

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES
APRIL 15, 2019 WORK STUDY MEETING 4:00 P.M.
TENTATIVE AGENDA**

ROLL CALL:

Supervisor McNamara _____
Clerk Wright _____
Treasurer Budd _____
Trustee Frazier _____
Trustee Martin _____

Trustee Miller _____
Trustee White _____
Engineer Potter _____
Attorney McCauley _____
Secretary Beaudry _____

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Discussion on Resolution 2019-06: Resolution to release Parcel 83-122-99-0005-71 from the Banotai Farmland Development Rights Agreement (82-64338-12312).
2. Discussion on approving an agreement with the owner at 39591 Price and the City of Romulus, granting permission for connection to the water system in the City of Romulus
3. Discussion on amending the 2019 Annual Budget (State Forfeiture Fund) & Purchase of Body Worn Cameras for the Police Department.
4. Discussion on the first reading of Ordinance #04-16-19(1) to rezone parcel V125-83-105-99-0003-000; otherwise known as 13440 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.
5. Discussion on the first reading of Ordinance #04-16-19(2) to rezone parcel V125-83-105-99-0004-000; otherwise known as 13510 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.
6. Discussion on granting approval of the selection of Gonczy's Property Maintenance for Township Grass Cutting and Related Services for 2019 for \$62,730.
7. Discussion on Resolution 2019-07: A Resolution of Support for the Iron Belle Trail in the Charter Township of Van Buren

PUBLIC COMMENT:

ADJOURNMENT:

Charter Township of Van Buren

Agenda Item: _____

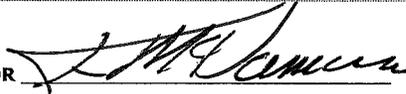
REQUEST FOR BOARD ACTION

WORK STUDY: APRIL 15, 2019
BOARD MEETING DATE: APRIL 16, 2019

Consent Agenda New Business _____ Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	Release of Parcel 83-122-99-0005-701 from the Banotai Farmland Development Rights Agreement (82-64338-123120)
DEPARTMENT	Assessing Office/Developmental Services
PRESENTER	Linda Stevenson/Ron Akers
PHONE NUMBER	
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	Adoption of Resolution 2019-6
Releasing Parcel 83-122-99-0005-701 from the existing Development Rights Agreement (82-64338-123120)	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	The Michigan Farmland and Open Space Preservation Act of 1974 allows a farm owner to enter into a Development Rights Agreement with the state. The agreement ensures that the land remains in agricultural use for a minimum of 10 years, and is not developed for a non-agricultural use. Recently, a lot split was done on one of the five parcels included in the agreement that was approved by the Van Buren Township Board of Trustees on October 18, 2011. Resolution 2019-6 releases this 2.11 acre parcel from the original agreement.
BUDGET IMPLICATION	N/A
IMPLEMENTATION NEXT STEP	Van Buren Township Clerk to transmit certified and sealed copies to Cecelia Banotai and to the Farmland Unit of the MI Department of Agriculture.
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	N/A
ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	Resolution was reviewed by Van Buren Townships Planning Consultant
APPROVAL OF SUPERVISOR	

CHARTER TOWNSHIP OF VAN BUREN

RESOLUTION 2019-6

At a meeting of the Charter Township of Van Buren Board of Trustees, Wayne County, Michigan held on the 16th day of April 2019 at 7:00 p.m., the following Resolution was proposed:

Whereas, on March 25, 2019 the Van Buren Township Board of Trustees received a request from the Banotai Family for approval to have a certain parcel released from agreement number **82-64338-123120** which was executed in accordance with the provisions of PA 116 of 1974, commonly known as the Farmland and Open Space Preservation Act; and

Whereas, the Van Buren Township Board of Trustees has reviewed this request and determined that at least one structure located on the parcel was present prior to the original execution of said agreement; and:

Whereas, the parcel proposed for release from the agreement is 2.11 acres in size and the legal description is attached; and:

Whereas, the Van Buren Township Board of Trustees finds that the request for release of the particular parcel is acceptable; and:

Now Therefore Be It Resolved; by the Van Buren Township Board of Trustees as follows:

(1) That the Van Buren Township Board of Trustees hereby approves the request to release the following described piece of property from the PA 116 (Louie's 16, LLC) agreement,

83-122-99-0005-701

BEG AT THE NW CORNER OF SEC 31, T3S R8E VBT, WAYNE COUNTY; TH ALONG THE N LINE OF SEC 31, N 88D 03M 29S E, 600'; TH S 02D 10M 48S E 153.18 FT; TH S 88D 03M 29S W 600.40 FT TO THE W LINE OF SAID SEC 31; TH ALONG SAID W LINE AND THE CENTER LINE OF RAWSONVILLE RD (66FT WIDE R/W) N 02D 11M 14S W 94.39 FT TO THE NE CORNER OF SEC 36, T3S R7E, WASHTENAW COUNTY TH ALONG SAID W LINE AND CENTER LINE, N 01D 54M 41S W 58.79 FT; TH ALONG THE N LINE OF SAID SEC 31, N 88D 03M 29S E 0.13 FT TO THE POB (1.99 NET) CONTAINING 2.11 ACRES OF LAND

And

(2) That the Van Buren Township Board of Trustees hereby certifies that at least one structure located on the certain piece of property was present prior to the original execution of said PA 116 agreement.

(3) That the Van Buren Township Clerk is hereby directed to transmit certified and sealed copies of the resolution to the person making the request and to the Farmland Unit of the MI Dept. of Agriculture.

YEAS:

NAYS:

ABSENT:

I, Leon Wright, Clerk of the Charter Township of Van Buren Township Board of Trustees, do hereby certify that the foregoing resolution is a true and correct copy of a resolution adopted by the Charter Township of the Van Buren Board of Trustees at a regular meeting held on April 16, 2019.

Leon Wright, Clerk
Van Buren Charter Township

Charter Township of Van Buren

Agenda Item _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE:
2019-04-15

BOARD MEETING DATE:
2019-04-16

Consent Agenda New Business Unfinished Business Public Hearing

ITEM (SUBJECT)	Approval for Water Service Connection
DEPARTMENT	Public Services – Water & Sewer
PRESENTER	James T. Taylor, Director of Water & Sewer
PHONE NUMBER	734-699-8947
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Recommend to the Township Board to approve an agreement with the owner at 39591 Price and the City of Romulus granting permission for connection to the water system in the City of Romulus water system.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
The property owner at 39591 Price has requested permission from the Township to connect to the Romulus water supply. The owner's well is no longer viable and the Township water supply is not available at this property. (see attachments)	

BUDGET IMPLICATION	none
IMPLEMENTATION NEXT STEP	Board approval
DEPARTMENT RECOMMENDATION	Approval by township board.
COMMITTEE/COMMISSION RECOMMENDATION	Water & Sewer Commission reviewed request and recommends Board approval
ATTORNEY RECOMMENDATION	Contract reviewed and approved for presentation to the Board (May be subject to Attorney/Client Privilege and not available under FOIA)
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	



DEPARTMENT OF PUBLIC SERVICES

WATER & SEWER

DATE: April 15, 2019
TO: Township Board of Trustees
FROM: James T. Taylor, Director of Water & Sewer
RE: Request for Board Action – 35951 Price

I am asking the Board of Trustees to approve a request from Mr. & Mrs. Kupkowsky, property owners at 35951 Price in Van Buren Township to connect a water service from their residence to a City of Romulus water main, located on the east side of Hannan Road. The Kupkowsky's had been using a well on their property, but are no longer able to draw water after several attempts to connect to an underground water source on the property.

The Kupkowsky's have reached out to Van Buren and the City of Romulus to receive permission to connect to the City of Romulus water system. There are no Van Buren water mains available to the Kupkowskys and other residents on Price or nearby Hannan Road. There are several other residents on Price Street who have already made the connection to Romulus for similar reasons. Included in the packet with the request are

1. A letter from Romulus DPW indicating that they are able to deliver the water to the residence at 39591 Price.
2. A copy of the proposed agreement between the City of Romulus, Van Buren Township and the Kupkowskys.
3. A map of the location of 35951 Price in relation to the closest Van Buren water main.

Township attorney Patrick McCauley has reviewed the agreement and approved its presentation to the Board. I also presented the request to the Van Buren Water & Sewer Commission at their March 26, 2019 meeting for their review. After discussion and a review of the information, the Commission voted to recommend Board of Trustee approval. Once the Board has approved the authorization for the Township Supervisor and Clerk to sign the agreement, copies will be provided for the Kupkowskys and the City of Romulus. For this to be finalized, it will require approval of the Romulus City Council. After approvals and signatures have all been received, the Township will receive a copy of the signed document for record retention in the Township Clerk's Office.

Contact me if you have any questions.

MISSION STATEMENT

"The Van Buren Public Services Department is committed to a clean and safe environment, enhanced service delivery to its customers and protection of the significant public investment in the township's buildings and grounds, and water distribution and sanitary collection systems."

AGREEMENT TO PROVIDE WATER SERVICE

THIS AGREEMENT made and entered into this ____ day of _____, 2019, by and between the City of Romulus, a Michigan municipal corporation (“City”) whose address is 11111 Wayne Road, Romulus, MI 48174, the Charter Township of Van Buren, a Michigan municipal corporation (“Township”) whose address is 46425 Tyler Road, Van Buren Township, MI 48111, and Dale & Juliet Kupkowsky (“Owners”) whose address is 39591 Price, Van Buren Township MI 48111.

RECITALS

A. Dale & Juliet Kupkowsky, as owners of record, have requested water service from Romulus for his property located in the Township at 39591 Price (“Property”) more particularly described as:

SEE EXHIBIT “A” FOR PARCEL DESCRIPTION

B. The Township currently does not have water service available to the Property, whereas Romulus has a water main under its jurisdiction located on the east side of Hannan Road capable of providing water service to the Property.

C. The parties hereto mutually agree that Romulus will provide water service to the Property of Dale & Juliet Kupkowsky pursuant to the terms and conditions set forth below.

AGREEMENT

1. The Recitals are fully incorporated herein by reference. The parties acknowledge receipt of good and valuable consideration for entering into and the performance of this Agreement.

2. City shall provide water service to the Property for residential purposes only through its water main on Hannan Road and allow Owners to one (1) tap into the said main provided that Owners shall pay all necessary charges and expenses for the entire cost of connection to the City System including all easement acquisition costs, benefit charges, trunk line charges, tap and permit fees, special assessments, inspection fees, transmission and meter fees as assessed by City.

3. Owners shall be solely responsible at their expense for the one (1) tap to the City water main including the cost of boring under Hannan Road. The tap shall service one single-family residence only and no other commercial, residential or other service is allowed through this single tap.

4. Owners shall obtain and furnish to the Township and City recorded easements in a form and substance acceptable to both for installation and maintenance of this private service line across Parcel 83-096-99-0009-000.

5. Owners shall also be solely responsible at their cost for the construction, maintenance and repair of the entire service line from the point of connection on the City main to the building on the Property. Owners shall also be solely responsible at their cost and shall install a shut off valve and curb box within City's water main easement and an additional shut off valve and curb box one (1') foot inside Owner's property line and owners shall also be solely responsible at their cost to install or pay for City's installation of a water meter or the cost of

connecting this service line to the current water meter on site, so that water usage may be measured by such a meter.

6. Owners shall also fully comply with all applicable City ordinances, rules and regulations including the City water ordinance.

7. City will read the water meter and will bill Owners (or any subsequent property owner) on a periodic basis. Water usage will be billed at the rate then currently charged to a City customer. Owners will advise City and the Township in writing within ten (10) days if the Property is sold, leased, assigned or otherwise transferred to any third party including the name and address of that third party.

8. Owners shall cause all water use to the Property to be from the City System until such time as the water system of the Township becomes available to service the Property. At the time the Township water system becomes available to service the Property, the Township shall so advise the City and the Owners (or any subsequent Property owner) in writing. Within six (6) months of this notice, Owners (or any subsequent Property owner) shall:

- a. Disconnect at his/her sole expense from the City System and connect to the Township System. If Owners (or any subsequent Property owner) fails to timely make this disconnection and connection, the Township may perform or cause to be performed this work and charge the then current Property owner for all costs and expenses associated with the work which charge shall become a lien on the Property until paid in full.
- b. Pay, in addition to the charges set forth in Paragraph 8a above, all necessary charges and expenses for the entire cost of connection to the Township System including all benefit charges, trunkline charges, tap, permit and inspection fees, special assessments, transmission and meter fees as assessed by the Township; and
- c. Enter into a water service agreement with the Township upon terms and conditions reasonably acceptable to the Township.

9. This Agreement may be terminated by City and/or the Township upon the occurrence of any of the following:

- a. Any building on the Property receiving water service is demolished, at which time water service will be disconnected from City at the then Property owner's sole cost and expense; or
- b. Property owner fails to timely pay any fees, charges, expenses or assessments as required in this Agreement. Any non-payment of the water bill will result in a termination of service (shut-off) notice. If the bill remains unpaid, service will be terminated and not reinstated until the delinquent amount is paid in full; or
- c. Property owner fails to fully comply with all applicable City rules, regulations and/or ordinances or any terms or conditions of this Agreement; and/or
- d. Pursuant to Paragraph 10 below.

10. Owners (or any subsequent Property owner) agrees that they will indemnify City and Township against any loss of fees, or costs and expenses whatsoever, or damages of any kind or nature to the City System which may occur by reason of the use of the City System by Owners (or any subsequent Property owner).

11. This Agreement shall be binding upon the City, Township, Owners, their successors and assigns and any subsequent owner of the Property. If any subsequent owner of the Property fails or refuses to be bound by and/or fully perform the terms and conditions of this Agreement, the Agreement may be terminated upon ten (10) days prior written notice by the City and/or Township.

12. The parties agree that this Agreement, or a short form thereof, may be recorded by any party hereto with the Wayne County Register of Deeds.

13. City and Township agree that prior to the execution of this Agreement the same shall be submitted to their respective legislative body for adoption and approval as to form and substance and that certified copies of such resolutions or motions shall be furnished each to the other.

14. This Agreement constitutes the entire agreement between the parties and may not be modified, replaced or amended, without the prior written consent of the parties hereto.

15. This Agreement shall be governed by the laws of the State of Michigan.

16. The remedies provided for herein are cumulative. The failure of a party to enforce its rights with respect to any breach hereof will not constitute a waiver by that party of its rights with respect to subsequent breaches.

17. Any notices required by the terms of this Agreement shall be in writing, and mailed to the other party via U.S. mail addressed to such party at the address set forth at the beginning of this Agreement, or to such other address as one party may provide to the other by notice.

18. This Agreement may be executed in counterparts, each of which shall constitute an original agreement.

IN WITNESS WHEREOF, this Agreement has been executed by Owners, City and Township, as at the date of this Agreement, and shall be effective immediately.

SIGNED IN THE PRESENCE OF:

City of Romulus

By: _____
LeRoy D. Burcroff - Mayor

And

By: _____
Ellen L. Craig-Bragg - City Clerk

Charter Township of Van Buren

By: _____
Kevin McNamara - Supervisor

and

By: _____
Leon Wright - Clerk

Owners

By: _____
Dale Kupkowsky - Owner

By: _____
Juliet Kupkowsky - Owner

ACKNOWLEDGEMENT

State of Michigan)
)ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by LEROY D. BURCROFF and ELLEN L. CRAIG-BRAGG, the Mayor and Clerk, respectively, of the CITY OF ROMULUS, Wayne County, Michigan, a Michigan municipal corporation, who stated that they were duly authorized to execute the instrument on behalf of the City.

ACKNOWLEDGEMENT

State of Michigan)
)ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by KEVIN MCNAMARA and LEON WRIGHT, the Supervisor and Clerk, respectively, of the CHARTER TOWNSHIP OF VAN BUREN, Wayne County, Michigan, a Michigan municipal corporation, who stated that they were duly authorized to execute the instrument on behalf of the Township.

ACKNOWLEDGEMENT

State of Michigan)
)ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Dale & Juliet Kupkowsky, and who stated that they were the sole owners of the property and duly authorized to execute the instrument.

THIS INSTRUMENT PREPARED BY:
Patrick McCauley
GASIOREK MORGAN GRECO, McCAULEY & KOTZIAN PC
30500 Northwestern Highway, Suite 425
Farmington Hills, Michigan 48334

WHEN RECORDED RETURN TO:
Charter Township of Van Buren
Office of the Clerk
46425 Tyler Road
Van Buren Twp, MI 48111

EXHIBIT A

ADDRESS: 39591 PRICE

PARCEL #: 83-096-99-0009-000

24J47 PT OF E 1/2 OF SEC 24 BEG S1DEG 30M W 872.28FT AND N88DEG 30M W 593FT
FROM INTER OF E LINE WITH CEN LINE OF HURON RIVER DR TH N88DEG 30M W
100FT TH S1DEG 30M W 1081.54FT TH N71DEG 00M E 80.05FT TH N34DEG 50M E
45.35FT TH N1DEG 30M E 1015.62FT POB 2.41 AC

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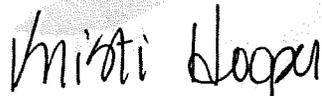
Department of Public Works
12600 Wayne Road
Romulus, MI 48174
Phone: 734-955-8755
Fax: 734-942-1110

CITY OF ROMULUS

March 6, 2019

Re: Water Connection at 39591 Price

The resident of Van Buren Township contacted us in November of 2018 to request looking into a water service line from Hannan Road to her property on Price Street. We will require a contract with Van Buren to allow the City of Romulus to service water to the 39591 Price. Also a county permit for the work being performed in the county right of way on Hannan. The city has no issues with supplying water to 39591 Price. The contract, Wayne County permit and payment for the water tap must be completed for City Council for approval before service is connected.



Kristi Hooper

Inspector Coordinator

Public Works that WORKS for You !!

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Charter Township of Van Buren

Agenda Item: _____

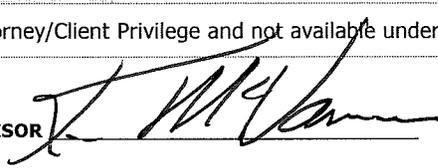
REQUEST FOR BOARD ACTION

WORK STUDY
DATE: APRIL 15, 2019
BOARD MEETING
DATE: APRIL 16, 2019

Consent Agenda _____ New Business X Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	Amendment to 2019 Annual Budget (State Forfeiture Fund) & Purchase of Body Worn Cameras for the Police Department
DEPARTMENT	Van Buren Twp. Police Department
PRESENTER	Director Greg Laurain, Chief Jason Wright
PHONE NUMBER	734-699-8930
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Public Safety I.T. Coordinator Ken Dandy

Agenda topic

ACTION REQUESTED	
To consider amending 2019 Annual Budget transferring \$45,000 from the State Forfeiture Fund balance (266-000-390-000) to Capital Outlay (266-000-970-000) & approval of the purchase of thirty-five (35) Body Worn Cameras (including any needed accessory materials) at \$45,000 for the Police Department to be expensed from: 266-000-970-000.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
<p>For the last 4 1/2 years the Van Buren Police Department has been researching equipping the Police Department with Body Worn Cameras to promote transparency, accountability and to mitigate risk posed by civil litigation. Storage for captured footage will be stored on an existing 100 terabytes server, already purchased by the Civic Fund. This is a non-cloud-based storage solution and the most economical way to store electronic data.</p> <p>MMRMA will provide up to \$500 reimbursement per BWC unit through its Risk Avoidance Grant Program. The CLEMIS Crash and Citation Revenue account for Van Buren Police Department will be utilized to assist with funding this purchase.</p> <p>Please see attached memo from Public Safety Director Greg Laurain for further background.</p>	
BUDGET IMPLICATION	\$45,000 to be expensed from the Capital Outlay (266-000-970-000).
IMPLEMENTATION NEXT STEP	
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	
ATTORNEY RECOMMENDATION	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
APPROVAL OF SUPERVISOR	

Watchguard Body Worn Camera



Van Buren Township Department of Public Safety

Gregory M. Laurain
Director of Public Safety

To: Honorable Board of Trustees

From: Director Gregory M. Laurain

Date: April 10, 2019

Re: Body Worn Camera for Police

Mobile Video Cameras (MVC) has been a part of Law Enforcement for well over 30 years and the Van Buren Police Department has utilized this technology in our patrol vehicles for over 25 years. Just recently we replaced our old MVC system, and when doing so, we selected a MVC system that has the capability to integrate with Body Worn Cameras (BWC) if and when it is decided we move towards that direction.

In this day and age, law enforcement actions are being videoed while they interact with the public everyday. These public videos captured at times do not always portray an accurate depiction of the scene or incident. An officer with a BWC creates an extension to the MVC we currently have in our patrol vehicles. However, MVC's are limited in their field of vision and are not of assistance to officers on foot patrol or who are engaged in investigations or interactions beyond transmission range of their vehicles. The BWC is a mere extension of our MVC and captures video and sound way beyond the lens and audio range.

We have been researching the use of BWC's now for over four years for our officers. At the completion of this research we advocate the use of BWC system and for many reasons. When done correctly BWC's can also promote accountability, strengthening police transparency, improve performance, preserve evidence, and resolve citizen complaints. BWC's have evidentiary benefits that expedite resolution of citizen complaints, lawsuits and also improves evidence for arrest and prosecution. The evidentiary benefits alone, of BWC system are seen by the Wayne County Prosecutors Office, who are in support of departments utilizing this technology.

As previously mentioned, many incidents captured by BWC's assist in the resolution of citizen complaints against police officers and used as a defense resource in cases of civil liability. The use of BWC's gives officers, their agencies and administrators an additional means of defending themselves in civil litigation. Findings also suggest that BWC's may reduce the likelihood that citizens will file untruthful complaints.

BWC's have shown to increase transparency and citizen views of police legitimacy and known to have a civilizing effect, resulting in improved behavior among both police officers and citizens. Studies have shown substantial decrease in citizen complaints as well as in use of force by police and

Watchguard Body Worn Camera

assaults on officers. Our insurance carrier, Michigan Municipal Risk Management Authority (MMRMA) endorses the use of BWC's by offering the Risk Avoidance Program (RAP) projects to reduce the frequency and severity of loss. BWC cost will be minimal by submitting for the RAP through our insurance carrier MMRMA. MMRMA will fund fifty percent of each BWC, up to \$500 per unit, based on prior review and approval by Risk Control.

Several policing communities already have BWC's in addition to their MVC's to include; Sumpter Twp., Taylor, Westland, Livonia, Canton Twp., Washtenaw County Sheriff's, Michigan State Police, Detroit, Roseville, Clinton Twp., Macomb County Sheriff's, University of Michigan, Kalamazoo Twp. and Kalamazoo City.

Some agencies are hesitant in moving forward with BWC's due to the costly cloud storage concerns with large amounts of digital data captured between MVC's and adding BWC's. Sharing those same concerns through our study, we sought input from our IT Ken Dandy, Director Steve Rankin and the Vendor Representative on our storage needs. After a thorough evaluation of our current usage of our MVC's along with adding BWC's, it was decided that our current 100 Terabyte server would be more than sufficient to house data from both our MVC's and BWC's. This is based on the number of patrol vehicles (17) and officers that would be assigned and wearing BWC's (35).

Based on our overall current MVC usage and the number of officers with BWC's, we have the storage capacity to retain all video footage for one year from the time it is captured. All video footage will be retained according to the State of Michigan Records Management Services General Retention Schedule #11. High profile case footage will also be copied and stored with case file. Continuing to utilize our on-site server, avoids the use of cloud storage.

Our policy on BWC's is under development, and would be in place prior to the implementation of this program. This policy, as is with our MVC policy, will be vetted under state, federal statutes and developed with best practices.

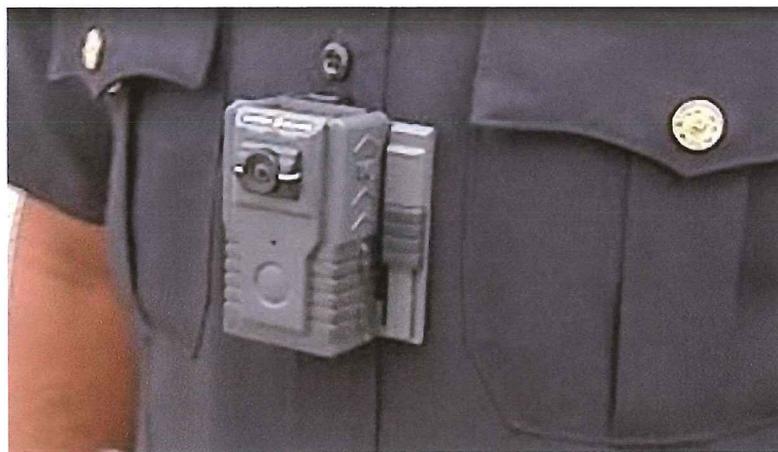
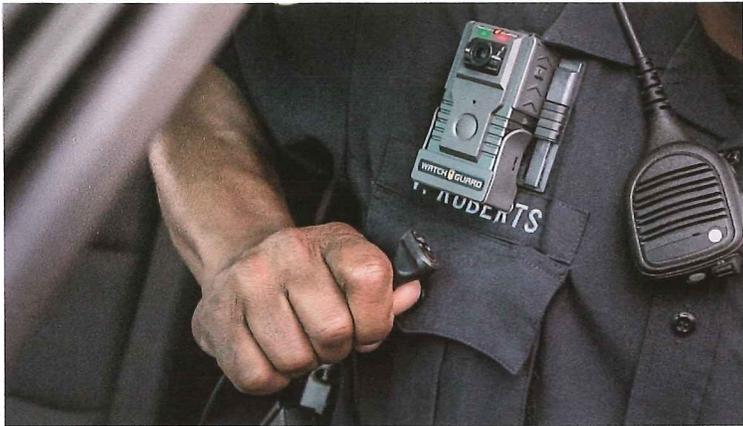
Some of our officers have recently tested BWC's provided by our MVC vendor (Watchguard) for 90 days while on duty. Two models were provided for us for testing during this period. Testing allowed officers to become familiarized with this equipment including its durability, battery strength and if storage for our 12-hour shifts were adequate. Overall, officers were receptive to this added video equipment and the video quality and viewing angle it was able to capture.

We have two funding sources available to cover the cost of the BWC's without having any impact to our 2019 police budget. Funds can be utilized with State Forfeiture Funds or from the CLEMIS Crash and Citation Revenue sharing account.

I am asking for support to move forward with this project in an effort to continue to build trust, be more transparent to our community, and for BWC's to be part of our officers everyday uniform. This will not only hold our officers accountable for their actions but it also holds everyone around them, including the public and other first responders, accountable as well.

Respectfully submitted,

Watchguard Body Worn Camera





4RE/VISTA Price Quote

CUSTOMER: Van Buren Township Public Safety Department

ISSUED: 4/10/2019 10:26 AM

EXPIRATION: 6/28/2019 10:00 AM

Attn: Accounts Payable,
46425 Tyler Rd.,,
Van Buren Twp.,MI,,
48111

**TOTAL PROJECT ESTIMATED AT:
\$43,601.22**

ATTENTION: Ken Dandy

SALES CONTACT: David Stum

PHONE: 734-699-8930

DIRECT: (469) 640-5201

E-MAIL: kdandy@vanburen-mi.org

E-MAIL: DStum@WatchGuardVideo.com

Dave Lowry - Regional Sales Manager
317-697-7295
dave@enforcementproducts.com

4RE and VISTA Proposal

VISTA HD Cameras and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
VIS-EXT-WIF-BUN	VISTA HD WiFi and 4RE System Bundle. Includes 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, ZSL camera, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. It will also include the VISTA HD Wi-Fi Extended Capacity Wearable Camera with 9 hours continuous HD recording, one camera mount, 32 GB of storage, Wi-Fi docking base, Power over Ethernet Smart Switch	6.00	\$5,550.00	\$4,752.88	\$4,782.72
VIS-EXT-WIF-001	VISTA HD WiFi Additional Camera Only	23.00	\$995.00	\$48.00	\$21,781.00
VIS-CHG-BS2-KIT	VISTA Charging Base R2 Kit, incl. Power and USB Cables	2.00	\$95.00	\$4.75	\$180.50
VIS-VTS-DTC-001	VISTA Transfer Station Assy, 8 Cameras, Ethernet, DEV 144, Enhanced ESD Protection	8.00	\$1,495.00	\$171.00	\$10,592.00

VISTA HD Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-VIS-CAM-1ST	Warranty, VISTA 1st Year (Months 1-12) Included	29.00	\$0.00	\$0.00	\$0.00

Evidence Library 4 Web Software and Licensing

Part Number	Detail	Qty	Direct	Discount	Total Price
KEY-EL4-DEV-004	Evidence Library 4 Web VISTA Combo-Discount Device License Key	12.00	\$75.00	\$0.00	\$900.00
KEY-EL4-DEV-002	Evidence Library 4 Web VISTA Device License Key	17.00	\$150.00	\$0.00	\$2,550.00
KEY-EL4-DEV-001	Evidence Library 4 Web 4RE In-Car Device License Key	6.00	\$150.00	\$0.00	\$900.00

4RE In-Car System and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
CAM-4RE-PAN-NHD	Additional Front Camera, 4RE, HD Panoramic	6.00	\$200.00	\$200.00	\$0.00

415 E. Exchange Parkway • Allen, TX • 75002
Toll Free (800) 605-6734 • Main (972) 423-9777 • Fax (972) 423-9778
www.WatchGuardVideo.com



4RE/VISTA Price Quote

Wireless Video Transfer and Networking Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-WRL-KIT-101	4RE In-Car 802.11n Wireless Kit, 5GHz (2.4 GHz is available by request)	6.00	\$200.00	\$20.00	\$1,080.00

4RE Hardware Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-4RE-CAR-1ST	Warranty, 4RE, In-Car, 1st Year (Months 1-12)	6.00	\$0.00	\$0.00	\$0.00

Shipping and Handling

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$835.00	\$0.00	\$835.00
					\$43,601.22

Total Estimated Tax, may vary from State to State **\$0.00**

Configuration Discounts	\$32,318.78
Additional Quote Discount	\$0.00
Total Amount	\$43,601.22

NOTE: This is only an estimate for 4RE & VISTA related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

To accept this quotation, sign, date and return with Purchase Order: _____ DATE: _____

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 04/15/19

1ST READING: 04/16/19

2ND READING: 05/07/19

Consent Agenda _____

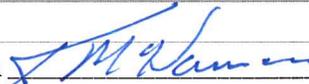
New Business _____

Unfinished Business _____

Public Hearing _____

ITEM (SUBJECT)	To consider approval of the 1 st & 2 nd reading of Ordinance #04-16-19(1) to rezone parcel V125-83-105-99-0003-000; otherwise known as 13440 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.
DEPARTMENT	Planning & Economic Development
PRESENTER	Ron Akers, AICP, Director of Planning & Economic Development
PHONE NUMBER	734-699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	N/A

Agenda topic

ACTION REQUESTED	
To consider approval of the 1 st & 2 nd reading of Ordinance #04-16-19(1) to rezone parcel V125-83-105-99-0003-000; otherwise known as 13440 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
Please see attached reports.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	After final approval notice of adoption will be posted in newspaper of record.
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Approval
ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ORDINANCE 04-16-19(1)**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 05-2-17(2) AS AMENDED, BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

The Charter Township of Van Buren Ordains:

SECTION 1. ORDINANCE AMENDMENT.

The Zoning Map in connection with the Charter Township of Van Buren Zoning Ordinance shall be amended as follows:

Ordinance No. 04-16-19(1)

An ordinance to amend the Charter Township of Van Buren Zoning Ordinance 05-02-17(2), as amended, to amend the zoning map by rezoning parcel V125-83-105-99-0003-000; otherwise known as 13440 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.

This property is located on Martinsville Road between E. Huron River Drive and Savage Road.

SECTION 2. SEVERABILITY

In the event any article, section, paragraph, sentence, clause, or word of this ordinance is deemed invalid or unconstitutional by any court of competent jurisdiction, such portion deemed severable and shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. REPEALER.

Any and all ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the 7th day of May, 2019

YEAS:

NAYS:

ABSENT:

ABSTAINED:

PLANNING & ZONING APPLICATION

Case number 19-006

Date Submitted 2-22-19

APPLICANT INFORMATION

Applicant CARL G SPEAKS Phone 734 697 8775
 Address 43340 ARVA DR Fax _____
 City, State WAN BUREN MI Zip 48111
 E:mail _____ Cell Phone Number _____
 Property Owner _____ Phone _____
 (if different than applicant)
 Address _____ Fax _____
 City, State _____ Zip _____
 Billing Contact _____ Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project _____
 Parcel Id No. V125-83-105990003000 Project Address 13440 MARTINSVILLE RD
 Attach Legal Description of Property
 Property Location: On the WEST Side of MARTINSVILLE Road; Between SAVAGE Road
 and HUREN RIVER DR Road. Size of Lot Width _____ Depth _____
 Acreage of Site 940 Total Acres of Site to Review 940 Current Zoning of Site LIGHT INDUSTRIAL
 Project Description: GO FROM LIGHT INDUSTRIAL TO RESIDENTIAL ZONING (RI-B)

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
 Current Zoning of Site LIGHT INDUSTRIAL Requested Zoning RESIDENTIAL

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
 Section of Zoning Ordinance for which you are applying _____
 Is there an official Woodland within parcel? _____ Woodland acreage _____
 List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
 Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

CARL G SPEAKS

Print Property Owners Name

Carl G. Speaks Carl G. Speaks - 21-19
 Signature of Property Owner

H.A. DRAMA
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE

MY COMMISSION EXPIRES Sep 25, 2019

ACTING IN COUNTY OF Wayne

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and data are true and correct.

Subscribed and sworn before me this 22 day of February 2019
[Signature] Notary Public, Wayne County, Michigan

My Commission expires 9/25, 2019
 Rev 1/12/06



Memo

DATE: March 19, 2019
TO: Planning Commission
FROM: Grace Stamper
Planning and Economic Development Intern
RE: 19-006 & 19-007 Rezoning Requests on Martinsville Road

Staff Report

File Number: 19-006 & 19-007

Site Address: 13440 & 13510 Martinsville Road

Parcel Number: 83-105-99-0003-000 & 83-105-99-0004-000

Parcel Size: ≈0.94 acres each

Location: West side of Martinsville Road between Savage Road and Huron River Drive

Applicant: Carl Speaks, 43340 Alva Drive
Bobby Brown, 13510 Martinsville Road

Property Owners: Same as applicants.

Request: Applicants are requesting to rezone their property from M-1 (Light Industrial) to R-1B (Single Family Residential)

Zoning and Existing Use: M-1, Light Industrial & residential dwelling on both properties.

Adjacent Zoning and Existing Uses:

North: M-1 (Light Industrial) & Residential Use

East: R-1A (Single Family Residential) & Residential Use

South: M-1 (Light Industrial) & Light Industrial Use

West: M-1 (Light Industrial) & Vacant

Other: Public hearing notices were published in the Belleville Independent on March 7, 2019 and notices were sent to all property within 300' of the subject property on March 6, 2019 in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicants have requested to rezone the above specified properties from M-1, Light Industrial to R1-B, Single Family Residential. The existing use of the parcels is already residential and the future land use map designates the properties as residential. The primary purpose for the request is one of the property owners is working toward selling their home and the purchaser is currently having difficulty obtaining a mortgage due to the residential use being a legal non-conforming use.

Master Plan and Future Land Use:

The Southside Master Plan (2007) and the future land use map (2018) designate the properties as Village Residential in its future land use map. According to the plan, Village Residential is intended to be the densest area of single-family housing on the South Side. This density is meant to support the civic and business activities in the nearby city of Belleville. This designation is usually within a half mile of the city limits and consists primarily of single-family residential uses. The plan suggests that design standards should be adopted for development in the Village Residential area. Maximum density should be 4.1-5 units per acre with a minimum lot size of 8,400 square feet.

Village Residential is not a current zoning district in the Township. The closest match to this district would be R-1C, Single Family Housing, which has a minimum lot size of 8,400 square feet just like Village Residential. The current request is for the R-1B, Single Family Residential district which is similar to many of the parcels which are in the same area and abut Savage Road. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet which is consistent with the current width of the parcels. Due to the existing width of the parcels, the close proximity of other R1-B properties in the vicinity, and due to the same permitted uses being allowed in the R1-B district as the R-1C district, staff finds that this proposed rezoning would be consistent with the Township's Master Plan.

Zoning:

The existing zoning of the properties is M-1, light industrial. This district is meant to allow certain industrial and commercial uses but to limit noise, smoke, glare, or other features of industrial development that could negatively impact residential or commercial uses. It is meant to be a transition zone between heavy industrial and non-industrial uses. Permitted uses include wholesale sales, warehousing, light manufacturing and processing, minor and major laboratories, retail dry cleaning plants and laundries, public utility buildings, accessory outdoor storage, and accessory structures and uses related to the above permitted uses, and indoor recreation. The above uses are not compatible with the current residential use of the property.

The requested zoning of the properties is R-1B, Single Family Residential. The district is meant to provide a place for single-family dwellings while prohibiting any uses which would interfere with that. Permitted uses include detached single-family dwellings, publicly-owned recreation facilities, local government buildings and similar uses, schools, private swimming pools, accessory buildings and uses, home occupations, adult foster care or family homes, horses for personal non-commercial uses, family day care homes, and accessory structures and uses related to the above permitted uses. These above uses are compatible with the current residential use of the property.

Standards of Review for Amendments:

In Section 12.504 of the Zoning Ordinance, there are standards of review for amendments to the Ordinance text or Zoning Map. Below is a list of the criteria, each with a response about how the rezoning request applies.

(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

Response: The South Side Master Plan and future land use map (2018) designate the properties for residential zoning and the current lot sizes are closest in comparison with the dimensional requirements of the R1-B zoning district. Therefore, the rezoning request is consistent with the Master Plan.

(B) Consistency with the basic intent and purpose of this Zoning Ordinance.

Response: The Zoning Ordinance intends to designate certain areas of the Township for single-family dwellings while prohibiting uses which may interfere with that. As the future land use map (2018) designates these properties as residential, the request is consistent with the Zoning Ordinance.

(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Response: Residential uses have low traffic volumes. The properties are already being used as residences, and the street system is currently able to accommodate traffic. It is expected that the street systems will be able to continue accommodating the traffic generated by the residential use.

(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.

Response: The properties are already being used as residences and the capacity of the Township's utilities and services has been sufficient. It is expected that they will continue to be sufficient.

(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

Response: The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the South Side Master Plan and future land use map (2018).

(F) That the amendment will not be expected to result in exclusionary zoning.

Response: The intent of the future land use map (2018) is to eventually transition multiple properties including and around the subject properties to residential, so the rezoning would not result in exclusionary zoning.

(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

Response: The properties are already being used residentially, showing that the site's physical, geological, hydrological, and other environmental features are compatible with the permitted uses in the proposed zoning district,

(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

Response: The properties are already being used residentially and are also across the street from a planned residential development. The present use will simply be continued, so it will remain compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

Response: The properties are next to a planned residential environment that is zoned residential, and the properties are designated as residential in the future land use map (2018), so the boundaries are reasonable. The properties already have residences on them but are also big enough to meet dimensional regulations should a new dwelling be built in place of the old.

(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

Response: The future land use map (2018) designates the properties as residential, so the requested zoning district is the most appropriate from the Township's perspective.

(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Response: Rezoning is more appropriate than amending the list of permitted or special land uses in the current zoning district because the South Side Master Plan and future land use map (2018) both designate the properties as residential, and R-1B is most appropriate to promote continuity in the neighborhood.

(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Response: The properties are across the street from a planned residential development and also border another residential property. The requested rezoning would therefore not create an isolated or incompatible zone in the neighborhood, especially considering that multiple properties in the neighborhood are designated as residential in the South Side Master Plan and future land use map (2018).

Recommendation:

Staff recommends that the Planning Commission recommend approval of the request to rezone Parcels # 83-105-99-0003-000 and 83-105-99-0004-000, 13440 and 13510 Martinsville Road, from M-1(light industrial) to R-1B (single family residential) based upon the following reasons:

1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map (2018).
2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
3. The street system has shown that it is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.
5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. The requested rezoning is not expected to result in exclusionary zoning.
7. The site's physical, geological, hydrological, and other environmental factors are compatible with the permitted zoning district.
8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

9. The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.
10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted: May 07, 2019 (Proposed)
Published: May 16, 2019 (Proposed)
Effective: May 24, 2019 (Proposed)

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

1. **Case 19-006:** A request by Carl Speaks, to rezone the property located at 13440 Martinsville Road, (Parcel ID# V-125-83-105-99-0003-000) from M-1, Light Industrial to R1-B, Single Family Residential.

2. **Case 19-007:** A request by Bobby Brown, to rezone the property located at 13510 Martinsville Road, (Parcel ID# V-125-83-105-99-0004-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: March 01, 2019

Published: March 07, 2019

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

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Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Mailed: March 6, 2019

Mailed to the
following addresses
on 3-6-19
GWS

BOORAS, NICKOLAS
2232 S. MAIN ST. SUITE 475
ANN ARBOR MI 48103

WOODS, MATTHEW & MARKIECKI, BRENDA
43381 HAVERHILL ROAD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
PO BOX 954
VAN BUREN TOWNSHIP MI 48112

RATAJSKI, ANDREA
13414 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

GENTLE, GARY
13600 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

ROWE, CURTIS
13660 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

MENYHERT, GUY
13720 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

CHUDZINSKI, WALTER-K
1009 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

CARTER, JAMES
1015 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

REAVIS, CHARLES-PATRICIA
1043 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

BARNES, LOUIS WILLIAM
1053 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
13392 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

SPEAKS, CARL-ROSE MARIE
43340 ALVA DR
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
PO BOX 1902
VAN BUREN TOWNSHIP MI 48112

SPEAKS, CARL-ROSE MARIE
13440 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
13510 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

Van Buren Township

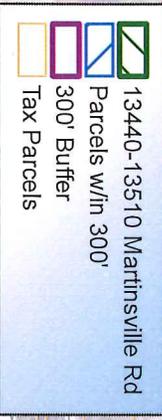
Norfolk Southern Railway

Evelyn Ct

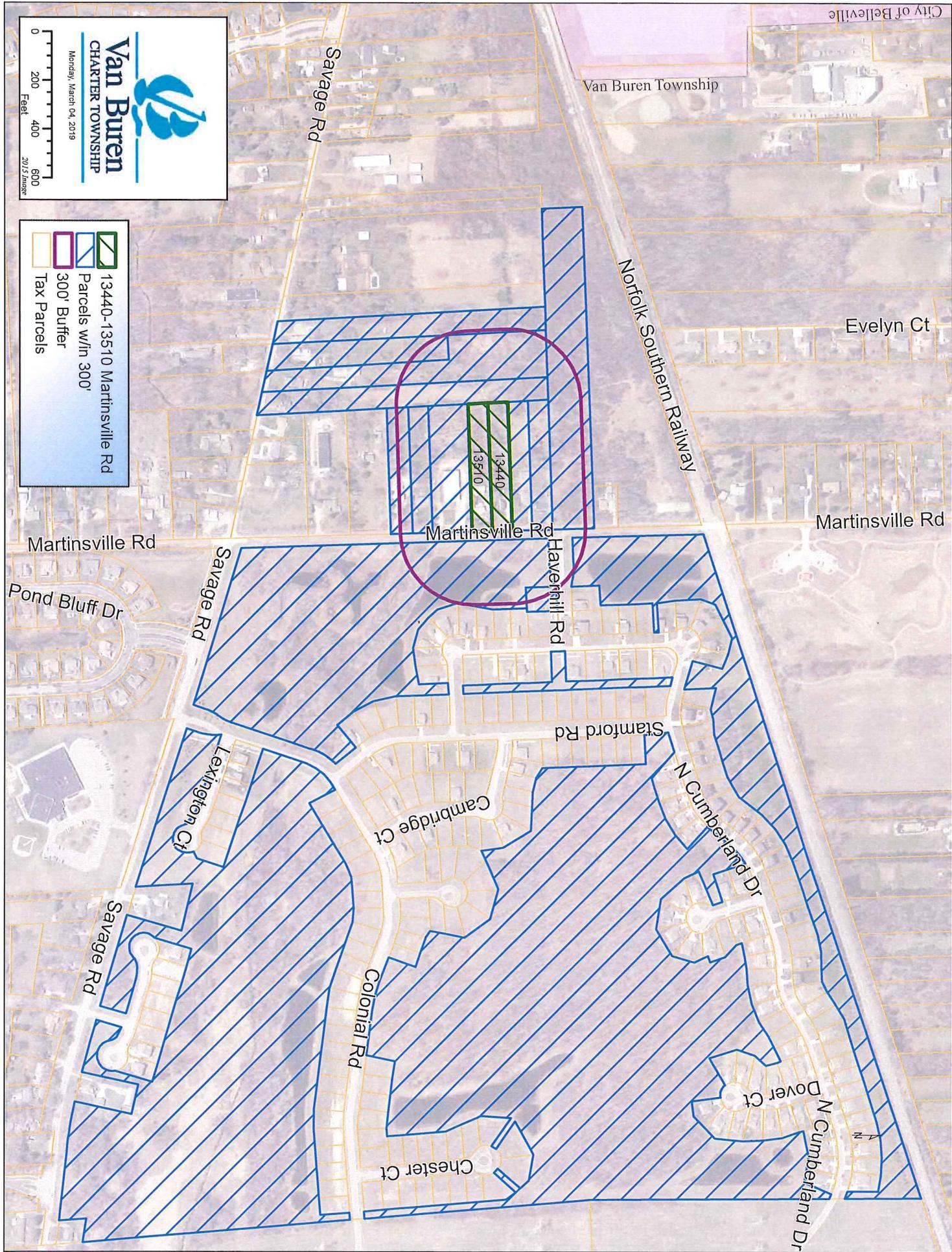
Martinsville Rd



Van Buren
CHARTER TOWNSHIP
Monday, March 04, 2019
2013 Issues



- 13440-13510 Martinsville Rd
- Parcels w/in 300'
- 300' Buffer
- Tax Parcels



Savage Rd

Martinsville Rd

Haverhill Rd

Stamford Rd

N Cumberland Dr

Dover Ct

N Cumberland Dr

Cambridge Ct

Colonial Rd

Lexington Ct

Savage Rd

Pond Bluff Dr

Martinsville Rd

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 04/15/19

1ST READING: 04/16/19

2ND READING: 05/07/19

Consent Agenda _____

New Business _____

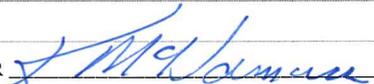
Unfinished Business _____

Public Hearing _____

ITEM (SUBJECT)	To consider approval of the 1 st & 2 nd reading of Ordinance #04-16-19(2) to rezone parcel V125-83-105-99-0004-000; otherwise known as 13510 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.
DEPARTMENT	Planning & Economic Development
PRESENTER	Ron Akers, AICP, Director of Planning & Economic Development
PHONE NUMBER	734-699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	N/A

Agenda topic

ACTION REQUESTED	To consider approval of the 1 st & 2 nd reading of Ordinance #04-16-19(2) to rezone parcel V125-83-105-99-0004-000; otherwise known as 13510 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	Please see attached reports.

BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	After final approval notice of adoption will be posted in newspaper of record.
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Approval
ATTORNEY RECOMMENDATION	N/A (May be subject to Attorney/Client Privilege and not available under FOIA)
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	

**CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ORDINANCE 04-16-19(2)**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 05-2-17(2) AS AMENDED, BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

The Charter Township of Van Buren Ordains:

SECTION 1. ORDINANCE AMENDMENT.

The Zoning Map in connection with the Charter Township of Van Buren Zoning Ordinance shall be amended as follows:

Ordinance No. 04-16-19(2)

An ordinance to amend the Charter Township of Van Buren Zoning Ordinance 05-02-17(2), as amended, to amend the zoning map by rezoning parcel V125-83-105-99-0004-000; otherwise known as 13510 Martinsville Road from M-1, Light Industrial to R1-B, Single Family Residential.

This property is located on Martinsville Road between E. Huron River Drive and Savage Road.

SECTION 2. SEVERABILITY

In the event any article, section, paragraph, sentence, clause, or word of this ordinance is deemed invalid or unconstitutional by any court of competent jurisdiction, such portion deemed severable and shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. REPEALER.

Any and all ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 4. EFFECTIVE DATE.

The provisions of this Ordinance are hereby ordered to take effect seven (7) days after publication of the notice of adoption in a newspaper of general circulation within the Township. This Ordinance shall be immediately recorded by the Township Clerk in the Township Ordinance Book as soon as it is adopted, which record shall be authenticated by the signatures of the Supervisor and Clerk and shall be published in a newspaper of general circulation in the Township within fifteen (15) days of passage. A copy of this Ordinance may be purchased or inspected at the Clerk's Office, 46425 Tyler Road, Van Buren Township, MI 48111 during normal business hours.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the 7th day of May, 2019

YEAS:

NAYS:

ABSENT:

ABSTAINED:

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted: May 07, 2019 (Proposed)
Published: May 16, 2019 (Proposed)
Effective: May 24, 2019 (Proposed)

PLANNING & ZONING APPLICATION

Case number 19-007

Date Submitted 2-22-19

APPLICANT INFORMATION

Applicant Bobby A. Brown Phone
Address 13510 MARTINSVILLE Fax
City, State Belleville MICL Zip
E-mail JANETTARA55 AT YAHOO.COM Cell Phone Number 734-624-8854
Property Owner (if different than applicant) Phone
Address Fax
City, State Zip
Billing Contact Phone
Address Fax
City, State Zip

SITE/PROJECT INFORMATION

Name of Project
Parcel Id No. V125-83- 105 99004 000 Project Address 13510 MARTINSVILLE

Attach Legal Description of Property
Property Location: On the WEST Side of MARTINSVILLE Road; Between SAVAGE Road
and HUDON RIVER DRIVE Road. Size of Lot Width Depth
Acreage of Site .940 Total Acres of Site to Review .940 Current Zoning of Site

Project Description: LIGHT INDUSTRIAL ZONING TO RESIDENTIAL (RI-B)

Is a re-zoning of this parcel being requested? X YES YES (if yes complete next line) NO
Current Zoning of Site LIGHT INDUSTRIAL Requested Zoning RESIDENTIAL

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying
Is there an official Woodland within parcel? Woodland acreage
List total number of regulated trees outside the Woodland area? Total number of trees
Detailed description for cutting trees

If applicable application MUST be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Bobby A. Brown
Print Property Owners Name
Bobby A. Brown
Signature of Property Owner

2-22-19
Date

JESSICA M. SHEVROVICH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 30, 2020
ACTING IN COUNTY OF wayne

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 22 day of February 2019.

Jessica Shevrovich Notary Public, Wayne County, Michigan My Commission expires July 30 2020
Rev 11/2006



Memo

DATE: March 19, 2019
TO: Planning Commission
FROM: Grace Stamper
Planning and Economic Development Intern
RE: 19-006 & 19-007 Rezoning Requests on Martinsville Road

Staff Report

File Number: 19-006 & 19-007

Site Address: 13440 & 13510 Martinsville Road

Parcel Number: 83-105-99-0003-000 & 83-105-99-0004-000

Parcel Size: ≈0.94 acres each

Location: West side of Martinsville Road between Savage Road and Huron River Drive

Applicant: Carl Speaks, 43340 Alva Drive
Bobby Brown, 13510 Martinsville Road

Property Owners: Same as applicants.

Request: Applicants are requesting to rezone their property from M-1 (Light Industrial) to R-1B (Single Family Residential)

Zoning and Existing Use: M-1, Light Industrial & residential dwelling on both properties.

Adjacent Zoning and Existing Uses:

North: M-1 (Light Industrial) & Residential Use

East: R-1A (Single Family Residential) & Residential Use

South: M-1 (Light Industrial) & Light Industrial Use

West: M-1 (Light Industrial) & Vacant

Other: Public hearing notices were published in the Belleville Independent on March 7, 2019 and notices were sent to all property within 300' of the subject property on March 6, 2019 in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicants have requested to rezone the above specified properties from M-1, Light Industrial to R1-B, Single Family Residential. The existing use of the parcels is already residential and the future land use map designates the properties as residential. The primary purpose for the request is one of the property owners is working toward selling their home and the purchaser is currently having difficulty obtaining a mortgage due to the residential use being a legal non-conforming use.

Master Plan and Future Land Use:

The Southside Master Plan (2007) and the future land use map (2018) designate the properties as Village Residential in its future land use map. According to the plan, Village Residential is intended to be the densest area of single-family housing on the South Side. This density is meant to support the civic and business activities in the nearby city of Belleville. This designation is usually within a half mile of the city limits and consists primarily of single-family residential uses. The plan suggests that design standards should be adopted for development in the Village Residential area. Maximum density should be 4.1-5 units per acre with a minimum lot size of 8,400 square feet.

Village Residential is not a current zoning district in the Township. The closest match to this district would be R-1C, Single Family Housing, which has a minimum lot size of 8,400 square feet just like Village Residential. The current request is for the R-1B, Single Family Residential district which is similar to many of the parcels which are in the same area and abut Savage Road. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet which is consistent with the current width of the parcels. Due to the existing width of the parcels, the close proximity of other R1-B properties in the vicinity, and due to the same permitted uses being allowed in the R1-B district as the R-1C district, staff finds that this proposed rezoning would be consistent with the Township's Master Plan.

Zoning:

The existing zoning of the properties is M-1, light industrial. This district is meant to allow certain industrial and commercial uses but to limit noise, smoke, glare, or other features of industrial development that could negatively impact residential or commercial uses. It is meant to be a transition zone between heavy industrial and non-industrial uses. Permitted uses include wholesale sales, warehousing, light manufacturing and processing, minor and major laboratories, retail dry cleaning plants and laundries, public utility buildings, accessory outdoor storage, and accessory structures and uses related to the above permitted uses, and indoor recreation. The above uses are not compatible with the current residential use of the property.

The requested zoning of the properties is R-1B, Single Family Residential. The district is meant to provide a place for single-family dwellings while prohibiting any uses which would interfere with that. Permitted uses include detached single-family dwellings, publicly-owned recreation facilities, local government buildings and similar uses, schools, private swimming pools, accessory buildings and uses, home occupations, adult foster care or family homes, horses for personal non-commercial uses, family day care homes, and accessory structures and uses related to the above permitted uses. These above uses are compatible with the current residential use of the property.

Standards of Review for Amendments:

In Section 12.504 of the Zoning Ordinance, there are standards of review for amendments to the Ordinance text or Zoning Map. Below is a list of the criteria, each with a response about how the rezoning request applies.

(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

Response: The South Side Master Plan and future land use map (2018) designate the properties for residential zoning and the current lot sizes are closest in comparison with the dimensional requirements of the R1-B zoning district. Therefore, the rezoning request is consistent with the Master Plan.

(B) Consistency with the basic intent and purpose of this Zoning Ordinance.

Response: The Zoning Ordinance intends to designate certain areas of the Township for single-family dwellings while prohibiting uses which may interfere with that. As the future land use map (2018) designates these properties as residential, the request is consistent with the Zoning Ordinance.

(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Response: Residential uses have low traffic volumes. The properties are already being used as residences, and the street system is currently able to accommodate traffic. It is expected that the street systems will be able to continue accommodating the traffic generated by the residential use.

(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.

Response: The properties are already being used as residences and the capacity of the Township's utilities and services has been sufficient. It is expected that they will continue to be sufficient.

(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

Response: The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the South Side Master Plan and future land use map (2018).

(F) That the amendment will not be expected to result in exclusionary zoning.

Response: The intent of the future land use map (2018) is to eventually transition multiple properties including and around the subject properties to residential, so the rezoning would not result in exclusionary zoning.

(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

Response: The properties are already being used residentially, showing that the site's physical, geological, hydrological, and other environmental features are compatible with the permitted uses in the proposed zoning district,

(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

Response: The properties are already being used residentially and are also across the street from a planned residential development. The present use will simply be continued, so it will remain compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

Response: The properties are next to a planned residential environment that is zoned residential, and the properties are designated as residential in the future land use map (2018), so the boundaries are reasonable. The properties already have residences on them but are also big enough to meet dimensional regulations should a new dwelling be built in place of the old.

(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

Response: The future land use map (2018) designates the properties as residential, so the requested zoning district is the most appropriate from the Township's perspective.

(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Response: Rezoning is more appropriate than amending the list of permitted or special land uses in the current zoning district because the South Side Master Plan and future land use map (2018) both designate the properties as residential, and R-1B is most appropriate to promote continuity in the neighborhood.

(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Response: The properties are across the street from a planned residential development and also border another residential property. The requested rezoning would therefore not create an isolated or incompatible zone in the neighborhood, especially considering that multiple properties in the neighborhood are designated as residential in the South Side Master Plan and future land use map (2018).

Recommendation:

Staff recommends that the Planning Commission recommend approval of the request to rezone Parcels # 83-105-99-0003-000 and 83-105-99-0004-000, 13440 and 13510 Martinsville Road, from M-1(light industrial) to R-1B (single family residential) based upon the following reasons:

1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map (2018).
2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
3. The street system has shown that it is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.
5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. The requested rezoning is not expected to result in exclusionary zoning.
7. The site's physical, geological, hydrological, and other environmental factors are compatible with the permitted zoning district.
8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

9. The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.
10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

1. **Case 19-006:** A request by Carl Speaks, to rezone the property located at 13440 Martinsville Road, (Parcel ID# V-125-83-105-99-0003-000) from M-1, Light Industrial to R1-B, Single Family Residential.

2. **Case 19-007:** A request by Bobby Brown, to rezone the property located at 13510 Martinsville Road, (Parcel ID# V-125-83-105-99-0004-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: March 01, 2019

Published: March 07, 2019

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PLANNING COMMISSION
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Mailed: March 6, 2019

Mailed to the
following addresses
on 3-6-19
G. J. S.

BOORAS, NICKOLAS
2232 S. MAIN ST. SUITE 475
ANN ARBOR MI 48103

WOODS, MATHEW & MARKIECKI, BRENDA
43381 HAVERHILL ROAD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
PO BOX 954
VAN BUREN TOWNSHIP MI 48112

RATAJSKI, ANDREA
13414 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

GENTLE, GARY
13600 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

ROWE, CURTIS
13660 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

MENYHERT, GUY
13720 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

CHUDZINSKI, WALTER-K
1009 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

CARTER, JAMES
1015 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

REAVIS, CHARLES-PATRICIA
1043 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

BARNES, LOUIS WILLIAM
1053 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
13392 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

SPEAKS, CARL-ROSE MARIE
43340 ALVA DR
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
PO BOX 1902
VAN BUREN TOWNSHIP MI 48112

SPEAKS, CARL-ROSE MARIE
13440 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
13510 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

Van Buren Township

Norfolk Southern Railway

Evelyn Ct

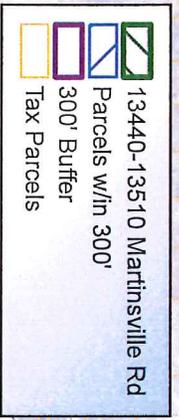
Martinsville Rd



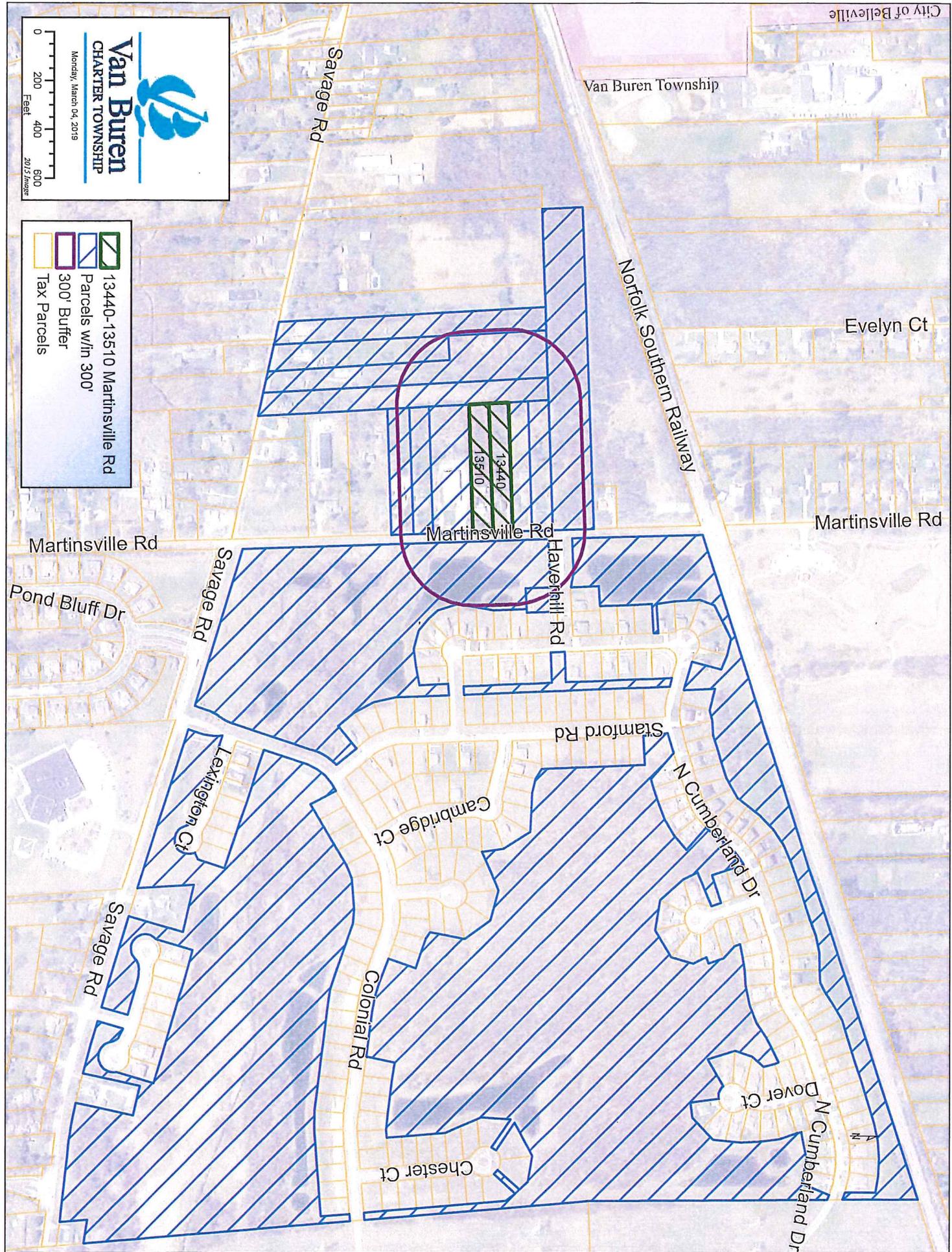
Van Buren
CHARTER TOWNSHIP
Monday, March 04, 2019



0 200 400 600
Feet
2015 Image



-  13440-13510 Martinsville Rd
-  Parcels w/in 300'
-  300' Buffer
-  Tax Parcels



Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

Work Study Date: 04/15/19

Board Meeting: 04/16/19

Consent Agenda X

New Business _____

Unfinished Business: _____

Public Hearing _____

ITEM (SUBJECT)	Granting approval of the selection of Gonczy's Property Maintenance for Township Grass Cutting and Related Services for 2019 for \$62,730.
DEPARTMENT	Planning
PRESENTER	Matthew R. Best, Director of Public Services
PHONE NUMBER	(734) 699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	

Agenda topic

ACTION REQUESTED	
Granting approval of the selection of Gonczy's Property Maintenance for Township Grass Cutting and Related Services for 2019 for \$62,730. This was the result of an advertised, sealed request for bid.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
This contract for services involves lawn cutting, landscape maintenance and spring clean-up of various Township owned properties. This contract is for the 2019 season with an annual renewal option for up to two years. Gonczy's Property Maintenance was the previous holder of the contract which started in 2012.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	Supervisor or his designee to sign Agreement.
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	N/A
ATTORNEY RECOMMENDATION	
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	This is the standard agreement between Van Buren Township and Lawn Service Provider
APPROVAL OF SUPERVISOR	



MEMO

TO: Board of Trustees

FROM: Matthew R. Best, M.S.
Director of Public Services

RE: 2019 Grass Cutting and Related Services Contract

DATE: April 9, 2019

The Department of Public Services is recommending the approval of the selection of Gonczy's Property Maintenance for Township Grass Cutting and Related Services for 2019 for \$62,730. This was the result of an advertised, sealed request for bid. This contract for services involves lawn cutting, landscape maintenance and spring clean-up of various Township owned properties. This contract is for the 2019 season with an annual renewal option for up to two years. Gonczy's Property Maintenance was the previous holder of the contract which started in 2012.

This request for bids was widely advertised. Two sealed bids were received. Gonczy's Property Maintenance was the low bid at \$62,730.00. After careful review of their bid and a reference check, the Department of Public Services is recommending the approval of Gonczy's Property Maintenance as Van Buren Township's Lawn Cutting and Related Services provider for 2019.

Attached is Gonczy's Property Maintenance's bid response and the RFB details.

2019 Grass Cutting Contract
Bid Opening Totals

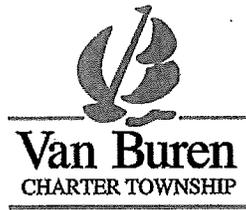
Company	Total Bid	Bid Bond	Insurance
Goncys	62,730	3,136.50	✓
Pioneer	66,850	3,342.50	✓

April 2nd, 2019 at 3:00 PM

2019 - Mowing (COMPLETE & RETURN THIS FORM)

Map #	Location	# of cuts required	Per Cut cost	Annual Total
1	Township Municipal Center	30	\$ 190.00	\$ 5,700.00
2	Little League	24	\$ 160.00	\$ 3,840.00
3	Denton Cemetery	24	\$ 120.00	\$ 2,880.00
4	Tyler Cemetery	24	\$ 110.00	\$ 2,640.00
5	Soop Cemetery	24	\$ 120.00	\$ 2,880.00
6	Otisville Cemetery	24	\$ 65.00	\$ 1,560.00
7	Fire Station #1 (Sumpter & Hull)	24	\$ 85.00	\$ 2,040.00
8	Fire Station #2 (Belleville Rd)	24	\$ 75.00	\$ 1,800.00
9	Old Station #3 & Dog Pound (Tyler Rd)	24	\$ 60.00	\$ 1,440.00
10	Museum & Old Fire Station (in town)	24	\$ 20.00	\$ 480.00
11	Old Fire Station #2 (Ecorse Rd)	24	\$ 20.00	\$ 480.00
12	North Shore	13	\$ 10.00	\$ 130.00
13	Dike	13	\$ 20.00	\$ 260.00
14	Robinson River	13	\$ 10.00	\$ 130.00
15	Beckley	13	\$ 10.00	\$ 130.00
16	Wildbrook	13	\$ 5.00	\$ 65.00
17	Haggerty	13	\$ 10.00	\$ 130.00
18	Schooner Dr.	13	\$ 5.00	\$ 65.00
19	Harmony Lane	13	\$ 10.00	\$ 130.00
20	Ecorse	13	\$ 0	\$ 0
21	Ecorse & Haggerty Pump Station	13	\$ 30.00	\$ 390.00
22	Town Entrance & Harmony Lane	13	\$ 30.00	\$ 390.00
23	W.H.R.D. N. side on curve out of town	24	\$ 10.00	\$ 240.00
24	French Landing Dam (east side)	28	\$ 90.00	\$ 2,520.00
25	French Landing Dam (west side)	1	\$ 400.00	\$ 400.00
26	Haggerty Sub. (Van Buren Est. Park)	22	\$ 75.00	\$ 1,650.00
27	Gun Range	24	\$ 50.00	\$ 1,200.00
28	Van Buren Park	28	\$ 525.00	\$ 14,700.00
29	French Landing Park	28	\$ 80.00	\$ 2,240.00
30	Quirk Park	28	\$ 160.00	\$ 4,480.00
31	Streetscape Belleville Road	30	\$ 90.00	\$ 2,700.00
32	Riggs Farm PARK	13	\$ 60.00	\$ 780.00
33	Water Tower	24	\$ 30.00	\$ 720.00
34	Bridge Embankment Work	1	\$ 2,500.00	\$ 2,500.00
35	VB-01 Huron River Dr. @ Hannan	13	\$ 10.00	\$ 130.00
36	VB-02 Haggerty N. of Tyler	13	\$ 5.00	\$ 65.00
37	VB-04 Haggerty @ Bemis	13	\$ 5.00	\$ 65.00
38	VB-06 Old Michigan @ Rawsonville	13	\$ 10.00	\$ 130.00
39	VB-07 Tyler @ Quirk	13	\$ 5.00	\$ 65.00
40	EQ Basin Wabash W. of Hannan	13	\$ 45.00	\$ 585.00
TOTAL :				\$ 62,730.00

BRIAN GONZALEZ 



*DEPARTMENT OF PUBLIC SERVICES
BID INSTRUCTIONS FOR
GRASS CUTTING AND RELATED SERVICES 2019*

The Charter Township of Van Buren will be accepting sealed bids for lawn care and related services. This service will be for the 2019 season with a yearly renewal option until 2022. Bids must be sealed in an envelope marked "LAWN CARE BID" and submitted to the office of the Township Clerk, 46425 Tyler Road, Van Buren Township, Michigan, 48111. Bids will be accepted by 2:59 p.m. EDT Tuesday, April 2, 2019. Bids will be opened publically at 3:00 p.m. on Tuesday, April 2, 2019. There will be a mandatory pre-bid meeting, tour and question and answer session on Monday, March 25, 2019 at 9:00 a.m. at Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, Michigan, 48111.

Specifications may be obtained online at www.vanburen-mi.org or from the Clerk's Office during normal business hours. Bids will only be accepted on provided forms.

The Charter Township of Van Buren reserves the right to waive any discrepancies or irregularities in the bid. The Township reserves the right to reject any and all bids, and is not required to accept the low bid.

Questions: Contact the Department of Public Services at 734-699-8913 or Jeff Fondaw, Building and Grounds Superintendent, by email at jfondaw@vanburen-mi.org

Publish: March 14th, 2019

Charter Township of Van Buren

**Grass Cutting &
Trimming Services**

*2019 Bid Instructions
and Specifications*

**CHARTER TOWNSHIP OF VAN BUREN
SPECIFICATIONS
GRASS CUTTING AND RELATED SERVICES 2019**

SCOPE OF WORK

1. Bids are to be expressed as a unit of individual location on a per cut and seasonal basis as specified on bid return sheet.
2. Bid prices are to include cost of all labor, materials, equipment, insurance and bonds necessary to comply and perform under these specifications.
3. Mowing of grass and weed whipping will include removal of all debris, such as branches, leaves, tall weeds, etc. Trimming will include all surface features such as light poles, trees, planting beds, fences, playground equipment, and head stones. Normal cleanups will be handled at each cutting. Leaves will be cleaned twice a season, once before Memorial Day and once after October 15 and before November 1. All grass cutting will be done on a need to basis. The Township retains the right to delete or add mowing and weed whipping from the weekly schedule.
4. Employees of contractors are to be advised that no foul or obscene language will be tolerated and no horse play is to occur. The employees assigned to work in the Township cemeteries are to be specifically advised to display appropriate respect for the deceased and visitors. Deviation from these guidelines shall be considered a breach of contract, resulting in termination by the Township.
5. Contract to be in accordance with and governed by the laws of the State of Michigan and Van Buren Charter Township Ordinances.
6. The contract is for the 2019 mowing season with option to renew all or parts of the contract for up to two additional seasons at the sole discretion of the Township and on terms and conditions acceptable to the Township.
7. All equipment used must be maintained on good repair, safe and efficient and available for inspection by the Township.
8. All work is to be performed in a workman like manner and must be reasonably acceptable to the Township.
9. The Contractor guarantees the reimbursement, repair or replacement and restoration of any cultivated area damaged by carless or accidental use of equipment or machinery. Contractor agrees to repair or replace any turf area, all surface features including; fences, signs, poles, grave stones, and/or appurtenances damaged or destroyed by carless or accidental use of equipment or machinery in the performance of this contract.
10. Van Buren Township will be responsible for setting up the original work schedule and will advise the Contractor of any variations to the schedule thereafter.

SCOPE OF WORK
continued

11. Mowing/Trimming height shall be 2 ½” – 3” for all general turf areas covered by these specifications. Baseball and soccer fields shall be cut to a height of 1 ½” – 2”.
12. Trimming: the Contractor shall trim all grass around plant materials, traffic signs, light poles, fire hydrants, grave stones and all other surface features.
13. Sites must have debris, and litter removed before they are cut to avoid trash being mowed when the grass is cut. Under no circumstances will cutting of litter by mowers be allowed. All litter or debris collected at mowing sites must be properly disposed of by the Contractor. Contractor shall not be permitted to dispose of this litter in public trash receptacles.
14. Trees & shrubs at the Township Hall shall be trimmed twice during the season. Once between May 15th and June 15th and once between July 30th and August 30th. This work shall be incidental to the bid and is not listed as a unit priced item. Trimming dates should be coordinated with the Director of Public Services or his designee.
15. The Township reserves the right to terminate the contract for any material breaches in the scope of work at the Township’s sole discretion.

SCHEDULING

Mowing is not to begin before 7:00 a.m. or extend beyond 7:00 p.m.
Normal mowing is to be completed Monday – Friday
Saturday work must be approved in advance by Van Buren Township.
No mowing on Sundays or Holidays.

CUTTING/TRIMMING LOCATION INSTRUCTIONS

1. **Charter Township of Van Buren Municipal Center.** Complex is to be divided into two areas. At end of the year clean up leaves.

From Tyler Road South to behind the softball fields, including Tyler Road frontage from Quirk Road west to water tower driveway.

Cut and trimmed weekly, with edging (1) once a month. All sidewalks are to be swept or blown off every time. Weed control as needed

Trees and bushes to be trimmed twice per season. New mulch for beds in spring.

2. **Little League.** All Little League grounds to be cut weekly and weed whipped every other week. Specifically, area under bleachers must be weed whipped every other week.

Cemeteries. To be cut weekly. Weed whip every other week. Weed whip to include all trees, shrubs, headstones, and fences.

3. **Denton** – Cut weekly, weed whip every other week.

4. **Tyler** – Cut weekly, weed whip every other week.

5. **Soop** – Cut weekly, weed whip every other week.

6. **Otisville** – Cut weekly, weed whip every other week.

7. **Fire Station #1** - Cut weekly, weed whip weekly, edge once per month.
New Mulch for beds in Spring. Weed Control as needed.
Trees and bushes to be trimmed twice per season.

8. **Fire Station #2** – Cut weekly, weed whip weekly, edge once per month.
New Mulch for beds in Spring. Weed Control as needed.
Trees and bushes to be trimmed twice per season.

9. **Fire Station #3** – Dog Pound – Cut weekly, weed whip every other week buildings, ditches, trees and front fence.

10. **Museum & Old Fire Station #1** – Cut and weed whip weekly. Edge once a month.

11. **Old Fire Station #2** - Cut weekly weed whip every other week

Lift Stations - To be cut weekly. Weed whip every other week.

12. **North Shore** – Cut weekly, weed whip every other week.

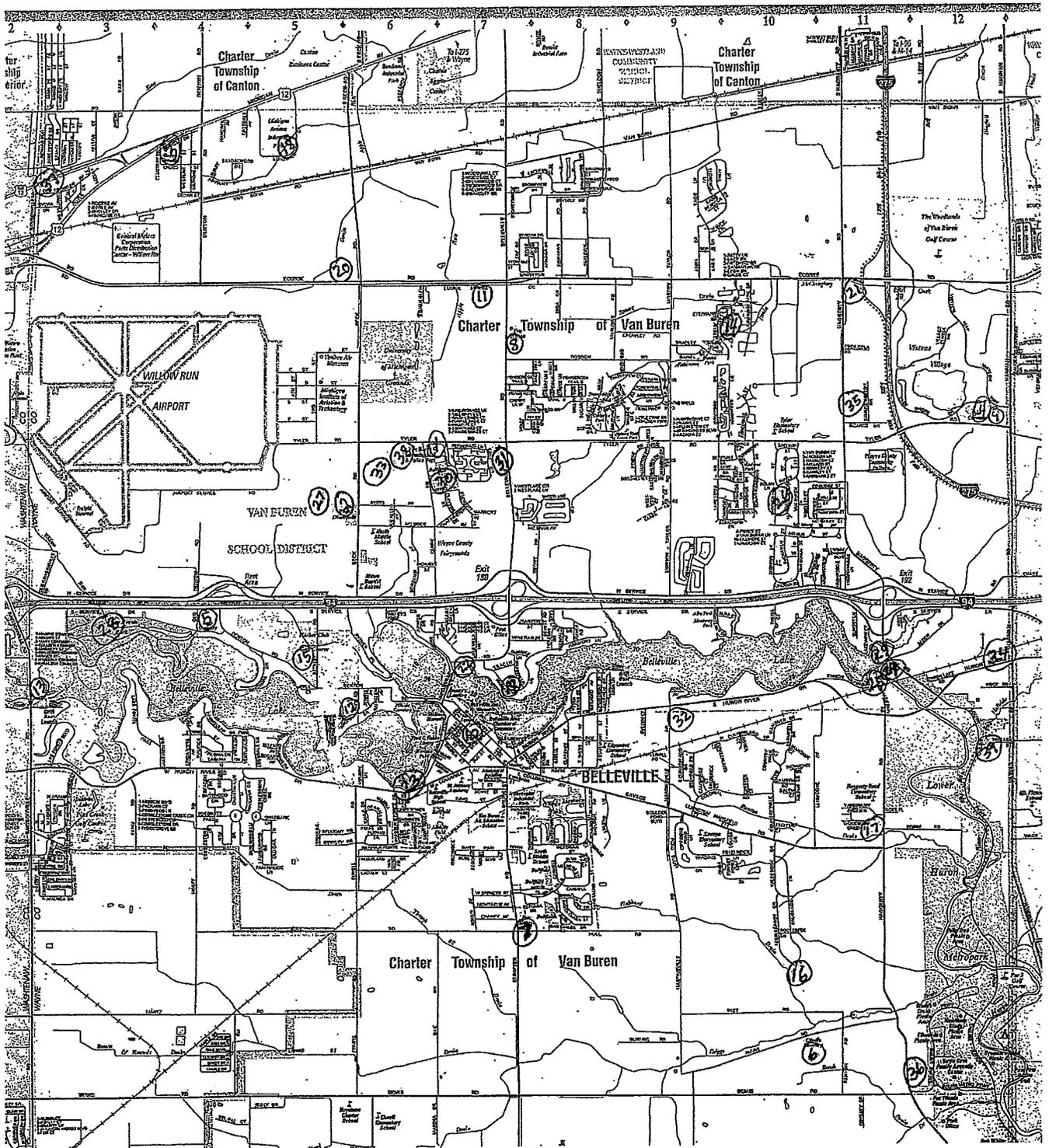
13. **Dike at Rawsonville Rd** – Cut weekly, weed whip every other week.

14. **Robson River** – Cut and weed whip every other week.

15. **Beckley** – Cut and weed whip every other week.

16. **Wildbrook** - Cut and weed whip every other week.

Van Buren Township 2019 Mowing Locations



CUTTING/TRIMMING LOCATION INSTRUCTIONS *continued*

17. Haggerty - Cut and weed whip every other week.
18. Schooner - Cut and weed whip every other week.
19. Harmony Lane - Cut and weed whip every other week.
20. Ecorse - Cut and weed whip every other week.
21. Ecorse at Haggerty - Cut and weed whip every other week.
- Entrance to town.
22. To be area East side of Belleville Road behind Harmony Lane, West side of Belleville Road by island across the street from the wall please cut 3 paths around flowers and on each side of Bridge East and West to the Bridge. Cut weekly, weed whip every other week edge once a month. And Bridge edges cut once or Twice a season.
23. W.H.R.D. North side on curve out of town. Cut and Weed Whip every other week.
24. French Landing Dam East side. Cut weekly, weed whip every other week.
25. French Landing Dam West side. (See Attached Addendum).
26. Van Buren Estates Park a.k.a. Haggerty Sub Park. Cut weekly, weed whip every other week.
27. Gun Range. Cut weekly, weed whip every other week.
28. Van Buren Park. Cut weekly, weed whip every other week.
29. French Landing Park. Cut weekly, weed whip every other week. Cut front ditch areas next to Haggerty Rd.
30. Quirk Park. Cut weekly, weed whip every other week.
31. Streetscape (Belleville Road). Cut weekly, weed whip every other week. Corner of Belleville and Tyler outside edge.
32. Riggs Park. Cut weekly and weed whip every other week.
33. Water Tower. Cut weekly, weed whip every other week. On Tyler west of Quirk.
34. Bridge Embankment Work* – Clear brush tree and saplings on lake embankment from...
(* - Once per year in late Spring, Not on map)
 - A. Corner of Belleville Road and Quirk to corner of Main and Denton on west side
 - B. Embankment from Main Street to Denton to Cemetery on North Side
 - C. Embankment on south side of Denton Road from Cemetery to Belleville Welcome Sign

CUTTING/TRIMMING LOCATION INSTRUCTIONS continued

Water Control Valve Pits Cut and weed whip every other week.

35. **VB-01** Huron River Drive and Hannan
36. **VB-02** Haggerty N. of Tyler
37. **VB-04** Haggerty at Bemis
38. **VB-06** Old Michigan Avenue at Rawsonville
39. **VB-07** Tyler at Quirk
40. **EQ Basin** Cut and weed whip every other week. Wabash W. of Hannan

French Landing Dam – West

Special Notes for Grass Cutting and Related Services Contract (2019 - 2021)

Area Description:

This area shall include the earthen embankment located generally west-southwest of French Landing Dam extending from Edison Lake Road to the concrete abutment of the Dam. The width of this area shall include from water's edge of Belleville Lake on the west side, to at least twenty five feet (>25') beyond the base of the slope on the east side.

Brush Hog Specifications:

- Cut all woody vegetation (shrubs, trees, brush, etc.) to a height less than six inches (<6") above grade.
- Remove and dispose of resultant woody vegetation cuttings greater than one inch (>1") in diameter and longer than two feet (>2') in length.
- Weed whip herbaceous vegetation to a height less than six inches (<6") above grade.

Embankment Specifications:

- Before May 1, cut all woody vegetation (shrubs, trees, brush, etc.) off as close to the ground level as possible [less than four inches (<4") above grade].
- Remove and dispose of resultant wood vegetation cuttings great than one inch (>1") in diameter and longer than two feet (>2') in length.
- Weed whip herbaceous vegetation monthly [every four (4) weeks] to a height less than six inches (<6") above ground.

INSURANCE AND PERFORMANCE BONDS

The successful bidder must furnish the Township with proof of insurance at the following limits or greater prior to commencing any work:

1. **General Liability** – One Million dollars (\$1,000,000.00) occurrence aggregate.
2. **Vehicular Liability** – One Million dollars (\$1,000,000.00) occurrence aggregate.
3. **Worker's Compensation** – in accordance with State Law.
4. A performance bond equal to 5% of the total bid amount shall be required.
5. The selected contractor **must have** the township, its officers, agents, employee's, servants, boards, commissions and elected and appointed officials named as additional insured.
6. The contractor must execute a Hold Harmless and Indemnification Agreement with the Township in form and substance satisfactory to the Township.

BID PROCESS

A mandatory pre-bid tour and meeting will be held at 9:00 a.m. on Monday, March 25th, 2019 at 9:00 a.m. at the Charter Township of Van Buren Municipal Center, 46425 Tyler Road, Van Buren Township, MI 48111. All questions by interested bidders are to be raised at this time.

Bids must be accompanied by a bid bond in the amount of 5% of the bid or in the alternative, a certified or cashier's check in that amount made payable to the Charter Township of Van Buren as a bidder surety.

All bids must be valid for ninety days.

The Charter Township of Van Buren reserves the right to waive any discrepancies or irregularities in the bid. The Township reserves the right to reject any and all bids, and is not required to accept the low bid.

The Township reserves the right to request additional cuts (site specific) at the bid amount.

The bid opening is to be held Tuesday, April 2, 2019 in the Township Municipal Center, Denton Room at 3:00 p.m.

At least three references to include:

1. Name and address of company
2. Telephone number
3. Name of contact person

Must be provided with the bid to evidence contractor's ability to successfully meet these specifications.

Bids may be submitted by U.S. Mail, personal service, or courier service to the Township Clerk's Office at 46425 Tyler Road, Van Buren Township, MI 48111. No bids submitted by facsimile will be accepted. Bids are to be delivered in sealed envelopes and clearly marked as "LAWN CARE BID". Tuesday, April 2, 2019 at 2:59 p.m. EDT, the deadline for sealed bids.

The Charter Township of Van Buren is an equal opportunity contractor which does not discriminate on the basis of sex, race, creed, or physical disability. All qualified contractors are urged to respond.

Bid bonds will be returned to unsuccessful bidders when contract is executed with the approved bidder.

Pre bid Tour: Monday, March 25th, 2019 at 9:00 a.m.

**CHARTER TOWNSHIP OF VAN BUREN
BID SUBMITTAL FORM
GRASS CUTTING SERVICES 2019**

We the undersigned have received and reviewed bid specifications for grass cutting services and represent to the Township that we have familiarized ourselves with same and further represent that we desire to perform the work and warrant that we have the ability to do so in a manner consistent with the specifications issued by the Township.

Signed by

Date

Witness

Date

2019 - Mowing (COMPLETE & RETURN THIS FORM)

Map #	Location	# of cuts required	Per Cut cost	Annual Total
1	Township Municipal Center	30	\$ _____	\$ _____
2	Little League	24	\$ _____	\$ _____
3	Denton Cemetery	24	\$ _____	\$ _____
4	Tyler Cemetery	24	\$ _____	\$ _____
5	Soop Cemetery	24	\$ _____	\$ _____
6	Otisville Cemetery	24	\$ _____	\$ _____
7	Fire Station #1 (Sumpter & Hull)	24	\$ _____	\$ _____
8	Fire Station #2 (Belleville Rd)	24	\$ _____	\$ _____
9	Old Station #3 & Dog Pound (Tyler Rd)	24	\$ _____	\$ _____
10	Museum & Old Fire Station (in town)	24	\$ _____	\$ _____
11	Old Fire Station #2 (Ecorse Rd)	24	\$ _____	\$ _____
12	North Shore	13	\$ _____	\$ _____
13	Dike	13	\$ _____	\$ _____
14	Robinson River	13	\$ _____	\$ _____
15	Beckley	13	\$ _____	\$ _____
16	Wildbrook	13	\$ _____	\$ _____
17	Haggerty	13	\$ _____	\$ _____
18	Schooner Dr.	13	\$ _____	\$ _____
19	Harmony Lane	13	\$ _____	\$ _____
20	Ecorse	13	\$ _____	\$ _____
21	Ecorse & Haggerty Pump Station	13	\$ _____	\$ _____
22	Town Entrance & Harmony Lane	13	\$ _____	\$ _____
23	W.H.R.D. N. side on curve out of town	24	\$ _____	\$ _____
24	French Landing Dam (east side)	28	\$ _____	\$ _____
25	French Landing Dam (west side)	1	\$ _____	\$ _____
26	Haggerty Sub. (Van Buren Est. Park)	22	\$ _____	\$ _____
27	Gun Range	24	\$ _____	\$ _____
28	Van Buren Park	28	\$ _____	\$ _____
29	French Landing Park	28	\$ _____	\$ _____
30	Quirk Park	28	\$ _____	\$ _____
31	Streetscape Belleville Road	30	\$ _____	\$ _____
32	Riggs Farm	13	\$ _____	\$ _____
33	Water Tower	24	\$ _____	\$ _____
34	Bridge Embankment Work	1	\$ _____	\$ _____
35	VB-01 Huron River Dr. @ Hannan	13	\$ _____	\$ _____
36	VB-02 Haggerty N. of Tyler	13	\$ _____	\$ _____
37	VB-04 Haggerty @ Bemis	13	\$ _____	\$ _____
38	VB-06 Old Michigan @ Rawsonville	13	\$ _____	\$ _____
39	VB-07 Tyler @ Quirk	13	\$ _____	\$ _____
40	EQ Basin Wabash W. of Hannan	13	\$ _____	\$ _____
TOTAL :				\$ _____

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 4/15/19

BOARD MTG. DATES: 4/16/19

Consent Agenda _____ **New Business** X _____ Unfinished Business _____ Public Hearing _____

ITEM (SUBJECT)	To consider Resolution 2019-07, A Resolution of Support for the Iron Belle Trail in the Charter Township of Van Buren.
DEPARTMENT	Planning & Economic Development
PRESENTER	Ron Akers, AICP – Director of Planning & Economic Development
PHONE NUMBER	734-699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Roy Townsend, Washtenaw County Parks

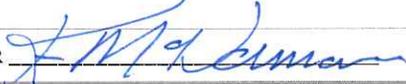
Agenda topic

ACTION REQUESTED	To consider Resolution 2019-07, A Resolution of Support for the Iron Belle Trail in the Charter Township of Van Buren.
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	Please see attached information.

BUDGET IMPLICATION	None at this time. Future financial decisions will be made by Township Board of Trustees.
IMPLEMENTATION NEXT STEP	If resolution is adopted, PEA, Inc. will continue with their design and preliminary engineering of the route.

DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	N/A

ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	

ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

April 11, 2019

Township Board of Trustees
46425 Tyler Road
Van Buren Township, MI 48111

RE: Resolution of Support for the Proposed Portion of the Iron Belle Trail Route in Van Buren Township

Honorable Trustees,

The proposed action is consideration of a resolution of support for the Iron Belle Trail in Van Buren Township. The intent of this letter is to discuss the request for action and attempt to answer the various questions that have been presented over the past several days. Please consider the following:

Proposed Resolutions

I have provided two (2) potential resolutions for the Board of Trustees to consider. They are identical with the exception of the highlighted portion of the text. Both resolutions provide for the Township Board to endorse the western portion of the Iron Belle Route through Van Buren Park and along Denton Road. The main difference between the resolutions is with consideration to the endorsement of the Iron Belle Trail route through the eastern half of the Township. One resolution considers an endorsement of the route along E. Huron River Drive to Haggerty and the other resolution considers an endorsement of the southern route along the ITC Corridor and Bemis Road. The alignment study recommends the E. Huron River Drive route to Haggerty Road, but ultimately the decision of where the route will go is up to the Township Board. Lastly, the resolution includes language which indicates that it may be necessary to modify the route of the trail as we proceed with planning and design and if this occurs the proposed modifications will be brought back before the Township Board for consideration.

Maintenance and Liability

I have attached to this request a Frequently Asked Questions (FAQ) document prepared by PEA, Inc. and an estimation of maintenance costs from PEA, Inc. I will discuss liability and maintenance individually.

Liability

According to the FAQ document, MCL 324.73301 of the Natural Resources and Environmental Protection Act (PA 451 of 1994) protects private landowners from liability for accidents and damage that occur on trails for which they have granted easements on their property. The document also indicates that residents are not liable for accidents on trails within the public right of way. I have included the law in the informational packet for the Board's consideration. Based on this the liability from potential accidents on the trails will not adversely impact the adjacent property owners of the trail.



Charter Township of Van Buren

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Maintenance

PEA, Inc. has provided an estimation of pathway maintenance costs once the proposed route is completed. It is typical when a trail is installed within a public right-of-way the road agency will require a municipality to agree to assume the costs and maintain the trail within the road agency's right-of-way. The estimate of trail maintenance includes mowing, general cleaning, minor patching, crack sealing, seal coating, etc. In later years the maintenance costs include resurfacing of the asphalt pathway. The maintenance costs do not include snow removal and at this time and it is not being proposed as part of any trail maintenance program. If the Township Board is interested in performing this, we can look into determining associated costs.

A question has been raised regarding the applicability of the Township's Sidewalk Ordinance, specifically regarding whether or not any of these maintenance responsibilities would be borne by the adjacent property owners. For clarification, the Township's Sidewalk Ordinance does require that an adjacent property owner to keep the sidewalk maintained, in good repair, and safe for the use of the public. I have included the Township's Sidewalk Ordinance in this Board Action. I have requested that the Township Attorney look into and provide a response regarding this issue and as of the writing of this letter, I have not yet received that response. I am anticipating this response prior to the Township Board meeting and will forward it once I have clarification. Once we have an opinion, we can then discuss potential options on addressing any potential issues associated with the findings.

ITC Corridor Fees

Township staff asked PEA, Inc., Washtenaw County, and Huron Waterloo Pathways Initiative representatives if they were familiar with ITC Corridor fees and what the amount of those fees were. All of those representatives were indicated that in their dealings with ITC there was no requirement of fees to install a trail on the ITC Corridor. Township staff has reached out to ITC to confirm that there would be no fees required if this route was selected, but as the writing of this letter we have not yet received a response. If a response is received by Township staff prior to the Board meeting, we will bring the information to the Board meeting.

Photos and Depictions of the Potential Trail

We have included in the information photos of an existing trail in Washtenaw County (Scio Township and Pittsfield Township) which is similar to what the proposed trail would look like. Additionally, we have provided a conceptual plan which was prepared last year by PEA, Inc. which depicts what a 10' wide pathway would look like along the E. Huron River Drive route. **PLEASE UNDERSTAND THIS IS A CONCEPTUAL PLAN ONLY AND IS LIKELY TO CHANGE IF THIS IS THE SELECTED ROUTE.** The purpose of doing this exercise last year was to determine feasibility of this route. The design of the route has not been decided and several of the items stated on these plans would need to be reviewed and/or modified. **THIS IS NOT A FINAL DOCUMENT.**

Next Steps

While the recommended route by the alignment study to the east is the E. Huron River Drive route this is still the Township Board of Trustees decision to make. There are challenges with both proposed



Charter Township of Van Buren

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Kevin Martin

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Reggie Miller

TRUSTEE
Paul D. White

routes on the eastern half of the Township and this decision will provide clarification so PEA, Inc. can continue with their study and preliminary design. This will not be the final time the Township Board sees information regarding this trail as there will likely be other contracts related to grants, engineering, and construction. Please feel free to contact me if you require any further information and I look forward to the Board's discussion on this matter.

Thanks,

Ron Akers, AICP
Director of Planning and Economic Development
Charter Township of Van Buren

Route along E. Hwon River Drive to
Haggerty

CHARTER TOWNSHIP OF VAN BUREN

RESOLUTION 2019 - 07

April 16, 2019

A RESOLUTION OF SUPPORT FOR THE IRON BELLE TRAIL IN THE CHARTER TOWNSHIP OF VAN BUREN

THE CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, ORDAINS:

WHEREAS, the Charter Township of Van Buren recognizes the importance of providing a range of outdoor recreational opportunities to meet the needs of residents; and,

WHEREAS, the Charter Township of Van Buren desires to advance the quality of local recreational opportunities by providing facilities that are universally accessible to residents and guests; and,

WHEREAS, the State of Michigan Department of Natural Resources is promoting the Iron Belle Trail which comprises of a hiking route and bicycling route extending from the far western tip of the Upper Peninsula to Belle Isle in Detroit.

WHEREAS, the State of Michigan Department of Natural Resources has designated a portion of the hiking trail route to be in the Charter Township of Van Buren; and,

WHEREAS, an engineering firm, PEA, Inc, has evaluated several alternate routes for the Iron Belle Trail to run through the Charter Township of Van Buren in an alignment study with the purpose of connecting the Washtenaw County portion of the route with the Lower Huron Metropark; and,

WHEREAS, the Charter Township of Van Buren has held an informational meeting regarding the alignment study at Belleville High School on April 8, 2019 and received feedback from residents who live adjacent to the potential routes of the trail; and,

WHEREAS, the Charter Township of Van Buren has received feedback from several residents who live in the vicinity of the proposed trail routes.

THEREFORE, be it resolved that the Charter Township of Van Buren supports to further advance the Iron Belle Trail planning and design efforts within the Township; and,

THEREFORE, be it further resolved that the Charter Township of Van Buren endorses the route in the western half of the Township which extends north from the intersection of Rawsonville Road and Grove Road to the I-94 South Service Drive, into Van Buren Park, extending east in Van Buren Park to Denton Road, and then extending east on Denton Road until the trail enters the City of Belleville; and,

THEREFORE, be it further resolved that the Charter Township of Van Buren endorses the route in the eastern half of the Township which extends along E. Huron River Drive to the east, then Edison Lake Road to the east across the Huron River, then north into French Landing Park to Haggerty Road, then south on Haggerty Road until the trail enters Lower Huron Metropark; and,

THEREFORE, be it further resolved that the Charter Township of Van Buren recognizes that as the trail planning and design efforts continue, it may be necessary to make modifications to the route of the trail; and,

THEREFORE, be it further resolved that any deviations from the above described route will brought back before the Charter Township of Van Buren Township Board of Trustees for further review and consideration.

CERTIFICATE

Upon the motion made by _____, and seconded by _____, the above Resolution was adopted.

The following members voted:

Yeas:

Nays:

Absent/Abstain:

The Supervisor Declared the Resolution Adopted.

Kevin McNamara, Township Supervisor

Date

Certification of Clerk

I, LEON WRIGHT, Clerk of Van Buren Township, Wayne County, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Moratorium established, which Resolution was adopted by the Van Buren Township Board at a meeting held on _____, 2019

Leon Wright, Clerk

Date

CHARTER TOWNSHIP OF VAN BUREN

RESOLUTION 2019 - 07

April 16, 2019

A RESOLUTION OF SUPPORT FOR THE IRON BELLE TRAIL IN THE CHARTER TOWNSHIP OF VAN BUREN

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WHEREAS, the State of Michigan Department of Natural Resources has designated a portion of the hiking trail route to be in the Charter Township of Van Buren; and,

WHEREAS, an engineering firm, PEA, Inc, has evaluated several alternate routes for the Iron Belle Trail to run through the Charter Township of Van Buren in an alignment study with the purpose of connecting the Washtenaw County portion of the route with the Lower Huron Metropark; and,

WHEREAS, the Charter Township of Van Buren has held an informational meeting regarding the alignment study at Belleville High School on April 8, 2019 and received feedback from residents who live adjacent to the potential routes of the trail; and,

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THEREFORE, be it further resolved that the Charter Township of Van Buren endorses the route in the western half of the Township which extends north from the intersection of Rawsonville Road and Grove Road to the I-94 South Service Drive, into Van Buren Park, extending east in Van Buren Park to Denton Road, and then extending east on Denton Road until the trail enters the City of Belleville; and,

THEREFORE, be it further resolved that the Charter Township of Van Buren endorses the route in the eastern half of the Township which extends along E. Huron River Drive to the east to Martinsville Road, then extending south on Martinsville Road to Savage Road, then extending east on Savage Road to the ITC Corridor, then extending south in the ITC Corridor to Bemis Road, then extending east on Bemis Road to the entrance of the Lower Huron Metropark; and,

THEREFORE, be it further resolved that the Charter Township of Van Buren recognizes that as the trail planning and design efforts continue, it may be necessary to make modifications to the route of the trail; and,

THEREFORE, be it further resolved that any deviations from the above described route will brought back before the Charter Township of Van Buren Township Board of Trustees for further review and consideration.

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Upon the motion made by _____, and seconded by _____, the above Resolution was adopted.

The following members voted:

Yeas:

Nays:

Absent/Abstain:

The Supervisor Declared the Resolution Adopted.

Kevin McNamara, Township Supervisor

Date

Certification of Clerk

I, LEON WRIGHT, Clerk of Van Buren Township, Wayne County, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Moratorium established, which Resolution was adopted by the Van Buren Township Board at a meeting held on _____, 2019

Leon Wright, Clerk

Date

Iron Belle Trail

Washtenaw to Wayne



Route Scoring Category Descriptions

1. Residential Accessibility

A measure of how accessible the trail will be to residential properties.

(1 = low density residential near the trail, 5 = easy access to high density residential areas)

2. Commercial Accessibility

A measure of how accessible the trail will be to commercial or institutional places of interest such as local restaurants, stores, churches or schools.

(1 = access to low density of commercial properties, 5 = access to high density of commercial properties)

3. Trailhead Opportunities

A measure of how many opportunities exist for users to access the trail via a suitable trailhead location(s). This may include existing or potential trailhead locations, including available land for future parking, signage, restrooms and other amenities.

(1 = limited trailhead opportunities, 10 = quality trailhead opportunities)

4. Connectivity

A measure of how many opportunities exist for links to existing pathways, sidewalks, regional trails or potential regional trails.

(1 = limited connection opportunities, 10 = quality connection opportunities)

5. Recreation Opportunities

A measure of potential connections to other non-pathway related recreation opportunities such as fishing areas, kayaking, existing or proposed parks.

(1 = limited connection to recreation areas, 10 = quality connections to recreation areas)

6. Safety

A measure of route safety in terms of interaction with vehicular traffic as well as public visibility of the trail section. Secluded or isolated areas are perceived as less safe to users.

(1 = significant safety concerns – potentially unsafe, 10 = limited safety concerns – very safe)

7. Scenic Variety

A measure of visual quality along the route as well as diversity of landscape character. Both attractive scenery and landscape diversity are desirable.

(1 = poor scenic quality, 10 = attractive scenery with diversity)

8. Viability of Long-Term Maintenance

A measure of potential long-term maintenance cost liabilities. Facilities such as boardwalks have a higher long-term

maintenance cost than a paved pathway. Additional amenities such as fences, railings, retaining walls, bollards, etc. pose a potential for increasing long-term maintenance costs.

(1 = significant maintenance costs, 10 = minimal maintenance costs)

9. Feasibility of Development

A measure of the ease of development in terms of technical challenges of the land. Obstacles to development may include steep slopes, natural features such as wetland, floodplains, streams or rivers, railroads or high traffic roads.

(1 = abundant obstacles, 10 = minimal obstacles)

10. Property Acquisition Feasibility

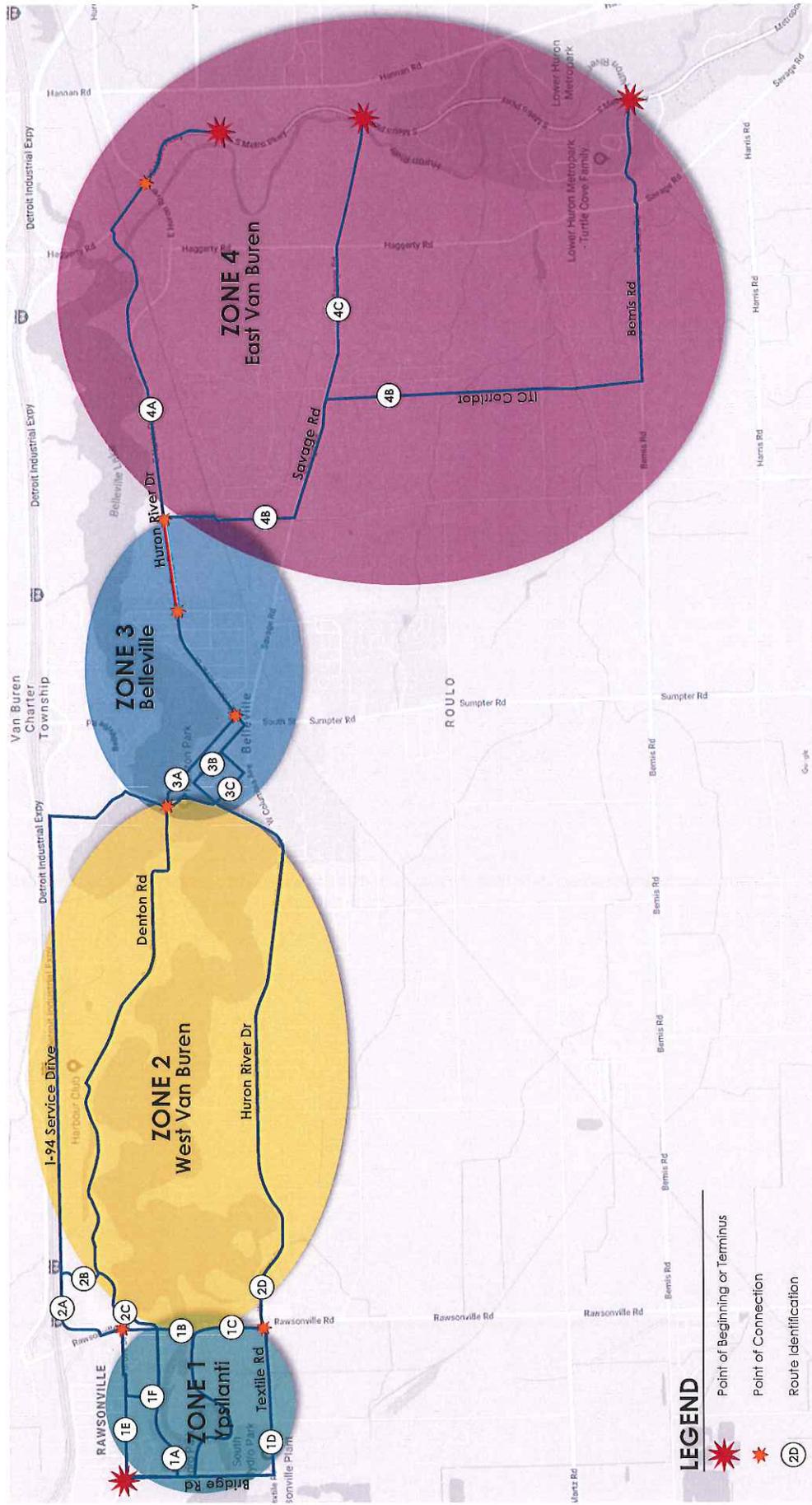
A measure of the quantity of easements or land acquisition that may be required for development of the trail. The most significant obstacle to implementation is property ownership.

Easement acquisition for trails on private property is often difficult and can be an insurmountable obstacle to development.

(1 = abundant obstacles, 10 = minimal obstacles)



Route Options Map



Zone 1 Route A



Route Description

Travels down Bridge Rd from the existing Iron Belle Trail, through Hydro Park and terminating at Rawsynville Rd.

Notes

- Connects to existing Iron Belle Trail.
- Passes neighborhood at Grove St and Bridge St and could have a spur connecting to the elementary school.
- The connection through Hydro Park creates trailhead opportunities, recreational access and varying views along the Huron River.
- There may be some safety concerns with the seclusion along the river.
- Route travels through a park, optimal for maintenance.
- No known property acquisitions would be needed.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park	5	5	8	10	5	6	7	9	7	20	82

Zone 1 Route B



- LEGEND**
- Point of Beginning or Terminus
 - Point of Connection
 - Route Identification
 - Railroad Track
 - Property Acquisition Needed

Route Description

Travels down Bridge Rd from the existing Iron Belle Trail, through Hydro Park, crossing the Huron River and following along the Huron River to Rawsonville Rd, heading north on Rawsonville Rd.

Notes

- Connects to existing Iron Belle Trail.
- Passes neighborhood at Grove St and Bridge St.
- Optimal trailhead and recreation opportunities going through Hydro Park.
- Varying views through the park and along the Huron River.
- There may be some safety concerns with the feeling of seclusion along the river.
- Route travels through a park, optimal for maintenance.
- Building a bridge would add significant cost to the project.
- Norfolk & Western Railway property acquisition necessary, however money has already been set aside to achieve this.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park											
1B	Through N Hydro Park, Crossing Huron River, following the river, North on Rawsonville	3	5	10	10	10	7	10	8	5	18	86

Zone 1 Route C



Route Description

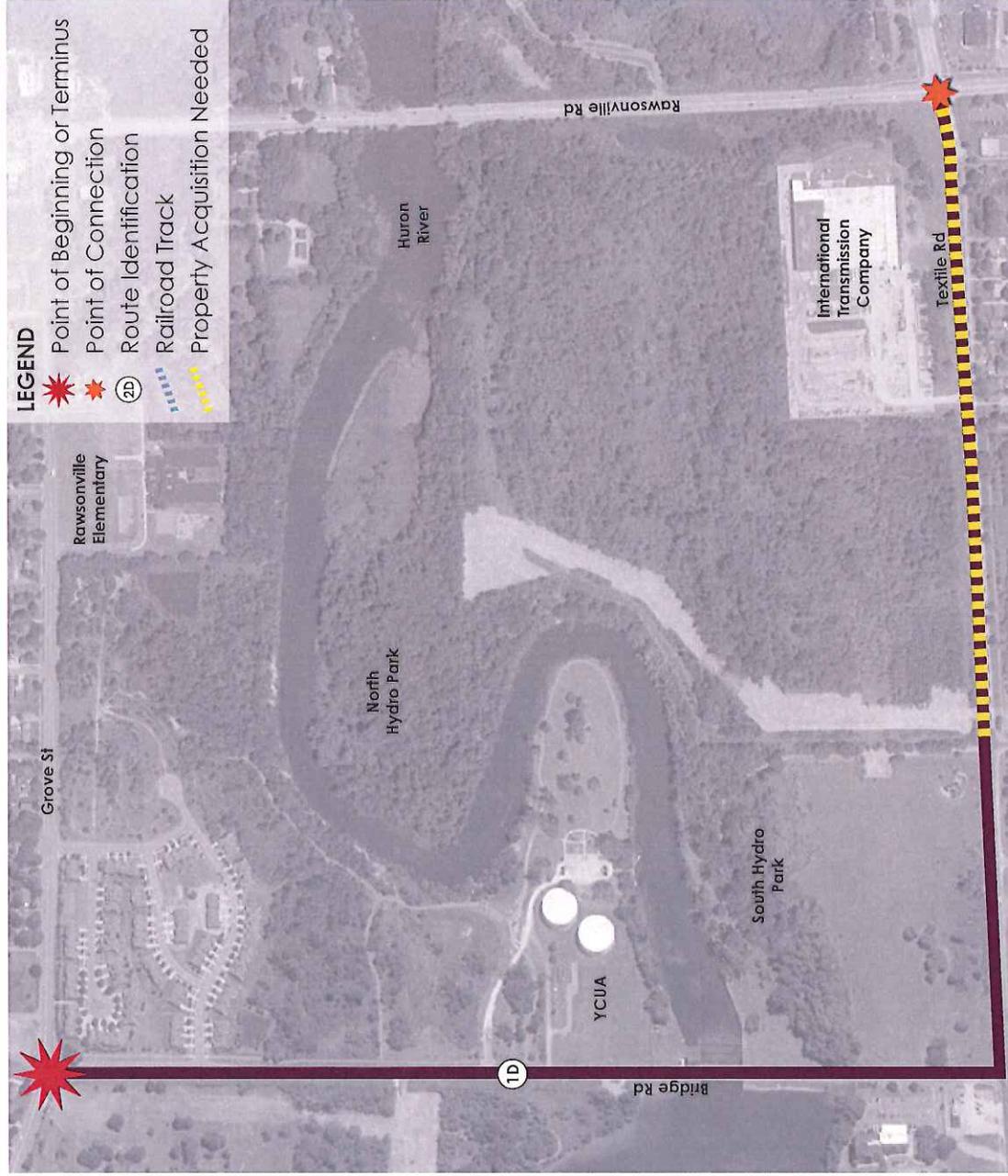
Travels down Bridge Rd from the existing Iron Belle Trail, through Hydro Park, crossing the Huron River and following the old road through to the intersection of Rawsonville Rd and Textile Rd.

Notes

- Connects to existing Iron Belle Trail.
- Passes neighborhood at Grove St and Bridge St.
- Optimal trailhead and recreation opportunities going through the park.
- Varying views through Hydro Park and along the Huron River.
- There may be some safety concerns with the feeling of seclusion along the river.
- Route travels through a park, optimal for maintenance.
- Building a bridge would add significant cost to the project.
- Norfolk & Western Railway and ITC property acquisition necessary, however money has already been set aside to achieve this.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park											
1B	Through N Hydro Park, Crossing Huron River, following the river, ending at Rawsonville and Textile intersection	3	5	10	10	10	7	7	8	5	16	81

Zone 1 Route D



Route Description

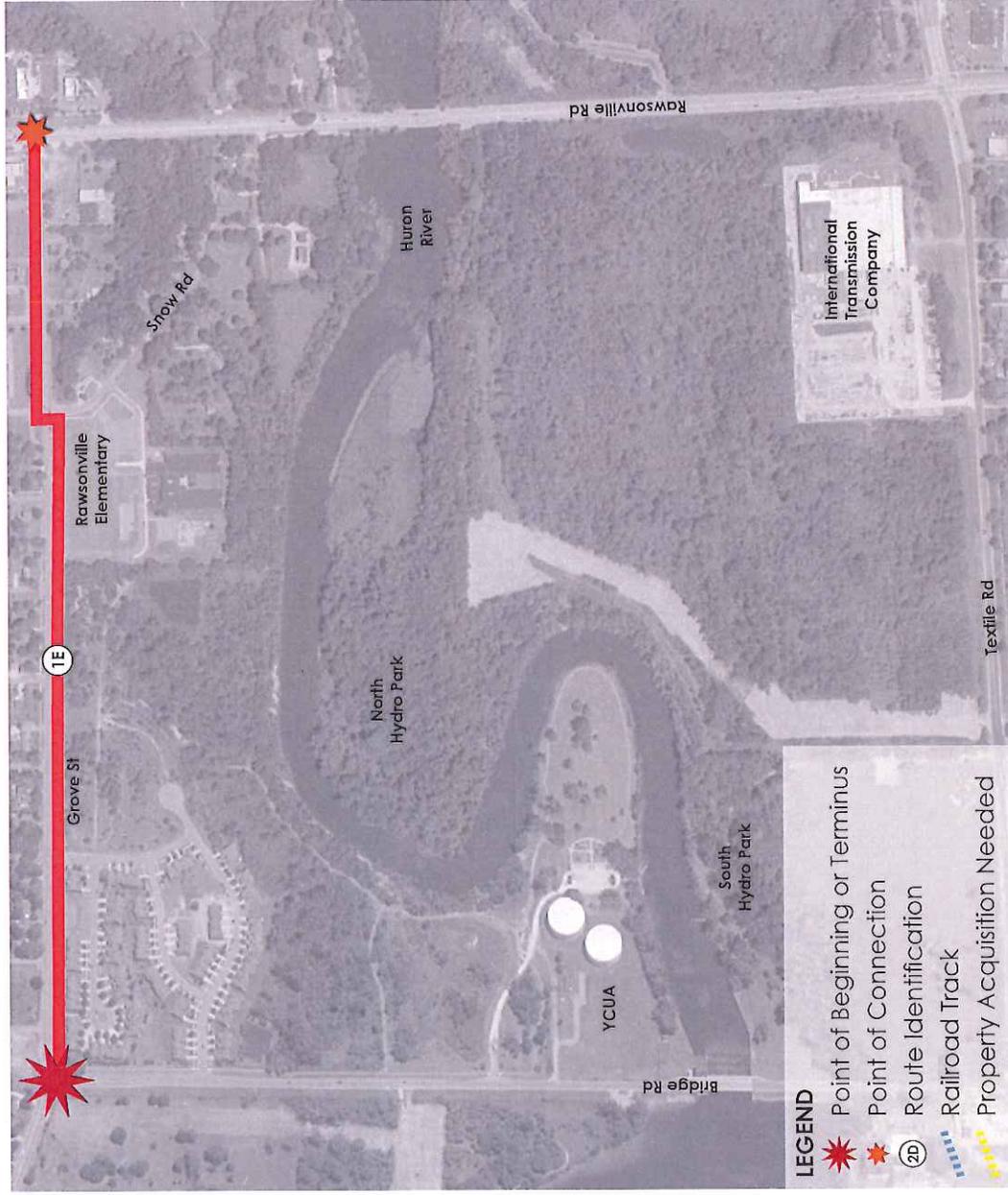
Travels down Bridge Rd from the existing Iron Belle Trail, turns east onto Textile Rd and terminates at Rawsonville Rd.

Notes

- Connects to existing Iron Belle Trail.
- Passes neighborhood at Grove St and Bridge St.
- Does not take advantage of existing pathway or river views within Hydro Park.
- Interesting views of the dam.
- Loud traveling along the road.
- Norfolk & Western Railway and ITC property acquisition necessary, however money has already been set aside to achieve this.

Route #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park											
1C	Bridge Rd to Textile Rd	3	2	6	10	5	10	3	10	10	16	75

Zone 1 Route E



Route Description

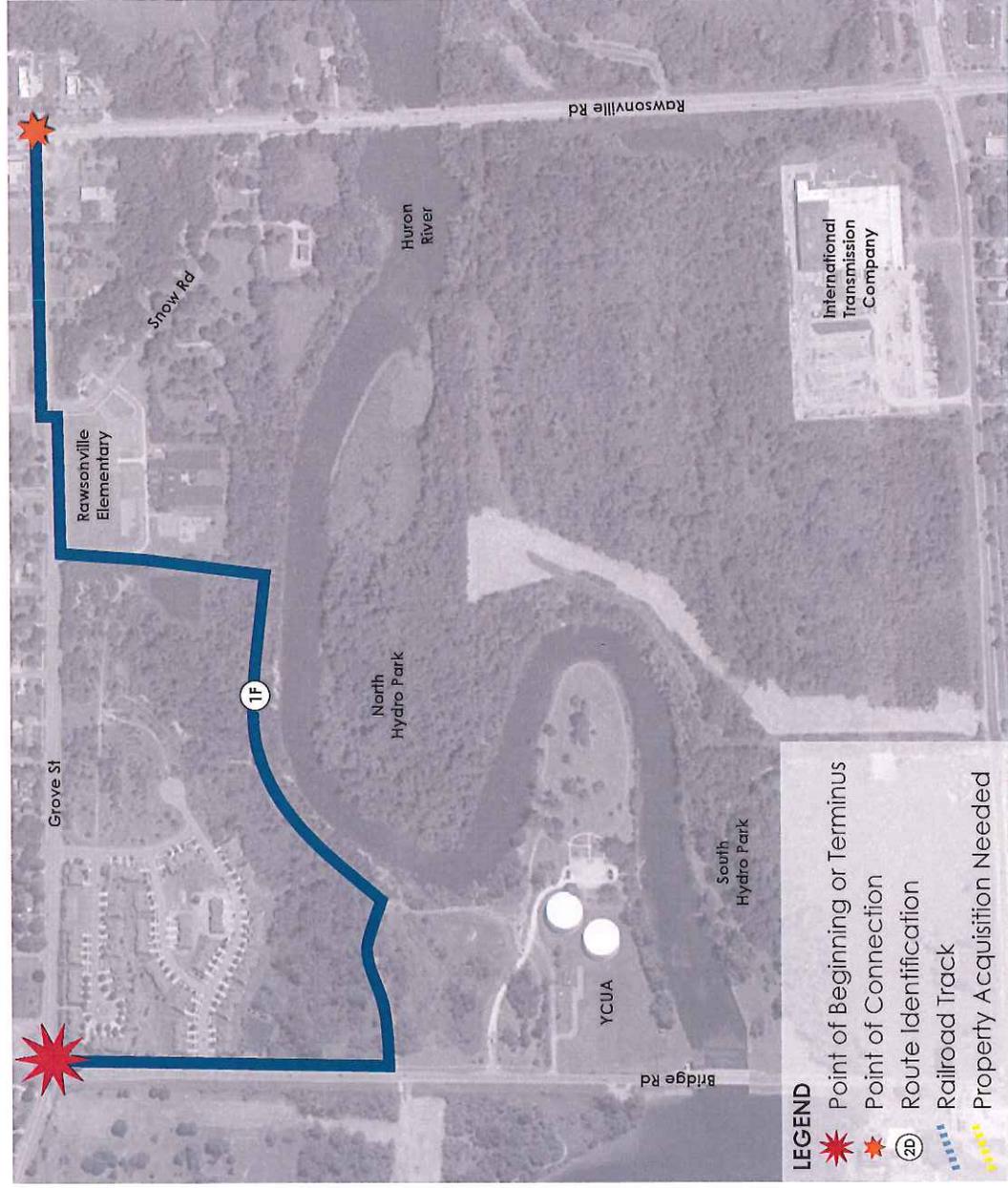
Travels down Grove St from the existing Iron Belle Trail, on the south side, crossing to the north side at Snow Rd and terminating at Rawsonville Rd.

Notes

- Connects to existing Iron Belle Trail.
- Existing bike lane on north side of Grove St from Bridge Rd to Snow Rd.
- Existing sidewalk on south side of Grove St from Bridge Rd to Rawsonville Elementary.
- Passes several single family neighborhoods and an elementary school. Would connect to businesses on Rawsonville.
- Passes neighborhood at Grove St and Bridge St and could have a spur connecting to the elementary school.
- Takes advantage of existing infrastructure.
- Misses opportunity of connecting the park along the trail, no good places for a trailhead.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1 1E	Hydro Park Grove St	5	5	2	10	5	10	3	10	10	18	78

Zone 1 Route F



Route Description

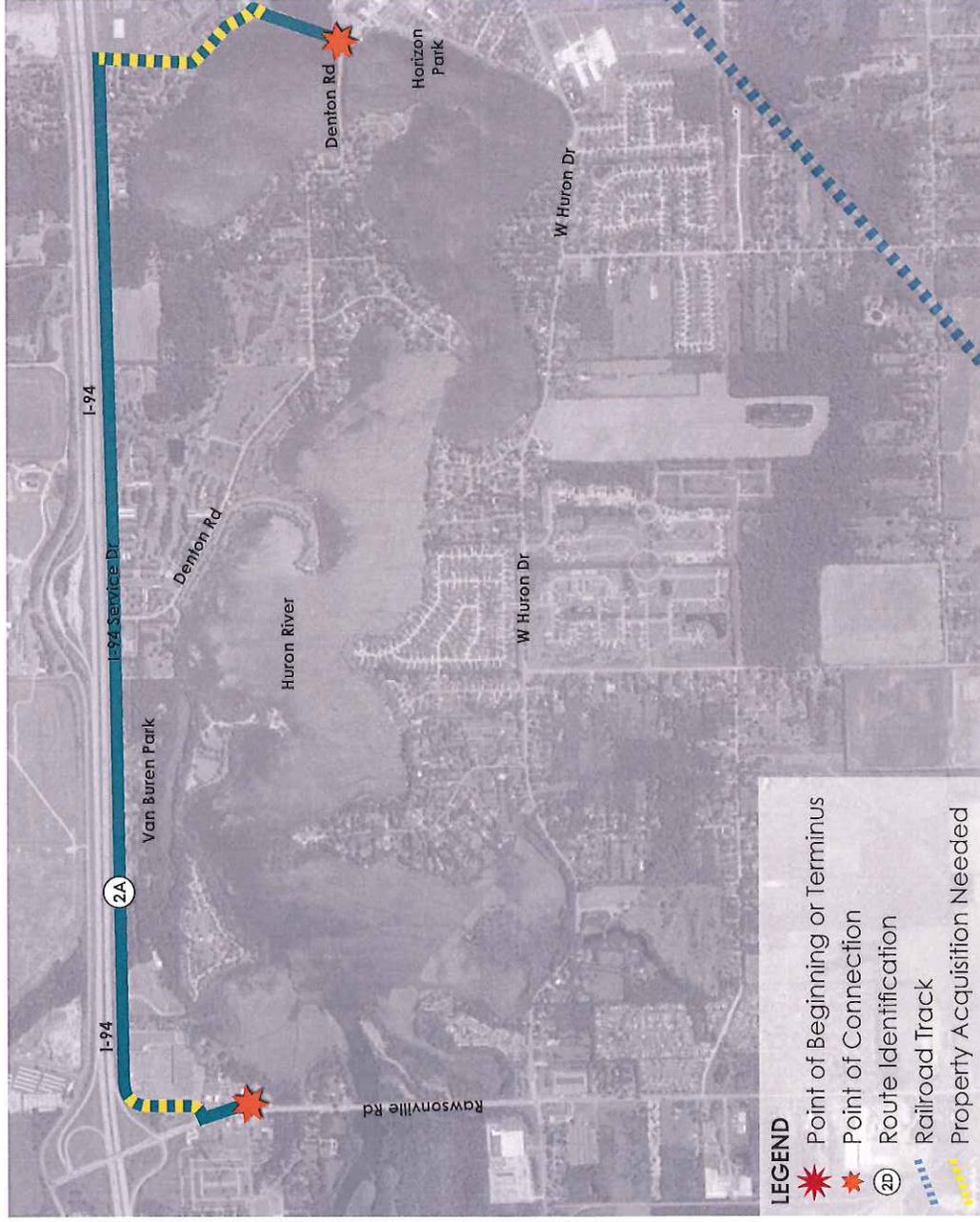
Travels down Bridge Rd from the existing Iron Belle Trail, through Hydro Park along the north side of the river, connecting back to Grove St at Rawsionville Elementary. Crossing Grove St at Snow Rd and terminating at Rawsionville Rd.

Notes

- Connects to existing Iron Belle Trail.
- Existing sidewalk on south side of Grove St from Bridge Rd to Rawsionville Elementary.
- Passes single family neighborhoods and an elementary school. Would connect to businesses on Rawsionville.
- Connection through Hydro Park provides trailhead and recreation opportunities as well as views over the Huron River.
- Some perceived safety concerns feeling secluded along river.
- Takes advantage of existing infrastructure.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park											
1F	Rawsionville Rd to Hydro Park, following Huron River to Rawsionville Elementary, back to Grove St	5	5	8	10	10	6	7	9	10	18	88

Zone 2 Route A



Route Description

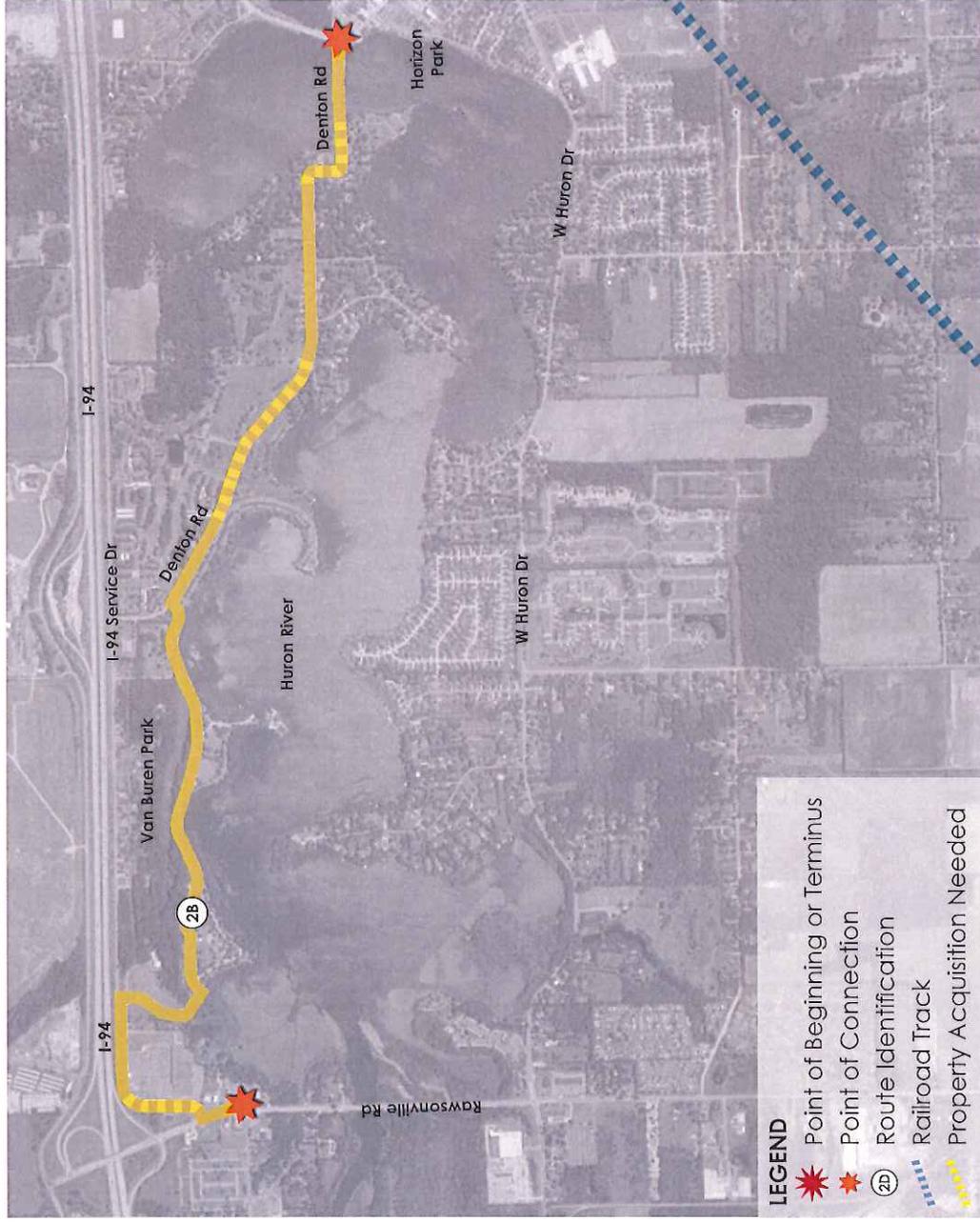
Travels north on Rawsonville Rd, turning east along the I-94 Service Dr, then turns south on Quirk Rd and into downtown Belleville.

Notes

- Passes shops and restaurants.
- Passes both single family and multi-family developments.
- Trailhead could be located in Van Buren Park.
- Connects to bridge over I-94.
- Trail crosses several driveways, making it dangerous for pedestrians and bikers.
- Traveling along the expressway provides loud road noise and lacks views.
- Properties on Quirk Rd own to center line, those along Huron River Dr own over the road to the water, acquisitions needed. Acquisitions needed on homes and some businesses on Rawsonville Rd.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
2	Rawsonville Rd to Downtown Belleville											
2A	Rawsonville Rd to I-94 Service Dr to Quirk Rd to Belleville Rd	5	5	10	8	5	1	1	3	2	8	48

Zone 2 Route B



Route Description

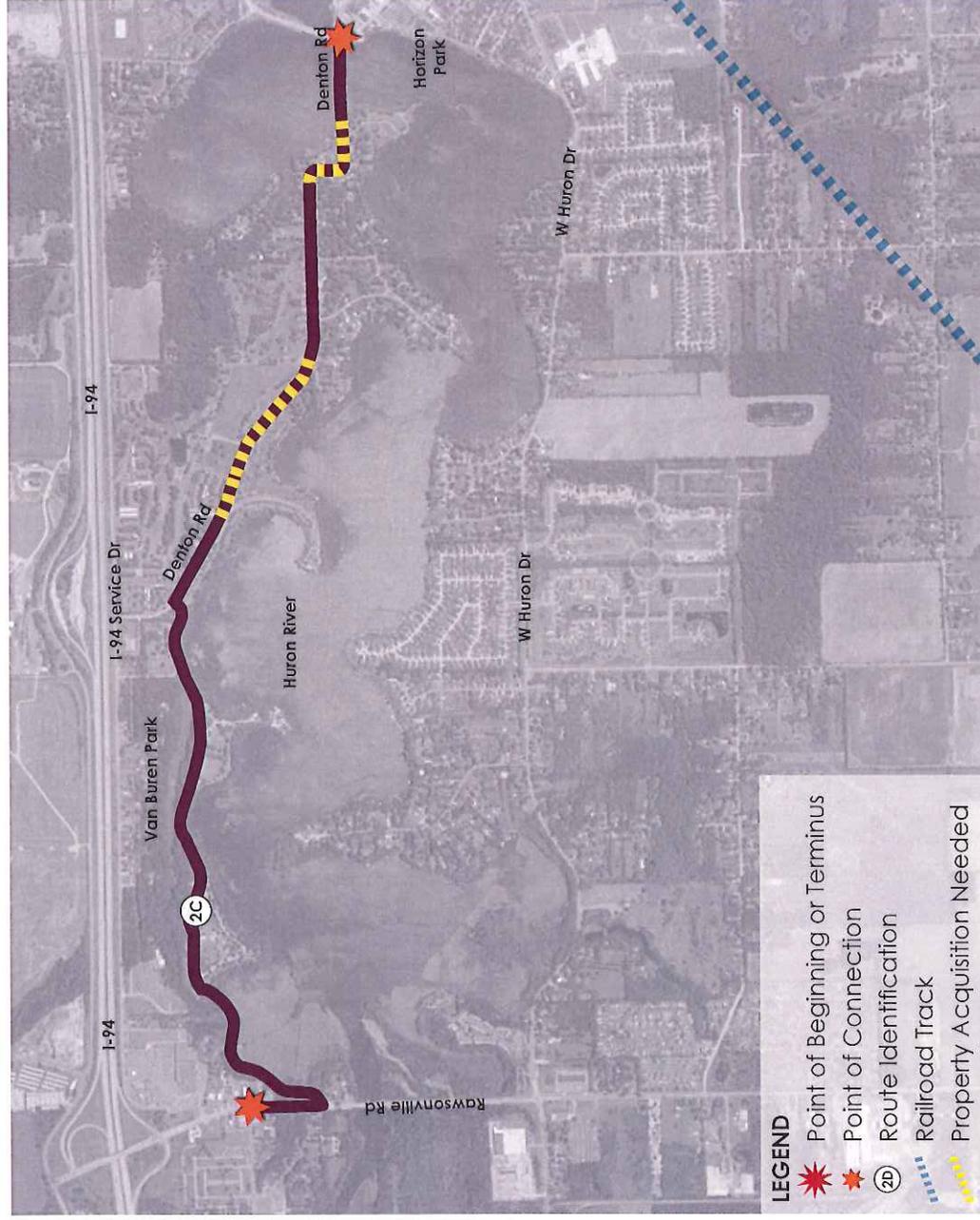
Travels north up Rawsonville Rd, turning east onto the I-94 Service Dr, then heading through Van Buren Park, connecting to Denton Rd and heading into downtown Belleville.

Notes

- Passes shops and restaurants.
- Passes both single family and multi-family developments.
- Trailhead could be located in Van Buren Park.
- Runs through Van Buren Park, creating optimal recreation opportunities and varying views of the woods and river.
- Trail crosses several driveways along Rawsonville Rd, making it dangerous for pedestrians and bikers. Some secluded areas going through the park.
- Route travels through a park, optimal for maintenance.
- Acquisitions needed on homes and some businesses on Rawsonville. Golf course and homes in neighborhood on Denton own to centerline of road.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
2	Rawsonville Rd to Downtown Belleville											
2B	Rawsonville Rd to I-94 Service Drive to Van Buren Park to Downtown Belleville	5	4	10	10	10	4	10	9	6	8	76

Zone 2 Route C



Route Description

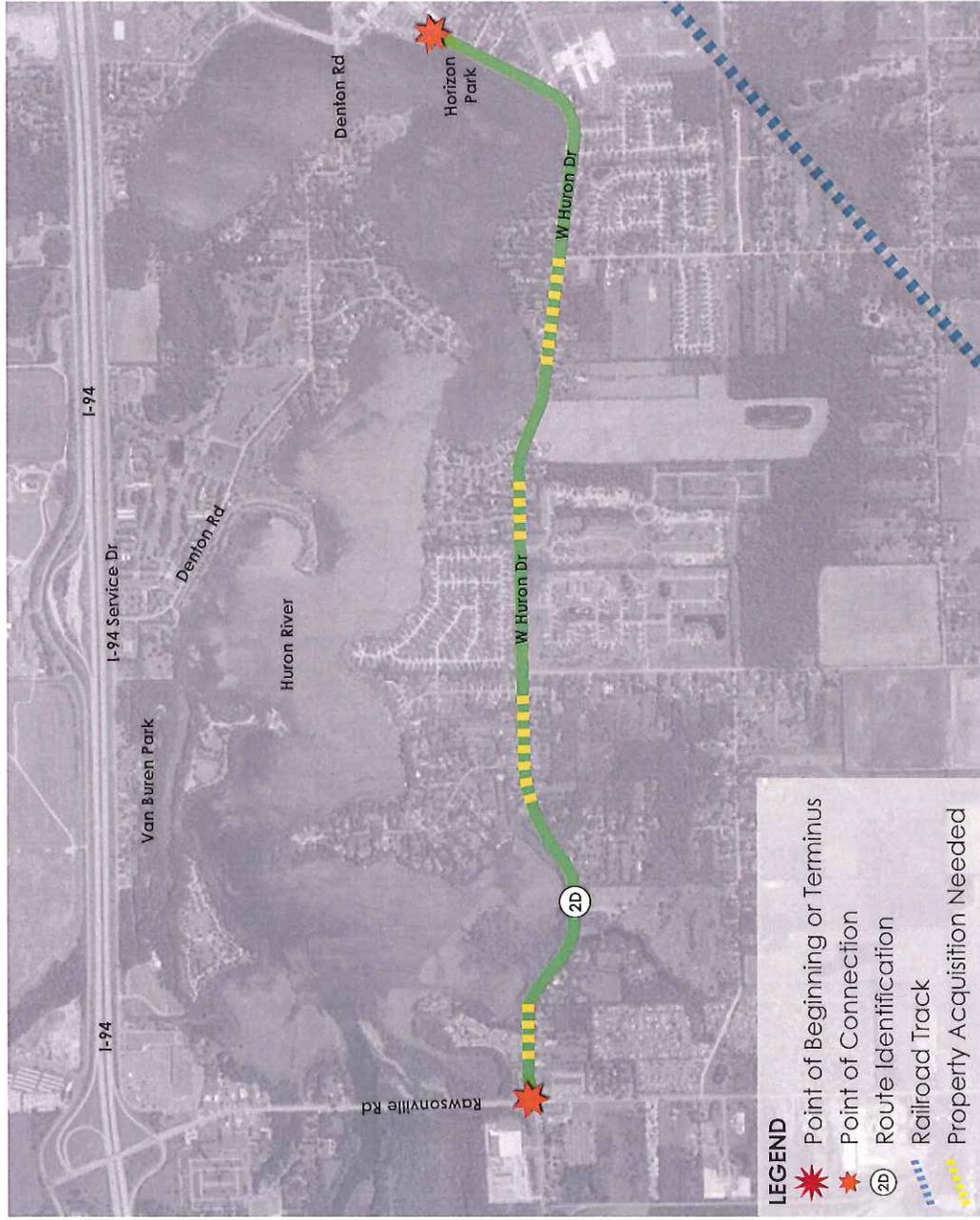
Travels from Rawsonville Rd through Van Buren Park, connecting to Denton Rd and heading into downtown Belleville.

Notes

- Passes shops and restaurants.
- Travels through both single family and multi-family developments.
- Trailhead could be located in Van Buren Park.
- Runs through Van Buren Park, creating optimal recreation opportunities and varying views of the woods and river.
- Route travels through a park, optimal for maintenance.
- Homes and water access located behind the commercial district could pose a potential issue.
- Acquisitions needed on homes and some businesses on Rawsonville. Golf course and homes in neighborhood on Denton own to centerline of road.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
2	Rawsonville Rd to Downtown Belleville											
2C	Rawsonville Rd to Van Buren Park to Downtown Belleville	5	3	10	5	10	8	10	7	6	4	68

Zone 2 Route D



Route Description

Travels from Rawsonville Rd through Van Buren Park, connecting to Denton Rd and heading into downtown Belleville.

Notes

- Connections to commercial establishments in downtown Belleville and at Rawsonville and W Huron Dr.
- Passes both single family and multi-family developments.
- Views along the river.
- Trail crosses driveways along W Huron River Dr.
- Narrow bridge crossing on W Huron River Dr could make it difficult to add the trail.
- Property acquisition needed at Lake Point Village and several additional single family homes along both sides of the road. Less acquisitions would be required on the south side of the road, however this would involve additional road crossings, more safety issues and less scenic variety.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
2	Rawsonville Rd to Downtown Belleville											
2D	Rawsonville Rd to Huron River Dr to High St	5	4	2	3	4	6	7	6	6	10	53

Zone 3 Route A



Route Description

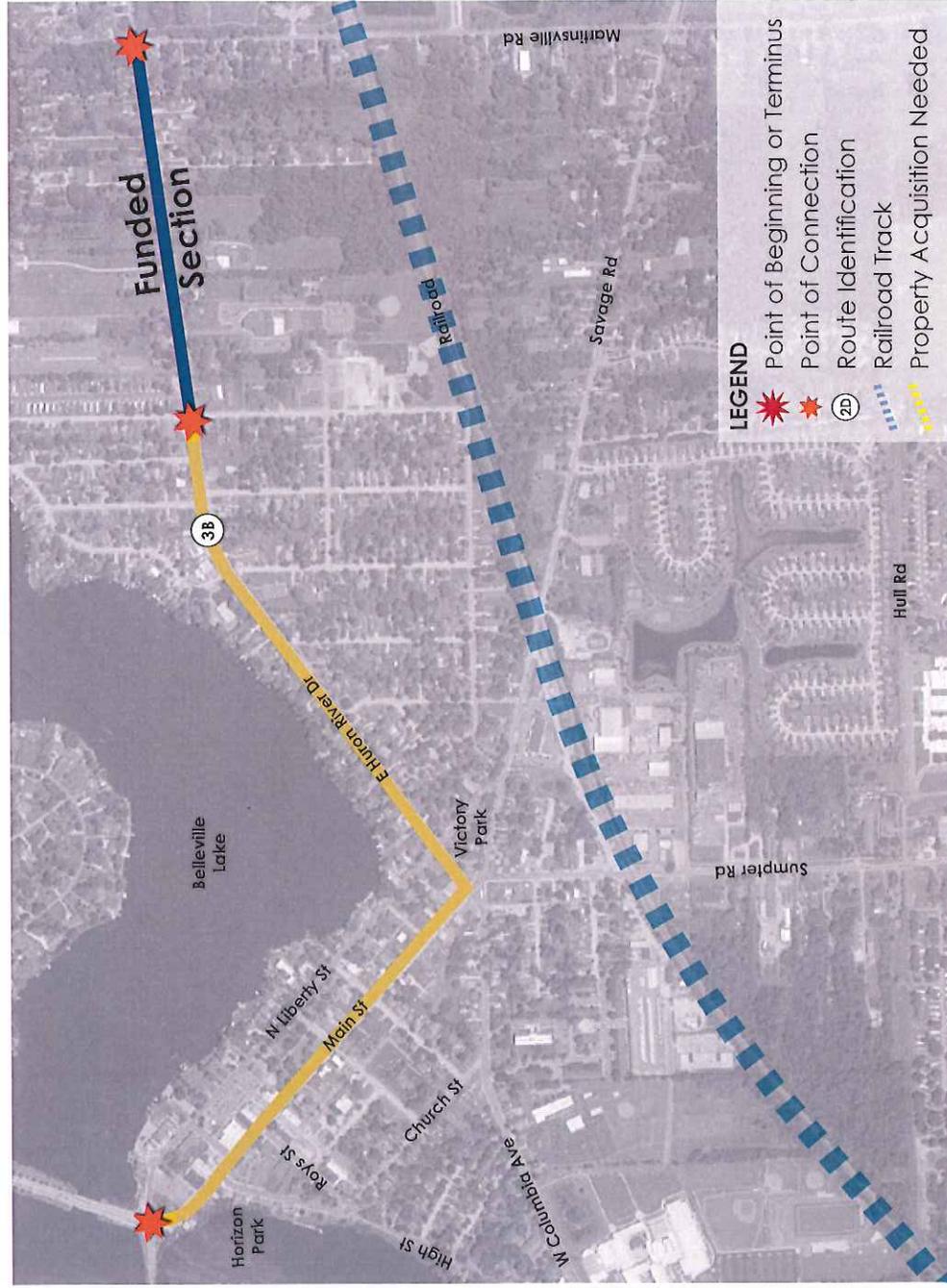
Begin at the northwest corner of Belleville at the Denton Rd bridge, heading straight down Liberty St and turning east down E Huron River Dr. Ends at funded section of Iron Belle Trail.

Notes

- Passes parallel to Main St. Close to commercial but not optimal.
- Travels down residential streets.
- Connects to Victoria Park.
- Almost all residential views, some views of Belleville Lake.
- Could use the sidewalk for pedestrians and build a sharrow for cyclists.
- Roads and sidewalks would be maintained by the City of Belleville.
- Taking advantage of existing sidewalks and creating a sharrow results in no property acquisition in Belleville. E Huron River Dr ROW is large enough to accommodate path until funded section.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
3	Belleville											
3A	N Liberty St to Huron River Dr	5	4	7	5	7	7	5	8	10	20	78

Zone 3 Route B



Route Description

Begins in the northwest corner of Belleville at the Denton Rd bridge, heading straight down Liberty St and turning east down E Huron River Dr. Ends at funded section of Iron Belle Trail.

Notes

- Optimal access to shops and restaurants on Main St.
- Travels down residential streets.
- Connects to Victoria Park.
- Could use the sidewalk for pedestrians and build a sharrow for cyclists, resulting in a loss of parking.
- Roads and sidewalks would be maintained by the City of Belleville.
- Taking advantage of existing sidewalks and creating a sharrow results in no property acquisition in Belleville. E Huron River Dr ROW is large enough to accommodate path until funded section.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
3	Belleville											
3B	High St to Main St	4	5	7	5	7	5	8	10	6	20	77

Zone 3 Route C



Route Description

Travels from the connection at High St, heads down Roys St to Main and connecting to E Huron River Dr. Ends at funded section of Iron Belle Trail.

Notes

- Passes parallel to Main St. Close to commercial but not optimal.
- Travels down residential streets.
- Connects to Victoria Park and Horizon Park, potential for a water trail connection.
- Could use the sidewalk for pedestrians and build a sharrow for cyclists, resulting in a loss of parking.
- Roads and sidewalks would be maintained by the City of Belleville.
- Taking advantage of existing sidewalks and creating a sharrow results in no property acquisition in Belleville. E Huron River Dr ROW is large enough to accommodate path until funded section.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
3	Belleville											
3C	Church St to Second St to Main St	4	5	10	5	10	5	8	10	6	20	83

Zone 3 Route D



Route Description

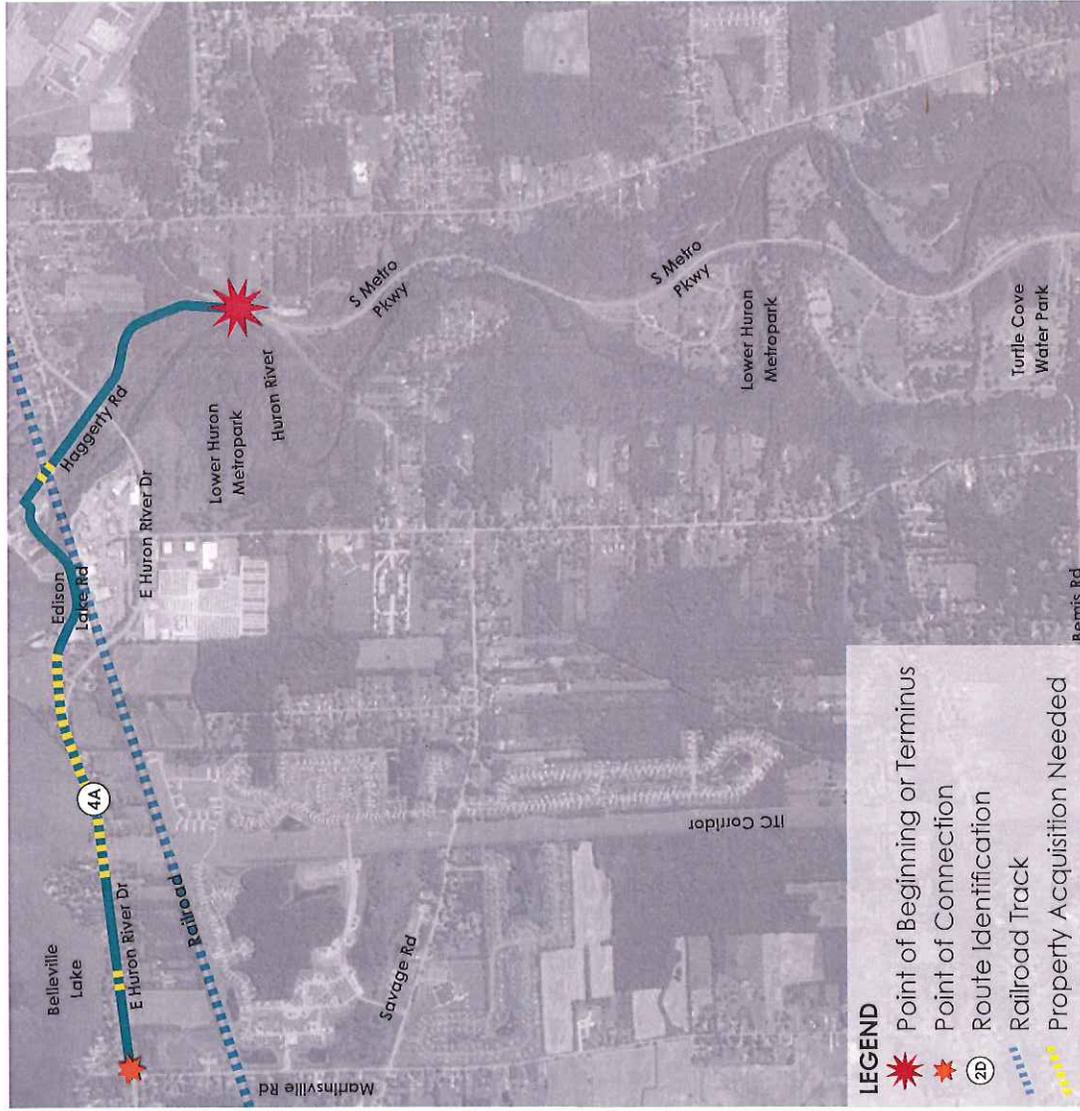
Begins in the northwest corner of Belleville at the Denton Rd bridge, heading down High Street, turning Southeast on Church St, turning east on W Columbia and connecting to E Huron River Dr. Ends at funded section of Iron Belle Trail.

Notes

- Passes parallel to Main St. Close to commercial but not optimal.
- Travels down residential streets.
- Connects to Victoria Park and Horizon Park, potential for a water trail connection.
- Could use the sidewalk for pedestrians and build a sharrow for cyclists.
- Roads and sidewalks would be maintained by the City of Belleville.
- Taking advantage of existing sidewalks and creating a sharrow results in no property acquisition in Belleville. E Huron River Dr ROW is large enough to accommodate path until funded section.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
3	Belleville											
3D	Main St to High St to Church St to Columbia Ave to E Huron River Dr	5	4	10	5	10	9	10	8	10	20	91

Zone 4 Route A



Route Description

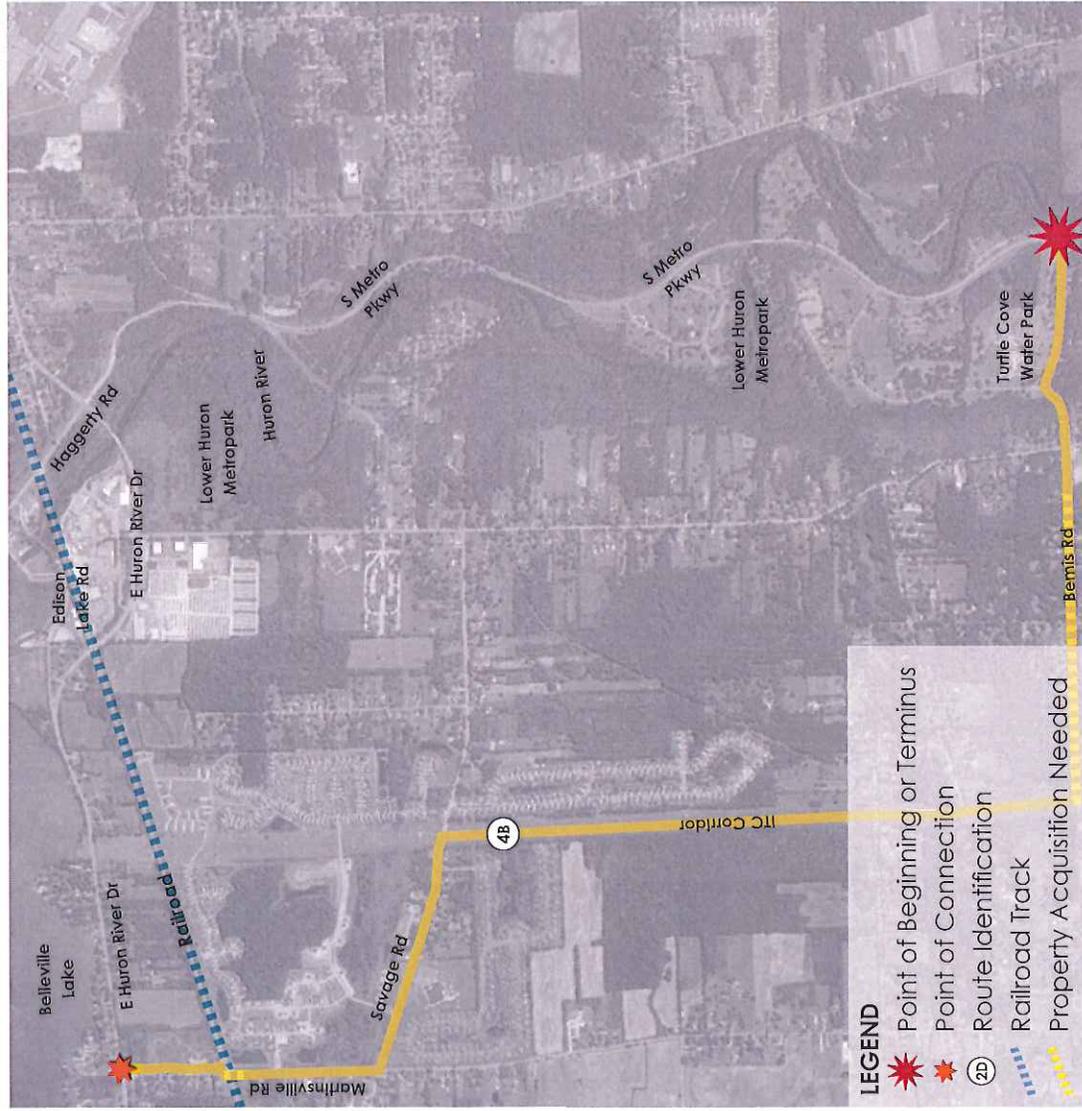
Starts at funded section of the Iron Belle Trail, continuing east down E Huron River Dr. The route turns northeast down Edison Lake Road, where it dead ends and takes advantage of an existing bridge. The trail would connect to Haggerty Rd and head south into Huron Metro Park.

Notes

- Passes single family homes along E Huron River Dr.
- Passes Sandy's Marina.
- Trailhead possibilities at Lower Huron Metro Park and Riggs Heritage Park.
- Connects to Metro Park trail system, potential to connect to I-275 Metro Trail.
- Recreation opportunities at Riggs Heritage Park and Lower Huron Metropark; fishing at the bridge over Belleville Lake.
- Views along the lake and through the park.
- Railroad crossing at Haggerty Rd could impede development.
- Railroad property acquisition for crossing. Single family homes that own property to centerline of road on E. Huron River Dr, many could be bypassed by crossing to north side of street at ITC corridor. Property on Edison Lake Rd is undeveloped, so acquisition may not be difficult.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
4	East Van Buren											
4A	Huron River Dr to Edison Lake Rd to Lower Huron Metro Park	2	3	10	10	10	6	8	8	7	8	72

Zone 4 Route B



Route Description

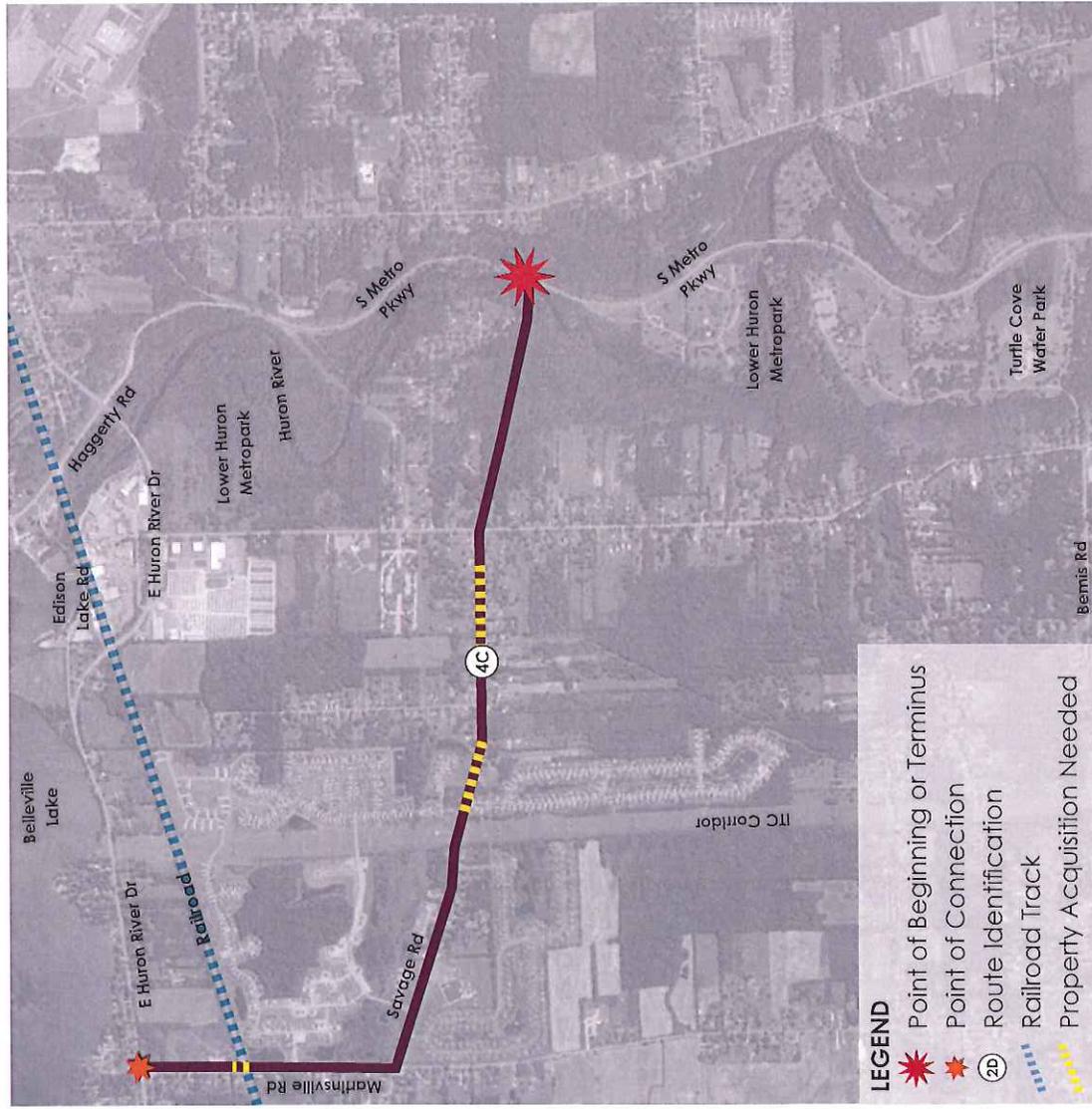
Starts at funded section of the Iron Belle Trail, then heads south down Martinsville Rd, turning southeast on Savage Rd and picking up the ITC corridor. The route would continue south until Bemis Rd, then turn east and connect to the south entrance of Huron Metro Park by Turtle Cove Water Park.

Notes

- Passes single family subdivisions and homes.
- Trailhead possibilities at Lower Huron Metro Park and Riggs Heritage Park.
- Connects to Metro Park trail system.
- Recreation opportunities at Riggs Heritage Park and Lower Huron Metro Park.
- Maintenance along a dirt road, ITC corridor and rural single family homes on Bemis Rd not realistic.
- Railroad crossing at Martinsville Rd and ITC restrictions could impede development.
- The Lower Huron Metro Park entrance at Turtle Cove gets congested with vehicles in the summer, creating more automobile interaction for trail users, as well as potential wait times to get into the park.
- Railroad property acquisition for crossing. Most Bemis Rd single family homes own to the center line.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Safety Opp	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
4	East Van Buren										
4B	Huron River Dr to Martindale Rd to Savage Rd to ITC Corridor to Lower Huron Metro Park	4	4	10	6	8	7	4	3	8	61

Zone 4 Route C



LEGEND

- Point of Beginning or Terminus
- Point of Connection
- Route Identification
- Railroad Track
- Property Acquisition Needed

Route Description

Starts at funded section of the Iron Belle Trail, then heads south down Marinsville Rd, turning southeast on Savage Rd, ending in the middle of Lower Huron Metro Park.

Notes

- Passes single family subdivisions and homes.
- Trailhead possibilities at Lower Huron Metro Park and Riggs Heritage Park.
- Connects to Metro Park trail system.
- Recreation opportunities at Riggs Heritage Park and Lower Huron Metro Park.
- Maintenance along a dirt road not realistic. The amount of boardwalk necessary to go through this section of the park would be cost prohibitive and create additional maintenance.
- Railroad crossing at Marinsville Rd could impede development.
- Railroad property acquisition for crossing and some Savage Rd single family homes own to the center line.

Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
4	East Van Buren											
4C	Huron River Dr to Marindale Rd to Savage Rd	5	4	8	8	6	7	6	2	3	12	61

Final Route



Rte #	Route Description	Residential Access	Commercial Access	Trailhead Opp.	Connectivity	Rec Opp	Safety	Scenic Variety	Viability of Long Term Maint	Feasibility of Development	Property Acquisition Feasibility	TOTAL SCORE
1	Hydro Park											
1F	Rawsonville Rd to Hydro Park, following Huron River to Rawsonville Elementary, back to Grove St	5	5	8	10	10	6	7	9	10	18	88
2	Rawsonville Rd to Downtown Belleville											
2B	Rawsonville Rd to I-94 Service Drive to Van Buren Park to Downtown Belleville	5	4	10	10	10	4	10	9	6	8	76
3	Belleville											
3D	Main St to High St to Church St to Columbia Ave to E Huron River Dr	5	4	10	5	10	9	10	8	10	20	91
4	East Van Buren											
4A	Huron River Dr to Edison Lake Rd to Lower Huron Metro Park	2	3	10	10	10	6	8	8	7	8	72
TOTAL											327/400	

Connecting People, Parks and Destinations



Typical Character of Sidewalk and Sharrow in Belleville



Typical Pathway in Van Buren Township



Iron Belle Trail • Frequently Asked Questions

What is the impact of a trail on property values?

Trails have been shown to increase property values and make adjacent properties easier to sell. Studies show homeowners are willing to pay a \$9,000 premium to be located 1,000 feet closer to a trail.

Headwaters Economics, Measuring Trails Benefits: Property Values, Spring 2016

New Research Finds that Homeowners and City Planners should 'Hit the Trail' When considering Property Values, Dawn Fuller, University of Cincinnati, 2011

Who pays for the trail?

It is anticipated that the majority of the trail funding will be provided by a combination of state and federal grants as well as private foundation grants. Local funding may also be used to supplement grant funding.

Who will maintain the trail and pick up the litter?

Trash has not presented a problem on trails. Trail users are encouraged to pack their trash and dispose of it in a trash receptacle at a trail head. Property owners may clear a trail of snow where it crosses their driveway, but they are not required to.

What about the privacy of those living near the trail?

Where privacy is a clear concern to residents, the trail design will include features to maintain privacy which could include landscape elements or fencing.

Will motorized vehicles be allowed on the trail?

No. The only motorized vehicles allowed on the trail are emergency vehicles and vehicles required to perform trail maintenance. Trail users or neighbors are encouraged to call 911 and report if an unauthorized motor vehicle is on a non-motorized trail.

What about liability for a trail across my property?

Michigan statute protects private landowners from liability for accidents and damage that occur on trails for which they have granted easements on their property. Residents are not liable for accidents on trails in the public right of way. More detailed information can be found in Section 324.73301 of the Natural Resources and Environmental Protection Act 451 of 1994.

Rarely do trail users go off a trail and onto private property. Trespassing in Michigan is against the law and can result in a misdemeanor or felony conviction which includes fines and/or jail time.



Do trails increase crime and vandalism?

No. Studies have now shown that urban greenway trails do not increase crime, and in fact, are commonly regarded as improvements by adjacent property owners. Strong functional trail design promotes appropriate behavior and encourages ownership of the trail.

Rail-Trails and Safe Communities: The Experience on 372 Trails, by Tammy Tracy and Hugh Morris, January 1998.

Evaluation of the Burke-Gilman Trail's Effects on Property Values and Crime. Seattle Engineering Department and Office for Planning, Seattle, Washington, May 1987.

The Mohawk-Hudson Bike-Hike Trail: It's Impact on Adjoining Residential Properties Schenectady, New York, 1997.

4/8/19

Matthew R. Best



Ypsilanti • Belleville • Van Buren

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (EXCERPT)
Act 451 of 1994

324.73301 Liability of landowner, tenant, or lessee for injuries to persons on property for purpose of outdoor recreation or trail use, using Michigan trailway or other public trail, gleaning agricultural or farm products, fishing or hunting, or picking and purchasing agricultural or farm products at farm or "u-pick" operation; definition.

Sec. 73301. (1) Except as otherwise provided in this section, a cause of action does not arise for injuries to a person who is on the land of another without paying to the owner, tenant, or lessee of the land a valuable consideration for the purpose of fishing, hunting, trapping, camping, hiking, sightseeing, motorcycling, snowmobiling, or any other outdoor recreational use or trail use, with or without permission, against the owner, tenant, or lessee of the land unless the injuries were caused by the gross negligence or willful and wanton misconduct of the owner, tenant, or lessee.

(2) A cause of action does not arise for injuries to a person who is on the land of another without paying to the owner, tenant, or lessee of the land a valuable consideration for the purpose of entering or exiting from or using a Michigan trailway as designated under part 721 or other public trail, with or without permission, against the owner, tenant, or lessee of the land unless the injuries were caused by the gross negligence or willful and wanton misconduct of the owner, tenant, or lessee. For purposes of this subsection, a Michigan trailway or public trail may be located on land of any size including, but not limited to, urban, suburban, subdivided, and rural land.

(3) A cause of action does not arise, for injuries to a person, against a person, other than a for-profit legal entity, with whom the owner, tenant, or lessee of land contracts to construct, maintain, or operate a trail or other land improvement used by the injured person as described in subsections (1) and (2), unless the injuries were caused by the gross negligence or willful and wanton misconduct of the person, other than a for-profit legal entity, with whom the owner, tenant, or lessee contracts.

(4) A cause of action does not arise against the owner, tenant, or lessee of land or premises for injuries to a person who is on that land or premises for the purpose of gleaned agricultural or farm products, unless that person's injuries were caused by the gross negligence or willful and wanton misconduct of the owner, tenant, or lessee.

(5) A cause of action does not arise against the owner, tenant, or lessee of a farm used in the production of agricultural goods as defined by section 35(1)(h) of the former single business tax act, 1975 PA 228, or by section 207(1)(d) of the Michigan business tax act, 2007 PA 36, MCL 208.1207, for injuries to a person who is on that farm and has paid the owner, tenant, or lessee valuable consideration for the purpose of fishing or hunting, unless that person's injuries were caused by a condition that involved an unreasonable risk of harm and all of the following apply:

(a) The owner, tenant, or lessee knew or had reason to know of the condition or risk.

(b) The owner, tenant, or lessee failed to exercise reasonable care to make the condition safe, or to warn the person of the condition or risk.

(c) The person injured did not know or did not have reason to know of the condition or risk.

(6) A cause of action does not arise against the owner, tenant, or lessee of land or premises for injuries to a person, other than an employee or contractor of the owner, tenant, or lessee, who is on the land or premises for the purpose of picking and purchasing agricultural or farm products at a farm or "u-pick" operation, unless the person's injuries were caused by a condition that involved an unreasonable risk of harm and all of the following apply:

(a) The owner, tenant, or lessee knew or had reason to know of the condition or risk.

(b) The owner, tenant, or lessee failed to exercise reasonable care to make the condition safe, or to warn the person of the condition or risk.

(c) The person injured did not know or did not have reason to know of the condition or risk.

(7) As used in this section, "agricultural or farm products" means the natural products of the farm, nursery, grove, orchard, vineyard, garden, and apiary, including, but not limited to, trees and firewood.

History: Add. 1995, Act 58, Imd. Eff. May 24, 1995;—Am. 2007, Act 174, Imd. Eff. Dec. 21, 2007;—Am. 2017, Act 39, Eff. Aug. 21, 2017.

Popular name: Act 451

Popular name: NREPA

Van Buren Township Iron Belle Trail • Maintenance

Pathway Maintenance Expenses

Total Pathway length: 5.3 miles

Pathway in Park: 1.2 miles

Pathway along road ROW: 4.1 Miles

The Township will be responsible for maintenance of all pathways within the Township owned parks. Additionally, the County typically requires the Township to agree to maintain pathways within the County Right of Way (ROW).

Mowing along pathways within parks is not included because those areas are already mowed by the Parks Department.

Mowing along pathways in the ROW in front of residential lots is not included as those areas are already maintained by the residents. The Township does not mow the lawn in the ROW in front of homes.

Snow removal is not included. The pathway will not be plowed or salted along the roads by the Township. Residents may clear the section in front of their home if they desire, but they will not be required to.

0-5 Years, \$1,500 - \$3,000 per year

Tasks:

- Annual inspection
- Mowing a minimum of 2-3 feet along each side of pathway in areas not in front of residential parcels
- Mowing of clear vision areas along pathway curves
- General cleaning (silt removal, etc.), minor drainage or erosion repair
- Minor patching, crack sealing or concrete panel replacement
- Re-striping of cross walks or painted lines

5-10 Years, \$6,500 per year

Tasks:

- Same tasks as 0-5 years, but costs related to increased seal coating, minor patching and general repair are factored in. The annual cost could be less, however this is an average over this time period.
- Seal coating recommended once in this time frame to extend lifespan of pavement. This would be an additional cost of approximately \$6,000 per mile (\$30,000 total). Could be done in phases or at one time.

10-20 Years, \$6,500 per year + Additional Seal Coating

Tasks:

- Same tasks as above, but seal coating, patching and crack filling will be required after 10 years to prevent significant deterioration of pavement. This would cost approximately \$6,000 per mile (\$30,000 total). Seal coating could be done in phases or at one time.

20-30 Years, \$6,500 / year + Additional Resurfacing

Tasks:

- Same tasks as above, but resurfacing of asphalt sections will become necessary. A thin asphalt overlay should be provided to renew the trail surface. This would cost approximately \$15,000 per mile (\$80,000 total). Could be done in phases or at one time.
- After a thin overlay is completed, maintenance costs will become minimal again per the 0-5 year category.



Sec. 74-26. - Maintenance of sidewalks and driveway approaches.

- (a) All sidewalks and driveway approaches between the lot line and the street curb, except crosswalks at intersections, shall be repaired and maintained by abutting property owners and shall comply with all requirements set forth in this article.
- (b) All sidewalks within the township shall be kept and maintained in good repair by the owner of the land adjacent to and abutting upon it. If any owner shall neglect to keep and maintain the sidewalk along the front, rear, or side of the land owned by him in good repair and safe for the use of the public, the owner shall be liable to the township for any damages recovered against the township sustained by any person by reason of such sidewalk being unsafe and out of repair.

(Ord. No. 6-24-86, §§ 1, 2, eff. 7-2-86)





