continue the beautification, moving west from Haggerty Road to just west of Sheldon Road.



A stamped concrete verge is being installed along the Ann Arbor Road corridor (above). New sidewalks will help to make the area more pedestrian-friendly (below).



Five Mile stretch sees new growth

The Five Mile and Beck Road intersection is now experiencing growth with the addition of two new restaurants—Max & Erma's and Ruby Tuesdays. A new multi-tenant Gateway Plaza will be constructed along Five Mile, east of Beck.

The Township will be receiving an easement from the State of Michigan for a section of the former correctional facility

property adjacent to Home Depot to be used for a second water tower.

Further east on Five Mile at Sheldon, the St. John's Complex, with more than 100 overnight rooms, is currently under construction and will be a welcome addition to the existing St. John's Golf and Conference Center.

Plymouth Township is on the web at www.plymouthtwp.org

Q & A on Township ordinances, zoning requirements

Q: My business is within the Ann Arbor Road Corridor (ARC). What do I need to know about window signage?

A: Please note the following window signage requirements in ARC zoning:

1. A maximum of twenty (20) percent of the glass surface of the window segment in which the sign is located may be used for window signs.
2. No such signs shall be permitted in windows above the first story.
3. No more than two (2) temporary window signs shall be permitted.

Q: What about a business outside of the ARC?

A: Window signage requirements for all other zone districts:

1. Window signs shall be limited in area to twenty (20) percent of the total surface area of the window to which the sign is attached or visible from.
2. Permanent window signs, internally-illuminated window signs, and window signs with words or symbols three (3) inches or more in height shall be deemed a wall sign for purposes of calculating sign area.
3. Open/Closed signs shall not be larger than two (2) square feet in area, and shall not be counted towards the maximum permitted wall sign area.
4. Window signs not exceeding two (2) square feet in area indicating the hours of operation for a business, and whether a business is open or closed.

Q: What are the guidelines for planning a special event?

A: To request approval for the sale or event, please submit a written request in writing to Kathy Pumphrey in the Building Department, 42350 Ann Arbor Rd., Plymouth, MI 48170. Prior approval is required. Here are some guidelines:

1. Such use shall be temporary. Permit for such use may be granted upon written request for periods not to exceed ten (10) days. Such permit shall not be issued more than two (2) times per calendar year for any one (1) business, parcel or lot.
2. All merchandise offered for sale shall be a product(s) normally offered or sold by the principal business or occupant of the subject properties.
3. Such use shall not impact adjacent or surrounding properties.
4. Such use shall not impact tranquility.
5. Such uses shall not create a traffic hazard and

congestion or exceed any height restrictions within airport influences zones.

6. Such use shall not be detrimental to the public health, safety and welfare of the community as a whole or surrounding lands.
7. Signs and lighting beyond the limits of this ordinance may be approved. Signs and lighting of a flashing, blinking, alternating or intermittent type shall be prohibited. Signs and lighting shall not be glaring or intrusive to neighbors.
8. Time limitations regarding hours of operation shall be placed on lighting, including the use of searchlights, lasers or similar high-intensity light sources for advertising purposes. At a minimum, such lighting shall be prohibited between the hours of 11:00 pm and 7:00 am.

Q: Can I hang a banner for my business?

A: To request a banner, send a written request to Kathy Pumphrey in the Building Department. Banners, pennants, spinners, and streamers may be allowed only upon approval of the Building Department, Code Enforcement Officer and Township Supervisor, subject to the following conditions:

1. Such signs shall be temporary, and shall be for a specific period of time defined on the written approval.
2. Such signs shall not create a traffic hazard or congestion.
3. Such signs will not be disturbing to the public peace and tranquility.
4. Permit for such signs may be granted for a period not to exceed 72 hours and may be renewed for not more than 48 hours.
5. Such permit shall be granted not more than four (4) times per year for any individual lot or parcel.

Q: What requirements for landscaping should I be aware of?

A: As spring and summer approach, please be reminded of the following maintenance requirements:

1. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
2. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
3. All dead or diseased plant material shall be removed and replaced within six (6) months after it dies or in the next planting season, whichever occurs first.

More Questions? Call Ordinance Officer, Kathy Pumphrey at (734) 354-3205.

The Rouge River Minute: Landscaping and the River

Landscaping practices affect the environment, especially streams and rivers. Businesses may over-fertilize their lawns, apply too much herbicide and spray pesticides as a preventative measure even when pest problems do not exist.

The problem with these activities is that the excess chemicals will run off the property into storm drains and ultimately nearby creeks and streams. Lawn fertilizers that are washed off from rain increase the level of nutrients in waterways and promote algae growth. Algae blooms are a problem in the Rouge River

because they deplete the dissolved oxygen in the water, which ultimately affects the quality of the river and our pocketbooks.

Businesses, in order to project a positive corporate image, in some cases maintain a very large manicured lawn area.

What you can do:

1. Speak to your lawn care company, maintenance staff or your landscape architect about River Friendly Lawn Care practices that can save you money and help keep the Rouge River healthy.

- Test soil for needed nutrients
 - Identify pests before treating
 - Choose the right plant for the conditions
 - Choose slow release fertilizers
 - Convert part of your lawn area to native grasses and meadow area. This combination:
 - offers increased filtration of rainwater causing decreased runoff of fertilizers and herbicides,
 - requires less fertilization
 - will lessen your maintenance costs because meadows do NOT require constant cutting and watering, but may require a supervised burn.
2. Attend a Wayne County Healthy Lawn Care Workshop. The next workshop to be held will be at **Barson's Greenhouse, 6414 Merriman, Westland, MI, on May 10th at 7:00 pm.**

For Further Information:

Wayne County Department of Environment
Soil testing, selecting a lawn care service, slow release fertilizers, general Rouge River information:
www.rougeriver.com

Michigan Green Industry Association
Approved healthy lawn care contractors, landscaping techniques: www.landscape.org

Plymouth Township Division of Public Services
General Rouge River information:
www.plymouthtp.org



Plymouth Chamber to sponsor "Shred-It Day"



With identity theft crimes on the rise and concern over privacy issues growing, the need to properly dispose of the mounds of paperwork we all seem to collect becomes more important every day. Shredding paperwork is highly recommended by law enforcement experts to help deter crime.

In an effort to help out, the Plymouth Community Chamber of Commerce is sponsoring a "Shred-It Day" to provide an opportunity for local individuals and businesses to shred documents. There is no cost to the participants. A mobile "shredding truck" will be parked in the lot at:
Bellavino's, 110 W. Ann Arbor Road (NW corner of Lilley/Mill)
Saturday, April 23, 2005
10:00 am—2:00 pm

Crime Prevention Tips: *Work Safe, Work Smart*

Preventing crime pays! Businesses are more at risk of crime than private households are. Reducing the risk of crime will help protect your profits and make sure that the people who work with you are safe.

The Plymouth Township Police Department offers these tips to area businesses:

Physical Security

Put yourself in the shoes of a criminal and think how you would break into the premises—then act!

- **Strengthen doors and windows.** Use high-quality materials as set out in your insurance policy.
- **Securely lock all possible entrances and exits overnight.**
- **Use a good-quality safe to protect valuables.** Keep it out of view. Your insurers can give you advice on the types of safes that are available.
- **Consider secure cages** in your stockroom.
- **Install a burglar alarm** using an approved installer.
- **Consider CCTV.** It works best when combined with other security measures. Get expert advice on equipment and procedures.
- **Use lighting** to increase the chances of intruders being noticed.
- **Keep boundaries secure.** Restrict access to drainpipes, flat roofs, and other buildings. Make sure any dark corners are well lit.

Secure Measures Against Retail Theft

- **Avoid working alone** and opening/closing your store alone whenever possible. You are more at risk at these times. Take extra precautions if your store is open long hours, on Sunday, or if staff

works shifts. Protect inexperienced or vulnerable members of staff.

- **Get your more-experienced staff** to work with the inexperienced and more vulnerable staff.
- **Lock Up!** Make it clear who is responsible for locking windows, doors, cabinets and safes, and for setting alarms.
- **Handle cash with care.** Do not keep large amounts of money in your till. Leave tills open and empty overnight. Vary your routine when you are going to the bank.
- **Take care who you recruit.** Get character references. Limit the number of staff who have keys to your store.
- **Record all incidents of crime.** This will help you to spot trends or patterns, and will help the police if you have to call them.
- **Control stock tightly** and limit access to it.

Store Design and Layout

- **Make it easy to see and be seen.** Keep shelves low enough for staff to see what shoppers are doing. Use mirrors to reduce blind spots. Make it easy to see into your shop from the street.
- **Provide staff with safe spaces such as counters.** If possible, find a safe place for your staff to go in an emergency.
- **Protect high value goods.** Display them away from exits and where you can see them. Where appropriate, display dummy goods, remove essential parts or use display cabinets, alarm wires or product tags.
- **Introduce measures to prevent crimes** when you are planning major refurbishments or a move. Ask the Police Department about crime prevention through environmental design.
- **Carefully consider the position of your tills.**
- **Get specialist advice before installing ATMs.**

Crime Prevention Alert!

Closing the blinds and draperies can save you \$

Help stop the theft of laptop computers and other portable electronics from your building!

Close the blinds or draperies when shutting down the office for the day. Many times a thief will gain entry into a business by breaking an office window after viewing laptop computers or other portable equipment from outside.

Closing off the view will only take a minute or two and could help to save your business hundreds of dollars!