

**CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES
MARCH 7, 2017 BOARD MEETING 7:00 P.M.
TENTATIVE AGENDA**

PLEDGE OF ALLEGIANCE:

ROLL CALL:

| | | | |
|---------------------|-------|----------------------|-------|
| Supervisor McNamara | _____ | Trustee Miller | _____ |
| Clerk Wright | _____ | Trustee White | _____ |
| Treasurer Budd | _____ | Engineer Nummer | _____ |
| Trustee Frazier | _____ | Attorney McCauley | _____ |
| Trustee Martin | _____ | Secretary Montgomery | _____ |

APPROVAL OF AGENDA:

CONSENT AGENDA:

1. Work Study Session minutes of February 21, 2017.
2. Board Meeting minutes of February 21, 2017.
3. Prepaid List of February 24, 2017.
4. Prepaid List of March 1, 2017.
5. Voucher List of March 7, 2017.
6. Approval of the purchase of Dell EqualLogic Disk Storage Array approved in the Information Technology Capital Outlay budget.

PUBLIC HEARING:

CORRESPONDENCE:

1. Presentation by Van Buren Civic Fund.
2. Presentation to Sophia Zoller.

PUBLIC COMMENT:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. To consider approval of the re-appointments of Craig Atchinson and Chris Brown and the appointment of Dawn Chappell to the Downtown Development Authority (DDA) with terms to expire March 9, 2021.
2. To consider approval of the second (Final) reading of Ordinance 02-21-17 (1) an Ordinance to grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners.
3. To consider approval of the second (Final) reading of Ordinance 02-21-17 (2) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to add a new article regarding the Belleville Lake Shoreline Districts.
4. To consider approval of the second (Final) reading of Ordinance 02-21-17 (3) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to rezone those portions of Township owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or "Brow of the hill" to Belleville Lake Shoreline Districts.
5. To consider approval of the first reading Ordinance 3-7-17 to amend and replace Ordinance 12-1-15 Article V-Coal Tar Products, Sec. 42-151 through 42-158, with new Article V-Coal Tar Products, Sec. 42-151 through 42-159.

6. To consider approval of the special land use request by Menard, Inc. to construct a home improvement store with outdoor sales and storage of landscaping and home improvement supplies at parcel V-125-83-061-99-0005-721.

REPORTS:

ANNOUNCEMENTS:

NON-AGENDA ITEMS:

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
WORK STUDY MEETING MINUTES
February 21, 2017

Supervisor McNamara called the meeting to order at 4:03 p.m. in the Sheldon Room. Present: Supervisor McNamara, Treasurer Budd, Trustee White, Trustee Frazier, Trustee Martin and Trustee Miller. Absent/Excused: Clerk Wright. Others in attendance: Secretary Montgomery, Developmental Services Director Akers and Deputy Director Best, Executive Assistant Selman, DDA Director Ireland, DPS Director Taylor, Senior Director Jordan, and an audience of three (3).

Supervisor McNamara requested New Business item #1 be moved to a later part of the agenda to the applicant for appointment to the DDA could be present.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Discussion on the appointment of Patricia Sobecki to the September Days Senior Citizens Endowment Committee with a term to expire January 15, 2018. Ms. Sobecki has been a long time member and volunteer at the Senior Center. If approved she would fill the balance of the term of the late Betty Neill.

Discussion on the appointment of Kess Emekpe to the Environmental Commission with a term to expire October 1, 2017. Mr. Emekpe is a 7 year resident of the Township, is a member of the Huron River Watershed Council, holds a degree in Earth and Environmental Science and is working towards his master's degree.

Discussion on the evaluation process for the Qualifications Based Selection Committee in the selection of a General Planning Services firm. The evaluation process includes a Statement of Qualifications Evaluation, Reference Check, Interview Questions and a Score Sheet. The highest scoring applicant(s) will be brought forth to the Board for approval.

Discussion on the evaluation process for the Qualifications Based Selection Committee in the selection of a Engineering Services firm. The evaluation process includes a Statement of Qualifications Evaluation, Reference Check, Interview Questions and a Score Sheet. The highest scoring applicant(s) will be brought forth to the Board for approval.

Discussion on the re-appointments of Craig Atchinson and Chris Brown and the appointment of Dawn Chappell to the Downtown Development Authority (DDA) with terms to expire March 9, 2021. Mr. Atchinson and Brown have expressed their desire to continue service. Ms. Chappell is a resident residing in the DDA district who has been active in community events and holds a degree in Mechanical Engineering.

Discussion on Ordinance 02-21-17 (1). This Ordinance will grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners. The Ordinance grants the abutting property owner the exclusive right of use of the Township owned property around Belleville Lake. The area is delimited by the Zoning Ordinance 02-21-17 (2) which addresses where the specific exclusive use boundaries are. The property owner shall maintain the lake property in compliance with all existing applicable federal, state and local laws and regulations.

Discussion on Ordinance 02-21-17 (2) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to add a new article regarding the Belleville Lake Shoreline Districts. This Ordinance adds language to the Township's Zoning Ordinance with regards to the regulation of physical improvements made to the

Township owned property around Belleville Lake. It also offers protections to the abutting property owners by grandfathering existing structures and establishes separate regulations for property abutting single family home (BLA zoning district) and multi-family/commercial properties (BLB zoning district).

Discussion on Ordinance 02-21-17 (3) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to rezone those portions of Township owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or "Brow of the hill" to Belleville Lake Shoreline Districts. This Ordinance amends the Township's Zoning Map to incorporate the BLA (shoreline abutting single family homes) and BLB (shoreline abutting multi-family/commercial properties).

PUBLIC COMMENT: Comments included: the dis-repair of Haggerty Road and Visteon Way from Ecorse to Hannan.

ADJOURNMENT: Motion by Miller, seconded by White to adjourn the Work Study Session at 5:32 p.m. Motion Carried.

Leon Wright, Township Clerk

Date: _____.

Kevin McNamara, Supervisor

Date: _____.

**CHARTER TOWNSHIP OF VAN BUREN
BOARD MEETING MINUTES
FEBRUARY 21, 2017**

Supervisor McNamara called the meeting to order at 7:00 p.m. in the Board Room. Present: Supervisor McNamara, Treasurer Budd, Trustee Frazier, Trustee Martin, Trustee Miller and Trustee White. Absent/Excused: Clerk Wright. Others in attendance: Secretary Montgomery, Executive Assistant Selman, Economic Development Director Akers and Deputy Director Best, Consultant Sloan, Senior Director Jordan and an audience of five (5).

APPROVAL OF AGENDA: Frazier moved, Miller seconded to approve the agenda as presented. Motion Carried.

APPROVAL OF CONSENT AGENDA: Budd moved, Martin seconded to approve the Consent Agenda as presented. [Work Study Session minutes of February 6, 2017, Closed Session Minutes of February 6, 2017, Board Meeting minutes of February 7, 2017, Prepaid List of February 9, 2017, Prepaid List of February 16, 2017 and the Voucher List of February 21, 2017]. Motion Carried.

PUBLIC HEARING: Frazier moved, White seconded to open the final Public Hearing at 7:03 p.m. to receive public comment on the use of program year 2017 Community Development Block Grant (CDBG) funds. Motion Carried.

As part of the required citizen participation process for Wayne County CDBG funding the Township must hold two public hearings regarding the proposed activities and proposed funding levels for activities for program year 2017. Objectives of the program are to provide benefits to persons of low- to moderate-income and/or areas where 51% of the residents are low to moderate income, reduce negative environmental impacts, maintain a high level of performance in management of CDBG funds programs, improve the quality of life for low to moderate income persons and create affordable housing for low to moderate income households. Proposed funding: \$76, 581 Public Facilities, \$30,000 Demolition, \$21,315 Senior Services, \$7,105 Planning and \$7,105 Administration. Trustee Frazier requested clarification on the funds allocated to Senior Services and expressed a desire to have those funds allocated to tangible items and services as opposed to offsetting the Director's salary. No Public Comment was received.

Budd moved, White seconded to close the Public Hearing at 7:29 p.m. Motion Carried.

CORRESPONDENCE: Representative David Wilson from The Senior Alliance provided an overview of programs and service to Van Buren Township citizens over the past year. More information about the Senior Alliance is available at aaa1c.org.

PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Motion by Martin, seconded by Budd to approve the 2017 Community Development Block Grant (CDBG) funds in the amount of \$142,106.00 and the proposed project statement. Motion Carried.

Motion by Frazier, seconded by Miller to approve the appointment of Patricia Sobecki to the September Days Senior Citizens Endowment Committee with a term to expire January 15, 2018. Motion Carried. Ms.

Sobecki has been a long time member and volunteer at the Senior Center. She fills the balance of the term held by the late Betty Neill.

Motion by Miller, seconded by White to approve the appointment of Kess Emekpe to the Environmental Commission with a term to expire October 1, 2017. Motion Carried. Mr. Emekpe is a seven year resident of the Township, is a member of the Huron River Watershed Council, holds a degree in Earth and Environmental Science and is working towards his master's degree. He fills the balance of the term held by the late David Wilson.

Motion by Frazier, seconded by Budd to approve the 2016 Planning Commission Annual Report. Motion Carried. This report is compiled in accordance with P.A. 33 of 2008, as amended, MCL 125.3801 Et seq, Michigan Planning Enabling Act. It is a list of activities performed by the Planning Commission in 2016.

Motion by Budd, seconded by Miller to approve of the evaluation process for the Qualifications Based Selection Committee in the selection of a General Engineering Services firm. Motion Carried. The evaluation process includes a Statement of Qualifications Evaluation, Reference Check, Interview Questions and a Score Sheet. The highest scoring applicant(s) will be brought forth to the Board for approval.

Motion by Budd, seconded by Miller to approve the evaluation process for the Qualifications Based Selection Committee in the selection of a General Planning Services firm. Motion Carried. The evaluation process includes a Statement of Qualifications Evaluation, Reference Check, Interview Questions and a Score Sheet. The highest scoring applicant(s) will be brought forth to the Board for approval.

Motion by Martin, seconded by White to approve the first reading of Ordinance 02-21-17 (1) an Ordinance to grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners. Motion Carried. This Ordinance will grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners. The Ordinance grants the abutting property owner the exclusive right of use of the Township owned property around Belleville Lake. The area is delimited by the Zoning Ordinance 02-21-17 (2) which addresses where the specific exclusive use boundaries are. The property owner shall maintain the lake property in compliance with all existing applicable federal, state and local laws and regulations.

Motion by White, seconded by Frazier to approve the first reading of Ordinance 02-21-17 (2) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to add a new article regarding the Belleville Lake Shoreline Districts. Motion Carried. This Ordinance adds language to the Township's Zoning Ordinance with regards to the regulation of physical improvements made to the Township owned property around Belleville Lake. It also offers protections to the abutting property owners by grandfathering existing structures and establishes separate regulations for property abutting single family home (BLA zoning district) and multi-family/commercial properties (BLB zoning district).

Motion by Miller, seconded by White to approve the first reading of Ordinance 02-21-17 (3) an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to rezone those portions of Township owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or "Brow of the hill" to Belleville Lake Shoreline Districts. Motion Carried. This Ordinance amends the Township's Zoning Map to incorporate the BLA (shoreline abutting single family homes) and BLB (shoreline abutting multi-family/commercial properties).

REPORTS: None.

ANNOUNCEMENTS: Announcements included: Outdoor Emergency Siren testing occurs the first Saturday of each month at 1:00 p.m.; the League of Women Voters will hold their next meeting on Thursday February 23, 2017 at 7:00 p.m. at Trinity Episcopal Church and assist anyone interested in registering to vote; and the Belleville Rotary Club will hold an Italian "Fat Tuesday" dinner on Tuesday, February 28, 2017, from 4:30 p.m. to 7:30 p.m. at the Van Buren Eagles. Tickets are \$12 for adults and \$6 for children 12 and younger. Carry out is available.

NON-AGENDA: None.

ADJOURNMENT: Miller moved, Frazier seconded to adjourn at 8:35 p.m. Motion Carried.

Leon Wright, Township Clerk

Date: _____.

Kevin McNamara, Supervisor

Date: _____.

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 02/24/2017 - 02/24/2017
 UNJOURNALIZED
 OPEN
 2/24/2017 PREPAID

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|---------------------|--|---|------------|---|------------|--------|-----------------------|
| 7343262982 | | | | | | | |
| 78137 | AT&T 2.7-3.6 326-2982 101-265-850-000 | 02/07/2017 CTowles 2.7-3.6 326-2982 | 02/24/2017 | 156.45 156.45 | 156.45 | Open | N 02/24/2017 |
| 7344843666 | | | | | | | |
| 78138 | AT&T 2.13-3.12 484-3666 101-718-850-000 | 02/13/2017 CTowles 2.13-3.12 484-3666 | 02/24/2017 | 130.20 130.20 | 130.20 | Open | N 02/24/2017 |
| 152636557 | | | | | | | |
| 78139 | AT&T 1.14-2.13 MUSEUM INTERNET & PHONE 250-000-850-000 | 02/13/2017 CTowles 1.14-2.13 MUSEUM INTERNET & PHONE | 02/24/2017 | 131.57 131.57 | 131.57 | Open | N 02/24/2017 |
| TAXES | | | | | | | |
| 78140 | Belleville Area District Library DIST WINTER TAXES 703-000-247-000 | 02/16/2017 CTowles DIST WINTER TAXES | 02/24/2017 | 222,049.87 222,049.87 | 222,049.87 | Open | N 02/24/2017 |
| 170410000202 | | | | | | | |
| 78152 | BLUE CARE NETWORK MARCH HEALTH INS 101-171-719-000 101-215-719-000 101-228-719-000 101-253-719-000 101-265-719-000 101-301-719-000 101-325-719-000 101-329-719-000 101-336-719-000 101-370-719-000 101-691-719-000 101-692-719-000 101-900-719-000 592-536-719-000 592-536-719-001 | 02/10/2017 CTowles MARCH HEALTH INS MARCH HEALTH INS | 02/24/2017 | 90,636.96 1,649.75 1,649.75 1,649.75 4,744.45 5,791.19 34,883.68 5,176.81 1,649.75 1,649.75 1,649.75 6,394.20 625.77 12,483.14 8,669.72 1,969.50 | 90,636.96 | Open | N 02/24/2017 |
| REGISTRATION | | | | | | | |
| 78153 | MI Assoc Code Enforce Officers 3.9-10 CONFERENCE REGISTRATION 101-329-861-000 101-329-861-000 | 02/10/2017 CTowles 3.9-10 CONFERENCE REGISTRATION-SCHULER 3.9-10 CONFERENCE REGISTRATION-QUEENER | 02/24/2017 | 300.00 150.00 150.00 | 300.00 | Open | N 02/24/2017 |
| 48744559 | | | | | | | |
| 78148 | WEX BANK FUEL 101-301-860-001 | 02/15/2017 CTowles FUEL | 02/24/2017 | 139.85 111.96 | 139.85 | Open | N 02/24/2017 |

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 02/24/2017 - 02/24/2017
 UNJOURNALIZED
 OPEN
 2/24/2017 PREPAID

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|---------------------|---|--|------------|----------------------|----------|--------|-----------------------|
| | 101-336-860-001 | FUEL | | 27.89 | | | |
| REFUND 78142 | AMERICAN TOWER CORP REFUND RESA ENHANCEMENT 703-000-226-000 | 02/14/2017 CTowles REFUND RESA ENHANCEMENT | 02/24/2017 | 59.39 59.39 | 59.39 | Open | N 02/24/2017 |
| REFUND 78143 | DENTON PARTNERS, LLC REFUND TAXES 703-000-226-000 | 02/14/2017 CTowles REFUND TAXES | 02/24/2017 | 707.99 707.99 | 707.99 | Open | N 02/24/2017 |
| REFUND 78144 | FRANKLIN RIDGE HOMES LLC REFUND TAXES 703-000-226-000 | 02/15/2017 CTowles REFUND TAXES | 02/24/2017 | 231.32 231.32 | 231.32 | Open | N 02/24/2017 |
| REFUND 78145 | AKRAM KASSAB REFUND TAXES 703-000-226-000 | 02/15/2017 CTowles REFUND TAXES | 02/24/2017 | 334.54 334.54 | 334.54 | Open | N 02/24/2017 |
| REFUND 78146 | SPRINT REFUND TAXES 703-000-226-000 | 02/14/2017 CTowles REFUND TAXES | 02/24/2017 | 63.83 63.83 | 63.83 | Open | N 02/24/2017 |
| REFUND 78154 | ENGENIUS INNOVATIVE SOLUTIONS REFUND OVERPD TAXES 703-000-226-000 | 02/21/2017 CTowles REFUND OVERPD TAXES | 02/24/2017 | 6.35 6.35 | 6.35 | Open | N 02/24/2017 |
| REFUND 78155 | KIMBERLY M ANDERSON REFUND OVERPD TAXES 703-000-226-000 | 02/21/2017 CTowles REFUND OVERPD TAXES | 02/24/2017 | 5.69 5.69 | 5.69 | Open | N 02/24/2017 |
| REFUND 78156 | LOUIS G KOVACH II REFUND OVERPD TAXES 703-000-226-000 | 02/17/2017 CTowles REFUND OVERPD TAXES | 02/24/2017 | 40.01 40.01 | 40.01 | Open | N 02/24/2017 |
| REFUND 78157 | WILLOW COMMONS, LLC REFUND OVERPD TAXES 703-000-226-000 | 02/21/2017 CTowles REFUND OVERPD TAXES | 02/24/2017 | 1,395.90 1,395.90 | 1,395.90 | Open | N 02/24/2017 |
| D17011005 78151 | MI Municipal Risk Management Author JAN 46425 TYLER 101-265-920-000 | 02/15/2017 CTowles JAN 46425 TYLER | 02/24/2017 | 3,688.75 3,688.75 | 3,688.75 | Open | N 02/24/2017 |

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 02/24/2017 - 02/24/2017
 UNJOURNALIZED
 OPEN
 2/24/2017 PREPAID

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|---------------------|---|---------------------------------------|------------|------------------|-----------|--------|-----------------------|
| REFUND | | | | | | | |
| 78147 | Sprint REFUND TAXES 703-000-226-000 | 02/14/2017 CTowles REFUND TAXES | 02/24/2017 | 146.65 146.65 | 146.65 | Open | N 02/24/2017 |
| 594957-001 2 | | | | | | | |
| 78150 | UNUM Life Ins Co of America MARCH S&A/LIFE INS | 02/13/2017 CTowles | 02/24/2017 | 11,650.55 | 11,650.55 | Open | N 02/24/2017 |
| | 101-101-719-000 | MARCH LIFE INS | | 19.20 | | | |
| | 101-171-719-000 | MARCH S&A/LIFE INS | | 216.58 | | | |
| | 101-215-719-000 | MARCH S&A/LIFE INS | | 630.83 | | | |
| | 101-228-719-000 | MARCH S&A/LIFE INS | | 344.68 | | | |
| | 101-247-719-000 | MARCH S&A/LIFE INS | | 182.42 | | | |
| | 101-253-719-000 | MARCH S&A/LIFE INS | | 435.02 | | | |
| | 101-265-719-000 | MARCH S&A/LIFE INS | | 743.13 | | | |
| | 101-301-719-000 | MARCH S&A/LIFE INS | | 4,770.31 | | | |
| | 101-325-719-000 | MARCH S&A/LIFE INS | | 923.03 | | | |
| | 101-329-719-000 | MARCH S&A/LIFE INS | | 182.74 | | | |
| | 101-336-719-000 | MARCH S&A/LIFE INS | | 329.52 | | | |
| | 101-370-719-000 | MARCH S&A/LIFE INS | | 536.06 | | | |
| | 101-691-719-000 | MARCH S&A/LIFE INS | | 406.72 | | | |
| | 101-692-719-000 | MARCH S&A/LIFE INS | | 181.02 | | | |
| | 101-715-719-000 | MARCH S&A/LIFE INS | | 104.54 | | | |
| | 101-900-719-000 | MARCH LIFE INS | | 14.40 | | | |
| | 247-000-719-000 | MARCH S&A/LIFE INS | | 226.07 | | | |
| | 250-000-719-000 | MARCH S&A/LIFE INS | | 81.66 | | | |
| | 592-536-719-000 | MARCH S&A/LIFE INS | | 1,322.62 | | | |
| 127004050001 | | | | | | | |
| 78149 | Vision Service Plan MARCH VISION INS | 02/17/2017 CTowles | 02/24/2017 | 2,371.68 | 2,371.68 | Open | N 02/24/2017 |
| | 101-101-719-000 | MARCH VISION INS | | 59.36 | | | |
| | 101-171-719-000 | MARCH VISION INS | | 62.32 | | | |
| | 101-215-719-000 | MARCH VISION INS | | 102.08 | | | |
| | 101-228-719-000 | MARCH VISION INS | | 48.08 | | | |
| | 101-247-719-000 | MARCH VISION INS | | 51.04 | | | |
| | 101-253-719-000 | MARCH VISION INS | | 87.84 | | | |
| | 101-265-719-000 | MARCH VISION INS | | 135.92 | | | |
| | 101-301-719-000 | MARCH VISION INS | | 935.36 | | | |
| | 101-325-719-000 | MARCH VISION INS | | 184.00 | | | |
| | 101-329-719-000 | MARCH VISION INS | | 51.04 | | | |
| | 101-336-719-000 | MARCH VISION INS | | 51.04 | | | |
| | 101-370-719-000 | MARCH VISION INS | | 113.36 | | | |
| | 101-691-719-000 | MARCH VISION INS | | 102.08 | | | |
| | 101-692-719-000 | MARCH VISION INS | | 36.80 | | | |
| | 101-715-719-000 | MARCH VISION INS | | 25.52 | | | |
| | 247-000-719-000 | MARCH VISION INS | | 36.80 | | | |

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 02/24/2017 - 02/24/2017
 UNJOURNALIZED
 OPEN
 2/24/2017 PREPAID

| Inv Num | Vendor | Inv Date | Due Date | Inv Amt | Amt Due | Status | Jrnlized |
|-----------------------------------|------------------------|-------------------|------------|--------------|--------------|--------------|------------|
| Inv Ref# | Description | Entered By | | | | | Post Date |
| | GL Distribution | | | | | | |
| | 250-000-719-000 | MARCH VISION INS | | 11.28 | | | |
| | 592-536-719-000 | MARCH VISION INS | | 277.76 | | | |
| <hr/> | | | | | | | |
| TAXES | | | | | | | |
| 78141 | Wayne County Treasurer | 02/17/2017 | 02/24/2017 | 2,576,706.00 | 2,576,706.00 | Open | N |
| | DIST WINTER TAXES | CTowles | | | | | 02/24/2017 |
| | 703-000-244-000 | DIST WINTER TAXES | | 72,095.79 | | | |
| | 703-000-222-000 | DIST WINTER TAXES | | 313,946.53 | | | |
| | 703-000-240-000 | DIST WINTER TAXES | | 297,577.64 | | | |
| | 703-000-242-000 | DIST WINTER TAXES | | 68,065.30 | | | |
| | 703-000-243-000 | DIST WINTER TAXES | | 1,028,052.62 | | | |
| | 703-000-241-000 | DIST WINTER TAXES | | 77,995.34 | | | |
| | 703-000-248-000 | DIST WINTER TAXES | | 63,436.67 | | | |
| | 703-000-237-004 | DIST WINTER TAXES | | 623,821.40 | | | |
| | 703-000-245-000 | DIST WINTER TAXES | | 31,714.71 | | | |
| # of Invoices: | 21 | # Due: | 21 | Totals: | 2,910,953.55 | 2,910,953.55 | |
| # of Credit Memos: | 0 | # Due: | 0 | Totals: | 0.00 | 0.00 | |
| Net of Invoices and Credit Memos: | | | | | <hr/> | <hr/> | |
| | | | | | 2,910,953.55 | 2,910,953.55 | |

User: CTowles

POST DATES 02/24/2017 - 02/24/2017

DB: Van Buren Twp

UNJOURNALIZED

OPEN

2/24/2017 PREPAID

| Inv Num | Vendor | Inv Date | Due Date | Inv Amt | Amt Due | Status | Jrnlized |
|---------------------------------|-------------------------------|------------|----------|--------------|--------------|--------|-----------|
| Inv Ref# | Description | Entered By | | | | | Post Date |
| | GL Distribution | | | | | | |
| --- TOTALS BY FUND --- | | | | | | | |
| | 101 - General Fund | | | 96,479.03 | 96,479.03 | | |
| | 247 - DDA Fund | | | 262.87 | 262.87 | | |
| | 250 - Museum Fund | | | 224.51 | 224.51 | | |
| | 592 - Water/Sewer Fund | | | 12,239.60 | 12,239.60 | | |
| | 703 - Current Tax Fund | | | 2,801,747.54 | 2,801,747.54 | | |
| --- TOTALS BY DEPT/ACTIVITY --- | | | | | | | |
| | 000 - | | | 2,802,234.92 | 2,802,234.92 | | |
| | 101 - Township Board | | | 78.56 | 78.56 | | |
| | 171 - Supervisor Department | | | 1,928.65 | 1,928.65 | | |
| | 215 - Clerk Department | | | 2,382.66 | 2,382.66 | | |
| | 228 - IT Department | | | 2,042.51 | 2,042.51 | | |
| | 247 - Assessing Department | | | 233.46 | 233.46 | | |
| | 253 - Treasurer Department | | | 5,267.31 | 5,267.31 | | |
| | 265 - Building & Grounds | | | 10,515.44 | 10,515.44 | | |
| | 301 - Police Department | | | 40,701.31 | 40,701.31 | | |
| | 325 - Dispatch | | | 6,283.84 | 6,283.84 | | |
| | 329 - Ordinance Enforcement | | | 2,183.53 | 2,183.53 | | |
| | 336 - Fire Department | | | 2,058.20 | 2,058.20 | | |
| | 370 - Building/Planning Dept. | | | 2,299.17 | 2,299.17 | | |
| | 536 - Water Department | | | 12,239.60 | 12,239.60 | | |
| | 691 - Recreation Dept | | | 6,903.00 | 6,903.00 | | |
| | 692 - Seniors Dept | | | 843.59 | 843.59 | | |
| | 715 - Cable Dept | | | 130.06 | 130.06 | | |
| | 718 - Park & Lake Dept | | | 130.20 | 130.20 | | |
| | 900 - Insurance | | | 12,497.54 | 12,497.54 | | |

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 03/01/2017 - 03/01/2017
 UNJOURNALIZED
 OPEN
 3/1/2017 PREPAID

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|----------------------|--|------------------------|------------|---|----------|--------|-----------------------|
| BOND 78323 | 14-B District Court BOND SHELBY LASHAYE ADAMS 760-000-299-000 | 02/23/2017 CTowles | 03/01/2017 | 660.00 660.00 | 660.00 | Open | N 03/01/2017 |
| 33693-33738 78328 | AmeraPlan Reimbursable EMPLOYEE HRA 101-171-719-000 101-215-719-000 101-253-719-000 101-301-719-000 101-325-719-000 101-336-719-000 101-691-719-000 592-536-719-000 | 02/21/2017 CTowles | 03/01/2017 | 1,989.42 70.00 31.52 573.78 731.68 90.00 165.00 189.68 137.76 | 1,989.42 | Open | N 03/01/2017 |
| 7346974105 78289 | AT&T 1.16-2.15 697-4105 250-000-850-000 | 02/16/2017 CTowles | 03/01/2017 | 68.31 68.31 | 68.31 | Open | N 03/01/2017 |
| 7346974653 78290 | AT&T 2.16-3.15 697-4653 101-265-850-000 | 02/16/2017 CTowles | 03/01/2017 | 608.73 608.73 | 608.73 | Open | N 03/01/2017 |
| 7346977835 78291 | AT&T 2.16-3.15 697-7835 250-000-850-000 | 02/16/2017 CTowles | 03/01/2017 | 69.61 69.61 | 69.61 | Open | N 03/01/2017 |
| 7346995213 78292 | AT&T 2.16-3.15 699-5213 101-265-850-000 | 02/16/2017 CTowles | 03/01/2017 | 101.45 101.45 | 101.45 | Open | N 03/01/2017 |
| 7346996075 78293 | AT&T 2.16-3.15 699-6075 101-265-850-000 | 02/16/2017 CTowles | 03/01/2017 | 948.27 948.27 | 948.27 | Open | N 03/01/2017 |
| 7346996323 78294 | AT&T 2.16-3.15 699-6323 101-265-850-000 | 02/16/2017 CTowles | 03/01/2017 | 304.36 304.36 | 304.36 | Open | N 03/01/2017 |
| 1717974154 78296 | AT&T FEB FIBER OPTIC INTERNET LINE 101-228-817-000 | 02/11/2017 CTowles | 03/01/2017 | 1,652.53 1,652.53 | 1,652.53 | Open | N 03/01/2017 |

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| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|-----------------------|---|--|------------|------------------------------------|-----------|--------|-----------------------|
| 8310006514 78297 | AT&T 1.19-2.18 8310006514 101-265-850-000 | 02/19/2017 CTowles 1.19-2.18 8310006514 | 03/01/2017 | 710.48 710.48 | 710.48 | Open | N 03/01/2017 |
| 287272396924 78295 | AT&T MOBILITY 1.3-2.2 TABLET BROADBAND 250-000-850-000 | 02/02/2017 CTowles 1.3-2.2 TABLET BROADBAND | 03/01/2017 | 53.52 53.52 | 53.52 | Open | N 03/01/2017 |
| 65387 78326 | COMCAST 3.2-4.1 VIDEO ARRAIGNMENT LINE 101-301-850-000 | 02/19/2017 CTowles 3.2-4.1 VIDEO ARRAIGNMENT LINE | 03/01/2017 | 144.85 144.85 | 144.85 | Open | N 03/01/2017 |
| 80558 78327 | COMCAST 2.26-3.25 CABLE BOX FEE 101-336-920-000 | 02/17/2017 CTowles 2.26-3.25 CABLE BOX FEE | 03/01/2017 | 19.06 19.06 | 19.06 | Open | N 03/01/2017 |
| 7706-5 78332 | DTE Energy Company JANUARY STREET LIGHTING 101-450-926-000 247-000-920-000 | 03/01/2017 CTowles JANUARY STREET LIGHTING JANUARY STREETScape LIGHTING | 03/01/2017 | 24,387.77 19,982.33 4,405.44 | 24,387.77 | Open | N 03/01/2017 |
| 334232800220 78298 | DTE ENERGY 1.26-2.23 10200 BECK 101-691-920-000 | 02/23/2017 CTowles 1.26-2.23 10200 BECK | 03/01/2017 | 23.69 23.69 | 23.69 | Open | N 03/01/2017 |
| 334232800105 78299 | DTE ENERGY 1.26-2.23 11972 BECKLEY 592-536-920-000 | 02/23/2017 CTowles 1.26-2.23 11972 BECKLEY | 03/01/2017 | 287.26 287.26 | 287.26 | Open | N 03/01/2017 |
| 334232800295 78300 | DTE ENERGY 1.19-2.16 15992 BROOKSIDE 592-536-920-000 | 02/23/2017 CTowles 1.19-2.16 15992 BROOKSIDE | 03/01/2017 | 128.70 128.70 | 128.70 | Open | N 03/01/2017 |
| 295163000041 78301 | DTE ENERGY 1.24-2.21 128 4TH 101-265-920-000 | 02/23/2017 CTowles 1.24-2.21 128 4TH | 03/01/2017 | 257.65 257.65 | 257.65 | Open | N 03/01/2017 |
| 334232800170 78302 | DTE ENERGY 1.24-2.21 130 4TH 101-265-920-000 | 02/23/2017 CTowles 1.24-2.21 130 4TH | 03/01/2017 | 102.98 102.98 | 102.98 | Open | N 03/01/2017 |
| 295163000322 78303 | DTE ENERGY 1.12-2.14 17395 HAGGERTY | 02/23/2017 CTowles | 03/01/2017 | 315.10 | 315.10 | Open | N 03/01/2017 |

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| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|-----------------------|--|---------------------------------|------------|---------|---------|--------|-----------------------|
| | 592-536-920-000 | 1.12-2.14 17395 HAGGERTY | | 315.10 | | | |
| 466787400061 78304 | DTE ENERGY 1.26-2.23 45400 HARMONY 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 36.35 | 36.35 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.26-2.23 45400 HARMONY | | 36.35 | | | |
| 334232800113 78305 | DTE ENERGY 1.26-2.23 45400 HARMONY 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 172.29 | 172.29 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.26-2.23 45400 HARMONY | | 172.29 | | | |
| 334233300030 78306 | DTE ENERGY 1.18-2.15 8145 JEREMY 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 247.11 | 247.11 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.18-2.15 8145 JEREMY | | 247.11 | | | |
| 295163000066 78307 | DTE ENERGY 1.24-2.21 405 MAIN 250-000-920-000 | 02/23/2017 CTowles | 03/01/2017 | 264.14 | 264.14 | Open | N 03/01/2017 |
| | 250-000-920-000 | 1.24-2.21 405 MAIN | | 264.14 | | | |
| 334232800196 78308 | DTE ENERGY 1.24-2.21 405 MAIN 250-000-920-000 | 02/23/2017 CTowles | 03/01/2017 | 78.24 | 78.24 | Open | N 03/01/2017 |
| | 250-000-920-000 | 1.24-2.21 405 MAIN | | 78.24 | | | |
| 466787400079 78309 | DTE ENERGY 1.26-2.23 47555 N SHORE 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 32.27 | 32.27 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.26-2.23 47555 N SHORE | | 32.27 | | | |
| 334232800030 78310 | DTE ENERGY 1.26-2.23 47555 N SHORE 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 79.32 | 79.32 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.26-2.23 47555 N SHORE | | 79.32 | | | |
| 295163000249 78311 | DTE ENERGY 1.26-2.23 51372 OLD RAWSONVILLE 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 240.23 | 240.23 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.26-2.23 51372 OLD RAWSONVILLE | | 240.23 | | | |
| 466787400095 78312 | DTE ENERGY 1.18-2.15 9297 PARKWOOD 592-536-920-000 | 02/23/2017 CTowles | 03/01/2017 | 142.61 | 142.61 | Open | N 03/01/2017 |
| | 592-536-920-000 | 1.18-2.15 9297 PARKWOOD | | 142.61 | | | |
| 466787400020 78313 | DTE ENERGY 1.26-2.23 12095 QUIRK 247-000-920-000 | 02/23/2017 CTowles | 03/01/2017 | 18.40 | 18.40 | Open | N 03/01/2017 |
| | 247-000-920-000 | 1.26-2.23 12095 QUIRK | | 18.40 | | | |
| 334232800154 78314 | DTE ENERGY 1.26-2.23 12302 RYZNAR | 02/23/2017 CTowles | 03/01/2017 | 102.00 | 102.00 | Open | N 03/01/2017 |

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DB: Van Buren Twp

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| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|-----------------------|--|---|------------|----------|----------|--------|-----------------------|
| | 592-536-920-000 | 1.26-2.23 12302 RYZNAR | | 102.00 | | | |
| 295163000330 78315 | DTE ENERGY 1.26-2.23 46293 TYLER 592-536-920-000 | 02/23/2017 CTowles 1.26-2.23 46293 TYLER | 03/01/2017 | 28.49 | 28.49 | Open | N 03/01/2017 |
| 295163000017 78316 | DTE ENERGY 1.26-2.23 46421 TYLER 101-691-920-000 | 02/23/2017 CTowles 1.26-2.23 46421 TYLER | 03/01/2017 | 40.95 | 40.95 | Open | N 03/01/2017 |
| 334233300022 78317 | DTE ENERGY 1.24-2.23 46425 TYLER 592-536-920-000 | 02/23/2017 CTowles 1.24-2.23 46425 TYLER | 03/01/2017 | 621.83 | 621.83 | Open | N 03/01/2017 |
| 334233300014 78318 | DTE ENERGY 1.26-2.23 46425 TYLER 592-536-920-000 | 02/23/2017 CTowles 1.26-2.23 46425 TYLER | 03/01/2017 | 588.04 | 588.04 | Open | N 03/01/2017 |
| 295163000074 78319 | DTE ENERGY 1.26-2.23 46805 TYLER 592-536-920-000 | 02/23/2017 CTowles 1.26-2.23 46805 TYLER | 03/01/2017 | 379.06 | 379.06 | Open | N 03/01/2017 |
| 295163000181 78320 | DTE ENERGY 1.26-2.23 46805 TYLER 592-536-920-000 | 02/23/2017 CTowles 1.26-2.23 46805 TYLER | 03/01/2017 | 1,058.10 | 1,058.10 | Open | N 03/01/2017 |
| IRELAND 78330 | Fifth Third Bank 247-000-861-000 | 02/14/2017 CTowles IRELAND 3/8-9 MDA CONFERENCE | 03/01/2017 | 250.00 | 250.00 | Open | N 03/01/2017 |
| LOTHRINGER 78331 | Fifth Third Bank 247-000-861-000 247-000-861-000 247-000-740-000 247-000-974-000 | 02/15/2017 CTowles IRELAND 1/23-25 MI CITIZEN PLANNER PROG LOTHRINGER 1/23-25 MI CITIZEN PLNR PROG NOISE CANCELLING BLUETOOTH HEADPHONES MRS MI AMERICA REPLACEMENT SIGN | 03/01/2017 | 756.28 | 756.28 | Open | N 03/01/2017 |
| 3868 78329 | Gonczy's Property Maintenance MOW STREETScape GRASS 247-000-979-001 | 08/21/2016 CTowles MOW STREETScape GRASS | 03/01/2017 | 2,085.00 | 2,085.00 | Open | N 03/01/2017 |
| REFUND 78324 | NICOLE RAE AUSTON-BYRD REFUND OVERPD TAXES 703-000-226-000 | 02/24/2017 CTowles REFUND OVERPD TAXES | 03/01/2017 | 14.03 | 14.03 | Open | N 03/01/2017 |

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|-----------------------------------|---|--|------------|--------------------------------|-----------|--------|-----------------------|
| REFUND | | | | | | | |
| 78325 | SUE LENN BABER-MONTY REFUND OVERPD TAXES 703-000-226-000 | 02/23/2017 CTowles REFUND OVERPD TAXES | 03/01/2017 | 6.28 6.28 | 6.28 | Open | N 03/01/2017 |
| TRAVEL | | | | | | | |
| 78321 | Leon Wright 3.1, 3.14-20 MILEAGE 101-215-860-000 101-101-956-000 | 03/01/2017 CTowles 3.14-20 CLERKS INST MILEAGE 3.1 MMRMA CONF MILEAGE | 03/01/2017 | 417.30 316.72 100.58 | 417.30 | Open | N 03/01/2017 |
| REIMBURSE | | | | | | | |
| 78322 | Leon Wright REIMBURSE FOR PASSPORT 101-101-956-000 | 02/27/2017 CTowles REIMBURSE FOR PASSPORT | 03/01/2017 | 110.00 110.00 | 110.00 | Open | N 03/01/2017 |
| # of Invoices: | 44 | # Due: | 44 | Totals: | 40,602.06 | | 40,602.06 |
| # of Credit Memos: | 0 | # Due: | 0 | Totals: | 0.00 | | 0.00 |
| Net of Invoices and Credit Memos: | | | | | 40,602.06 | | 40,602.06 |

--- TOTALS BY FUND ---

| | | |
|------------------------|-----------|-----------|
| 101 - General Fund | 27,276.29 | 27,276.29 |
| 247 - DDA Fund | 7,515.12 | 7,515.12 |
| 250 - Museum Fund | 533.82 | 533.82 |
| 592 - Water/Sewer Fund | 4,596.52 | 4,596.52 |
| 703 - Current Tax Fund | 20.31 | 20.31 |
| 760 - Court Fund | 660.00 | 660.00 |

--- TOTALS BY DEPT/ACTIVITY ---

| | | |
|-----------------------------|-----------|-----------|
| 000 - | 8,729.25 | 8,729.25 |
| 101 - Township Board | 210.58 | 210.58 |
| 171 - Supervisor Department | 70.00 | 70.00 |
| 215 - Clerk Department | 348.24 | 348.24 |
| 228 - IT Department | 1,652.53 | 1,652.53 |
| 253 - Treasurer Department | 573.78 | 573.78 |
| 265 - Building & Grounds | 3,033.92 | 3,033.92 |
| 301 - Police Department | 876.53 | 876.53 |
| 325 - Dispatch | 90.00 | 90.00 |
| 336 - Fire Department | 184.06 | 184.06 |
| 450 - Public Services | 19,982.33 | 19,982.33 |
| 536 - Water Department | 4,596.52 | 4,596.52 |
| 691 - Recreation Dept | 254.32 | 254.32 |

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| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnalized Post Date |
|---------------------|---|---|------------|-----------|-----------|--------|------------------------|
| INSTRUCTOR | | | | | | | |
| 78201 | Laura Abney CHEERLEADING & GYMNASTIC INSTRUCTO 101-691-742-000 | 02/23/2017 CTowles | 03/07/2017 | 2,348.80 | 2,348.80 | Open | N 03/07/2017 |
| | | CHEERLEADING & GYMNASTIC INSTRUCTOR | | 2,348.80 | | | |
| 1022488 | | | | | | | |
| 78165 | Ahearn Signs CEMETARY CLEAN UP SIGNS 101-265-819-000 | 02/10/2017 CTowles | 03/07/2017 | 90.00 | 90.00 | Open | N 03/07/2017 |
| | | CLEAN UP SIGNS, CEMETARY | | 90.00 | | | |
| 203341 | | | | | | | |
| 78166 | ALLSTAR ALARM LLC FIRE SYSTEM TEST & INSPECT 101-265-931-000 | 02/15/2017 CTowles | 03/07/2017 | 75.00 | 75.00 | Open | N 03/07/2017 |
| | | FIRE SYSTEM TEST & INSPECT | | 75.00 | | | |
| 10888 | | | | | | | |
| 78164 | THE ALPHA GROUP STANTON 8/27-31 CRIMINAL INTELLEGE 101-301-861-000 | 02/21/2017 CTowles | 03/07/2017 | 595.00 | 595.00 | Open | N 03/07/2017 |
| | | STANTON 8/27-31 CRIMINAL INTELLEGE C | | 595.00 | | | |
| A17-051 | | | | | | | |
| 78163 | ARBOR INSPECTION SERVICES, LLC ANNUAL FIRE SPRINKLER INSPECTION 101-265-819-000 | 02/20/2017 CTowles | 03/07/2017 | 900.00 | 900.00 | Open | N 03/07/2017 |
| | | INSPECT FIRE SPRINKLER TOWNSHIP OFFICES | | 300.00 | | | |
| | | INSPECT FIRE SPRINKLER STA 1 | | 300.00 | | | |
| | | INSPECT FIRE SPRINKLER STA 2 | | 300.00 | | | |
| 378 | | | | | | | |
| 78160 | Atchinson Ford Sales, Inc 102 FULL VEHICLE DETAIL 101-301-860-000 | 02/07/2017 CTowles | 03/07/2017 | 149.00 | 149.00 | Open | N 03/07/2017 |
| | | 102 FULL VEHICLE DETAIL | | 149.00 | | | |
| 181165 | | | | | | | |
| 78161 | Atchinson Ford Sales, Inc 144 IGNITION COIL ASY/SPARK PLUG 101-301-860-000 | 02/16/2017 CTowles | 03/07/2017 | 428.04 | 428.04 | Open | N 03/07/2017 |
| | | 144 IGNITION COIL ASY/SPARK PLUG | | 428.04 | | | |
| 181466 | | | | | | | |
| 78162 | Atchinson Ford Sales, Inc 144 LR WHEEL BEARING 101-301-860-000 | 02/17/2017 CTowles | 03/07/2017 | 323.55 | 323.55 | Open | N 03/07/2017 |
| | | 144 LR WHEEL BEARING | | 323.55 | | | |
| MI687404 | | | | | | | |
| 78159 | AT&T 3.1-30 TELEPHONE SYSTEM MAINT 101-265-933-000 | 02/14/2017 CTowles | 03/07/2017 | 866.24 | 866.24 | Open | N 03/07/2017 |
| | | 3.1-30 TELEPHONE SYSTEM MAINT | | 866.24 | | | |
| 5257-01 | | | | | | | |
| 78172 | THE BANK OF NEW YORK MELLON, NA 2006 SEWER CAPITAL IMP BOND INT 592-537-995-000 | 01/24/2017 CTowles | 03/07/2017 | 55,813.38 | 55,813.38 | Open | N 03/07/2017 |
| | | 2006 SEWER CAPITAL IMP BOND INT | | 55,813.38 | | | |

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|---------------------|--|------------------------|------------|---|-----------|--------|------------------------|
| 7265-01 78173 | THE BANK OF NEW YORK MELLON, NA 2009 WATER CAPITAL IMP BOND INT 592-536-995-000 | 01/24/2017 CTowles | 03/07/2017 | 58,500.00 58,500.00 | 58,500.00 | Open | N 03/07/2017 |
| 228188 78179 | BANK SUPPLIES SEMICON S-2500 CURRENCY DISCRIMINA 101-253-956-000 101-253-956-000 101-253-956-000 | 02/13/2017 CTowles | 03/07/2017 | 2,450.74 1,999.99 368.75 82.00 | 2,450.74 | Open | N 03/07/2017 |
| 10.118830 78171 | BASIC SECTION 125 FSA PLAN DEBIT CARD FE 101-171-956-000 | 02/17/2017 CTowles | 03/07/2017 | 618.00 618.00 | 618.00 | Open | N 03/07/2017 |
| 45128 78174 | Belleville Area Independent 2/7 BRD MTG MIN 101-248-900-000 | 02/15/2017 CTowles | 03/07/2017 | 135.00 135.00 | 135.00 | Open | N 03/07/2017 |
| 45134 78175 | Belleville Area Independent NEW OVERALL ZONING ORDINANCES 101-370-900-000 | 02/15/2017 CTowles | 03/07/2017 | 40.00 40.00 | 40.00 | Open | N 03/07/2017 |
| 45136 78176 | Belleville Area Independent PC PH 40631 ALDEN DR 101-370-900-000 | 02/15/2017 CTowles | 03/07/2017 | 62.50 62.50 | 62.50 | Open | N 03/07/2017 |
| 45168 78177 | Belleville Area Independent GENERAL TWP PLNG SVS 101-370-900-000 | 02/22/2017 CTowles | 03/07/2017 | 72.50 72.50 | 72.50 | Open | N 03/07/2017 |
| 45169 78178 | Belleville Area Independent GENERAL TWP PLNG SVS 101-370-900-000 | 02/22/2017 CTowles | 03/07/2017 | 80.00 80.00 | 80.00 | Open | N 03/07/2017 |
| TRAVEL 78167 | Sean Bellingham 10.20-2.27 MILEAGE 101-253-860-000 | 02/27/2017 CTowles | 03/07/2017 | 27.35 27.35 | 27.35 | Open | N 03/07/2017 |
| INSTRUCTOR 78180 | Virginia Belinski FEB AFEP CLASS 101-692-742-000 | 02/27/2017 CTowles | 03/07/2017 | 140.00 140.00 | 140.00 | Open | N 03/07/2017 |

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|---------------------|--|---|------------|--|----------|--------|------------------------|
| 82409986 78170 | Bound Tree Medical LLC STERILE WATER 101-336-740-000 | 02/16/2017 CTowles STERILE WATER | 03/07/2017 | 16.10 16.10 | 16.10 | Open | N 03/07/2017 |
| 17-0220-1 78169 | Bowdecon LLC MEDICAL WASTE PICK UP 101-301-743-000 | 02/21/2017 CTowles MEDICAL WASTE PICK UP | 03/07/2017 | 100.00 100.00 | 100.00 | Open | N 03/07/2017 |
| GRV6278 78188 | CDW Government TONER CARTRIDGE 101-301-958-000 | 01/31/2017 CTowles LEXMARK TONER T680 BOOKING PRINTER | 03/07/2017 | 305.30 305.30 | 305.30 | Open | N 03/07/2017 |
| GQN2858 78189 | CDW Government BACKUP DVD & LABELS FOR EVIDENCE R 101-301-958-000 | 01/24/2017 CTowles BLANK DVD VERBATIM | 03/07/2017 | 187.55 187.55 | 187.55 | Open | N 03/07/2017 |
| GPW7905 78190 | CDW Government BACKUP DVD & LABELS FOR EVIDENCE R 101-301-958-000 101-301-958-000 | 01/20/2017 CTowles BLANK DVD VERBATIM 2 5/16TH" X 4" LABEL | 03/07/2017 | 654.45 494.45 160.00 | 654.45 | Open | N 03/07/2017 |
| GQQ7344 78191 | CDW Government BACKUP DVD & LABELS FOR EVIDENCE R 101-301-958-000 | 01/25/2017 CTowles BLANK DVD VERBATIM | 03/07/2017 | 170.50 170.50 | 170.50 | Open | N 03/07/2017 |
| GTH3508 78192 | CDW Government ADOBE ACROBAT PRO AND MS OFFICE PR 101-191-727-000 | 02/06/2017 CTowles MS GSA OFFICE PRO PLUS 2016 | 03/07/2017 | 356.50 356.50 | 356.50 | Open | N 03/07/2017 |
| 159518 78183 | Chapp & Bushey Oil Co. FUEL 101-301-860-001 101-336-860-001 592-536-751-000 101-265-860-000 101-692-860-000 101-370-860-000 101-718-860-000 101-171-860-000 | 02/07/2017 CTowles FUEL FUEL FUEL FUEL FUEL FUEL FUEL FUEL | 03/07/2017 | 4,163.17 2,676.92 162.36 678.60 291.42 158.20 45.79 129.06 20.82 | 4,163.17 | Open | N 03/07/2017 |
| 155142 78184 | Chapp & Bushey Oil Co. FUEL 101-301-860-001 101-336-860-001 | 02/20/2017 CTowles FUEL FUEL | 03/07/2017 | 5,027.67 3,368.54 261.44 | 5,027.67 | Open | N 03/07/2017 |

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|---------------------|---|---------------------------------------|------------|----------|----------|--------|------------------------|
| | GL Distribution | | | | | | |
| | 592-536-751-000 | FUEL | | 698.85 | | | |
| | 101-265-860-000 | FUEL | | 191.05 | | | |
| | 101-692-860-000 | FUEL | | 331.83 | | | |
| | 101-718-860-000 | FUEL | | 135.75 | | | |
| | 101-171-860-000 | FUEL | | 40.21 | | | |
| 142476 | | | | | | | |
| 78185 | Chapp & Bushey Oil Co. DIESEL FUEL | 02/20/2017 CTowles | 03/07/2017 | 421.60 | 421.60 | Open | N 03/07/2017 |
| | 101-301-860-001 | DIESEL FUEL | | 10.96 | | | |
| | 101-336-860-001 | DIESEL FUEL | | 292.17 | | | |
| | 592-536-751-000 | DIESEL FUEL | | 118.47 | | | |
| 694569 | | | | | | | |
| 78186 | CLARK HILL PLC JAN LDFA LEGAL SVS | 02/10/2017 CTowles | 03/07/2017 | 327.00 | 327.00 | Open | N 03/07/2017 |
| | 251-000-802-000 | JAN LDFA LEGAL SVS | | 327.00 | | | |
| 694570 | | | | | | | |
| 78187 | CLARK HILL PLC JAN LDFA LEGAL SVS | 02/10/2017 CTowles | 03/07/2017 | 127.00 | 127.00 | Open | N 03/07/2017 |
| | 251-000-802-000 | JAN LDFA LEGAL SVS | | 127.00 | | | |
| 59421 | | | | | | | |
| 78181 | Communication Associates, Inc. TWP WEB PAGE ANNUAL HOSTING FEE | 01/31/2017 CTowles | 03/07/2017 | 1,380.00 | 1,380.00 | Open | N 03/07/2017 |
| | 101-228-939-000 | TWP WEB PAGE ANNUAL HOSTING FEE | | 1,380.00 | | | |
| 59452 | | | | | | | |
| 78182 | Communication Associates, Inc. DDA WEB PAGE ANNUAL HOSTING FEE | 02/13/2017 CTowles | 03/07/2017 | 350.00 | 350.00 | Open | N 03/07/2017 |
| | 247-000-740-000 | DDA WEB PAGE ANNUAL HOSTING FEE | | 350.00 | | | |
| 40774 | | | | | | | |
| 78193 | E&M CONSULTING, INC FULL PAGE AD IN 2017 CHAMBER CALEN | 01/01/2017 CTowles | 03/07/2017 | 1,049.00 | 1,049.00 | Open | N 03/07/2017 |
| | 101-101-956-000 | FULL PAGE AD IN 2017 CHAMBER CALENDAR | | 1,049.00 | | | |
| 5.710.46595 | | | | | | | |
| 78200 | Fed Ex DELIVERIES | 02/17/2017 CTowles | 03/07/2017 | 45.71 | 45.71 | Open | N 03/07/2017 |
| | 592-536-956-000 | DELIVER TO ITRON | | 19.38 | | | |
| | 592-536-956-000 | DELIVER TO PIONEER | | 26.33 | | | |
| BACKGROUND | | | | | | | |
| 78202 | Fifer Investigations, LLC BACKGROUND INVESTIGATION-ACCT CLER | 02/22/2017 CTowles | 03/07/2017 | 400.00 | 400.00 | Open | N 03/07/2017 |
| | 101-191-956-000 | BACKGROUND INVESTIGATION-ACCT CLERK | | 400.00 | | | |
| 171954 | | | | | | | |
| 78196 | Fire Systems Of Michigan INSPECT FIRE SUPPRESSION SYSTEM | 02/15/2017 CTowles | 03/07/2017 | 167.90 | 167.90 | Open | N 03/07/2017 |
| | 101-692-933-000 | INSPECT FIRE SUPPRESSION SYSTEM | | 167.90 | | | |

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| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnlized Post Date |
|---------------------|---|---|------------|----------------------------------|----------|--------|-----------------------|
| INSTRUCTOR | | | | | | | |
| 78195 | Therese Ann Foote YOGA INSTRUCTOR 101-692-742-000 | 02/14/2017 CTowles YOGA INSTRUCTOR | 03/07/2017 | 240.00 240.00 | 240.00 | Open | N 03/07/2017 |
| PLAN REVIEW1 | | | | | | | |
| 78198 | Matthew Forster BUILDING PLAN REVIEWS 101-370-819-000 | 02/24/2017 CTowles BUILDING PLAN REVIEWS | 03/07/2017 | 906.50 906.50 | 906.50 | Open | N 03/07/2017 |
| PLAN REVIEW2 | | | | | | | |
| 78199 | Matthew Forster BUILDING PLAN REVIEWS 101-370-819-000 | 02/15/2017 CTowles BUILDING PLAN REVIEWS | 03/07/2017 | 752.48 752.48 | 752.48 | Open | N 03/07/2017 |
| ASSESSOR | | | | | | | |
| 78194 | Frischman Appraisal & Consulting INDEPENDENT CONTRACTOR-ASSESSING 101-247-819-000 | 02/17/2017 CTowles INDEPENDENT CONTRACTOR-ASSESSING | 03/07/2017 | 3,333.00 3,333.00 | 3,333.00 | Open | N 03/07/2017 |
| 682318183-01 | | | | | | | |
| 78197 | Fun Express, LLC GIFT BAGS & TISSUE PAPER 101-101-956-000 101-101-956-000 101-101-956-000 | 02/15/2017 CTowles GIFT BAGS BLUE TISSUE PAPER SHIPPING | 03/07/2017 | 48.30 29.95 8.40 9.95 | 48.30 | Open | N 03/07/2017 |
| 6055 | | | | | | | |
| 78205 | Gasiorek, Morgan, Greco & McCauley, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/01/2017 CTowles JAN LEGAL SVS JAN LEGAL SVS | 03/07/2017 | 2,957.50 2,099.83 857.67 | 2,957.50 | Open | N 03/07/2017 |
| 6057 | | | | | | | |
| 78206 | Gasiorek, Morgan, Greco & McCauley, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/01/2017 CTowles JAN LEGAL SVS JAN LEGAL SVS | 03/07/2017 | 7,910.37 5,616.36 2,294.01 | 7,910.37 | Open | N 03/07/2017 |
| 6058 | | | | | | | |
| 78207 | Gasiorek, Morgan, Greco & McCauley, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/01/2017 CTowles JAN LEGAL SVS JAN LEGAL SVS | 03/07/2017 | 1,637.80 1,162.84 474.96 | 1,637.80 | Open | N 03/07/2017 |
| 6059 | | | | | | | |
| 78208 | Gasiorek, Morgan, Greco & McCauley, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/01/2017 CTowles JAN LEGAL SVS JAN LEGAL SVS | 03/07/2017 | 27.60 19.60 8.00 | 27.60 | Open | N 03/07/2017 |
| 6060 | | | | | | | |
| 78209 | Gasiorek, Morgan, Greco & McCauley, JAN LEGAL SVS | 02/01/2017 CTowles | 03/07/2017 | 6,511.77 | 6,511.77 | Open | N 03/07/2017 |

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|---------------------|-------------------------------------|----------------------------|------------|----------|---------|--------|------------------------|
| | GL Distribution | | | | | | |
| | 101-210-801-000 | JAN LEGAL SVS | | 4,623.36 | | | |
| | 592-536-801-002 | JAN LEGAL SVS | | 1,888.41 | | | |
| 9356549916 | | | | | | | |
| 78203 | GRAINGER | 02/10/2017 | 03/07/2017 | 349.10 | 349.10 | Open | N |
| | SUMP PUMP | CTowles | | | | | 03/07/2017 |
| | 592-537-930-000 | SUMP PUMP | | 349.10 | | | |
| 9358141647 | | | | | | | |
| 78204 | GRAINGER | 02/13/2017 | 03/07/2017 | 328.25 | 328.25 | Open | N |
| | SUMP PUMP | CTowles | | | | | 03/07/2017 |
| | 592-537-930-000 | SUMP PUMP | | 328.25 | | | |
| 1660769 | | | | | | | |
| 78210 | INTERNATIONAL COUNCIL SHOPPING CENT | 02/23/2017 | 03/07/2017 | 100.00 | 100.00 | Open | N |
| | IRELAND MEMBERSHIP DUES | CTowles | | | | | 03/07/2017 |
| | 247-000-810-000 | IRELAND MEMBERSHIP DUES | | 100.00 | | | |
| 1660770 | | | | | | | |
| 78211 | INTERNATIONAL COUNCIL SHOPPING CENT | 02/23/2017 | 03/07/2017 | 50.00 | 50.00 | Open | N |
| | LOTHRINGER MEMBERSHIP DUES | CTowles | | | | | 03/07/2017 |
| | 247-000-810-000 | LOTHRINGER MEMBERSHIP DUES | | 50.00 | | | |
| 1660773 | | | | | | | |
| 78212 | INTERNATIONAL COUNCIL SHOPPING CENT | 02/23/2017 | 03/07/2017 | 50.00 | 50.00 | Open | N |
| | AKERS MEMBERSHIP DUES | CTowles | | | | | 03/07/2017 |
| | 247-000-810-000 | AKERS MEMBERSHIP DUES | | 50.00 | | | |
| 1660774 | | | | | | | |
| 78213 | INTERNATIONAL COUNCIL SHOPPING CENT | 02/23/2017 | 03/07/2017 | 50.00 | 50.00 | Open | N |
| | BEST MEMBERSHIP DUES | CTowles | | | | | 03/07/2017 |
| | 247-000-810-000 | BEST MEMBERSHIP DUES | | 50.00 | | | |
| 421661 | | | | | | | |
| 78215 | J & T Towing | 01/18/2017 | 03/07/2017 | 45.00 | 45.00 | Open | N |
| | 144 CHANGE TIRE | CTowles | | | | | 03/07/2017 |
| | 101-301-860-000 | 144 CHANGE TIRE | | 45.00 | | | |
| 421515 | | | | | | | |
| 78216 | J & T Towing | 02/19/2017 | 03/07/2017 | 45.00 | 45.00 | Open | N |
| | 161 CHANGE TIRE | CTowles | | | | | 03/07/2017 |
| | 101-301-860-000 | 161 CHANGE TIRE | | 45.00 | | | |
| 421674 | | | | | | | |
| 78217 | J & T Towing | 01/25/2017 | 03/07/2017 | 81.00 | 81.00 | Open | N |
| | S66 TOW TO MARTIN & SON | CTowles | | | | | 03/07/2017 |
| | 101-692-860-000 | S66 TOW TO MARTIN & SON | | 81.00 | | | |
| 421558 | | | | | | | |
| 78218 | J & T Towing | 02/06/2017 | 03/07/2017 | 75.00 | 75.00 | Open | N |
| | S27 TOW TO MARTIN & SON | CTowles | | | | | 03/07/2017 |
| | 101-692-860-000 | S27 TOW TO MARTIN & SON | | 75.00 | | | |

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|---------------------|--|------------------------|------------|----------|----------|--------|------------------------|
| 383911 78214 | JAM BEST ONE FLEET SERVICE TAIL/BRAKE LIGHT, REFLECTIVE TAPE, 592-536-933-000 | 02/03/2017 CTowles | 03/07/2017 | 54.65 | 54.65 | Open | N 03/07/2017 |
| | PIGTAIL/LICENSE PLATE LITE,EAGER BEAVER | | | 54.65 | | | |
| 1068476 78219 | Johnson, Rosati, Schultz & Joppich, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/10/2017 CTowles | 03/07/2017 | 2,355.00 | 2,355.00 | Open | N 03/07/2017 |
| | JAN LEGAL SVS | | | 1,672.05 | | | |
| | JAN LEGAL SVS | | | 682.95 | | | |
| 1068477 78220 | Johnson, Rosati, Schultz & Joppich, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/10/2017 CTowles | 03/07/2017 | 780.00 | 780.00 | Open | N 03/07/2017 |
| | JAN LEGAL SVS | | | 553.80 | | | |
| | JAN LEGAL SVS | | | 226.20 | | | |
| 1068478 78221 | Johnson, Rosati, Schultz & Joppich, JAN LEGAL SVS 101-210-801-000 592-536-801-002 | 02/10/2017 CTowles | 03/07/2017 | 2,430.00 | 2,430.00 | Open | N 03/07/2017 |
| | JAN LEGAL SVS | | | 1,725.30 | | | |
| | JAN LEGAL SVS | | | 704.70 | | | |
| 406508 78222 | Kitch Drutchas Wagner Valitutti & S JAN LEGAL SVS 101-210-801-000 | 02/20/2017 CTowles | 03/07/2017 | 120.00 | 120.00 | Open | N 03/07/2017 |
| | JAN LEGAL SVS | | | 120.00 | | | |
| 19542 78227 | LEXIPOL LLC POLICY MANUAL UPDATE ANNUAL SUBSCR 101-301-819-000 | 02/01/2017 CTowles | 03/07/2017 | 8,800.00 | 8,800.00 | Open | N 03/07/2017 |
| | POLICY MANUAL UPDATE ANNUAL SUBSCRIPTIO | | | 8,800.00 | | | |
| 37691 78225 | LIBERTY PLUMBING SUPPLY PVC COUPLING 592-536-740-000 | 02/13/2017 CTowles | 03/07/2017 | 10.00 | 10.00 | Open | N 03/07/2017 |
| | PVC COUPLING | | | 10.00 | | | |
| 2017-772 78224 | Livingston County EMS CPR CARDS 101-336-750-000 | 01/13/2017 CTowles | 03/07/2017 | 21.00 | 21.00 | Open | N 03/07/2017 |
| | E-CPR HEARTSAVER CARDS | | | 21.00 | | | |
| 29563 78226 | LogIn/IACP Net ANNUAL IACP NET SERVICE ACCESS 101-301-810-000 | 02/14/2017 CTowles | 03/07/2017 | 875.00 | 875.00 | Open | N 03/07/2017 |
| | ANNUAL IACP NET SERVICE ACCESS | | | 875.00 | | | |
| 408547 78228 | LOWER HURON SUPPLY TOWELS/WYPALLS/LINERS 101-336-740-000 | 02/17/2017 CTowles | 03/07/2017 | 474.68 | 474.68 | Open | N 03/07/2017 |
| | TOWELS/WYPALLS/LINERS | | | 474.68 | | | |

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|--------------------------|--|------------------------|------------|------------------|---------|--------|-----------------------|
| 408549 78229 | LOWER HURON SUPPLY DISHGEL/WOOD POLISH/CLEANERS 101-336-740-000 | 02/17/2017 CTowles | 03/07/2017 | 372.89 372.89 | 372.89 | Open | N 03/07/2017 |
| 408871 78230 | LOWER HURON SUPPLY VEHICLE BRUSH 101-265-860-000 | 02/27/2017 CTowles | 03/07/2017 | 39.58 39.58 | 39.58 | Open | N 03/07/2017 |
| 83068 78223 | THE LUBE STOP P51 OIL CHNG/AIR FILTER 101-718-860-000 | 02/16/2017 CTowles | 03/07/2017 | 53.69 53.69 | 53.69 | Open | N 03/07/2017 |
| 300001904 78237 | MI Assoc Of Chiefs Of Police LAURAIN MEMBERSHIP DUES 101-301-810-000 | 02/21/2017 CTowles | 03/07/2017 | 115.00 115.00 | 115.00 | Open | N 03/07/2017 |
| 200002372 78238 | MI Assoc Of Chiefs Of Police POLICE OFFICER JOB POSTING 101-301-956-000 | 02/14/2017 CTowles | 03/07/2017 | 50.00 50.00 | 50.00 | Open | N 03/07/2017 |
| 15692 78233 | MAJIK GRAPHICS 4 MOTOR UNIT HELMENT SHIELDS 101-301-741-000 | 02/08/2017 CTowles | 03/07/2017 | 19.00 19.00 | 19.00 | Open | N 03/07/2017 |
| STIPEND 78232 | JAPHET MANUSCHEWSKI FEB GERMAN VOLUNTEER 101-692-956-000 | 02/27/2017 CTowles | 03/07/2017 | 272.73 272.73 | 272.73 | Open | N 03/07/2017 |
| REIMBURSE 78235 | Ryan McCormick 6 DIVE TRLR MATS 101-301-865-000 | 02/14/2017 CTowles | 03/07/2017 | 23.94 23.94 | 23.94 | Open | N 03/07/2017 |
| RECERTIFICATION 78242 | MI ASSOCIATION OF MUNICIPAL CLERKS L WRIGHT CMMC RECERTIFICATION 101-215-810-000 | 02/17/2017 CTowles | 03/07/2017 | 100.00 100.00 | 100.00 | Open | N 03/07/2017 |
| APPLICATION FEE 78234 | STATE OF MICHIGAN LAND TRANSACTION APPLICATION FEE 101-171-956-000 | 02/28/2017 CTowles | 03/07/2017 | 300.00 300.00 | 300.00 | Open | N 03/07/2017 |
| 15000 78236 | Michigan Municipal League ELECTIONS ACCOUNT CLERK AD 101-191-900-000 | 02/16/2017 CTowles | 03/07/2017 | 129.60 129.60 | 129.60 | Open | N 03/07/2017 |

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|---------------------|---|--|------------|---|---------|--------|------------------------|
| NOTARY | | | | | | | |
| 78239 | Michigan Notary Service HOOPER NOTARY FEE 101-191-956-000 | 02/27/2017 CTowles HOOPER NOTARY FEE | 03/07/2017 | 64.90 64.90 | 64.90 | Open | N 03/07/2017 |
| R663-4 | | | | | | | |
| 78240 | MI Rural Water Assoc 4/6 BASIC MATH CLASS 592-536-861-000 592-536-861-000 | 02/23/2017 CTowles 4/6 BASIC MATH CLASS-MCLEOD 4/6 BASIC MATH CLASS-PATTON | 03/07/2017 | 310.00 155.00 155.00 | 310.00 | Open | N 03/07/2017 |
| R666 | | | | | | | |
| 78241 | MI Rural Water Assoc 4/6 BASIC MATH CLASS 592-536-861-000 | 02/23/2017 CTowles 4/6 BASIC MATH CLASS-SMITH | 03/07/2017 | 155.00 155.00 | 155.00 | Open | N 03/07/2017 |
| REFUND | | | | | | | |
| 78168 | WILBERT BURTON REFUND WATER ACCT 592-000-284-000 | 02/10/2017 CTowles REFUND WATER ACCT | 03/07/2017 | 135.36 135.36 | 135.36 | Open | N 03/07/2017 |
| REFUND | | | | | | | |
| 78272 | WEICHERT REALTORS CASS REALTY REFUND OVERPD WATER ACCT 592-000-284-000 | 02/10/2017 CTowles REFUND OVERPD WATER ACCT | 03/07/2017 | 10.57 10.57 | 10.57 | Open | N 03/07/2017 |
| INSTRUCTOR | | | | | | | |
| 78231 | Peter James Mulka TAE & KID KWON DO INSTRUCTOR 101-691-742-000 | 02/23/2017 CTowles TAE & KID KWON DO INSTRUCTOR | 03/07/2017 | 753.00 753.00 | 753.00 | Open | N 03/07/2017 |
| SENIORS | | | | | | | |
| 78158 | Petty Cash REPLENISH SENIORS PETTY CASH 101-692-740-000 101-692-740-000 101-692-740-000 101-692-740-000 101-692-742-000 101-692-742-000 101-692-742-000 | 02/21/2017 CTowles RAFFLE CONTAINERS CARDS BATTERIES METRO WEST DINNER INTERVIEW MEALS SUNDAE CUPS DRIVER MEAL | 03/07/2017 | 97.30 6.00 1.06 16.22 19.03 26.09 19.40 9.50 | 97.30 | Open | N 03/07/2017 |
| 4225381 | | | | | | | |
| 78243 | Quill Corporation OFFICE SUPPLIES 101-301-727-000 101-301-727-000 101-301-727-000 | 02/08/2017 CTowles FILE FOLDERS - STRAIGHT CUT WIRE DESK STANDS HP 950XL TONER | 03/07/2017 | 234.77 36.87 26.22 171.68 | 234.77 | Open | N 03/07/2017 |
| 4299669 | | | | | | | |
| 78244 | Quill Corporation BUSINESS CARDS FOR COMMITTEES & CO 101-101-956-000 | 02/10/2017 CTowles BUSINESS CARDS | 03/07/2017 | 31.20 31.20 | 31.20 | Open | N 03/07/2017 |

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|---------------------|--|------------------------|------------|---|-----------|--------|-----------------------|
| 4345101 78245 | Quill Corporation OFFICE SUPPLIES 247-000-727-000 247-000-727-000 247-000-727-000 247-000-727-000 | 02/13/2017 CTowles | 03/07/2017 | 134.01 6.12 56.52 45.88 25.49 | 134.01 | Open | N 03/07/2017 |
| 4372819 78246 | Quill Corporation CERTIFICATE COVERS 101-101-956-000 | 02/14/2017 CTowles | 03/07/2017 | 82.75 82.75 | 82.75 | Open | N 03/07/2017 |
| 14422 78247 | Richard's Plumbing & Heating HOT WATER TANK FOR FIRE STATION #2 101-265-970-000 | 02/16/2017 CTowles | 03/07/2017 | 8,500.00 8,500.00 | 8,500.00 | Open | N 03/07/2017 |
| REIMBURSE 78251 | CAROL SHELL 2017 RED HAT MEMBERSHIP 101-692-742-000 | 02/24/2017 CTowles | 03/07/2017 | 39.00 39.00 | 39.00 | Open | N 03/07/2017 |
| 3164 78249 | South Huron Valley Utility Ath BOND PAYMENTS 592-537-995-000 592-000-300-008 592-537-995-000 | 02/15/2017 CTowles | 03/07/2017 | 48,161.42 20,483.78 22,637.40 5,040.24 | 48,161.42 | Open | N 03/07/2017 |
| 3157 78250 | South Huron Valley Utility Ath MARCH SHV SEWAGE 592-537-924-000 | 02/15/2017 CTowles | 03/07/2017 | 89,862.00 89,862.00 | 89,862.00 | Open | N 03/07/2017 |
| A82406 78252 | Southeastern Equipment Co PIG TAIL FOR BRAKE LIGHTS ON EAGER 592-536-933-000 | 02/16/2017 CTowles | 03/07/2017 | 31.06 31.06 | 31.06 | Open | N 03/07/2017 |
| 153113 78255 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-301-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 55.00 | 55.00 | Open | N 03/07/2017 |
| 153109 78256 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-301-933-000 | 02/15/2017 CTowles | 03/07/2017 | 76.00 76.00 | 76.00 | Open | N 03/07/2017 |
| 153121 78257 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-301-933-000 | 02/15/2017 CTowles | 03/07/2017 | 129.95 129.95 | 129.95 | Open | N 03/07/2017 |

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|------------------------------|--|------------------------|------------|---------|---------|--------|-----------------------|
| 153112 78258 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 592-536-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 | 55.00 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-WATER TOWER | | | 55.00 | | | |
| 153116 78259 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 592-536-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 | 55.00 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-NHV STATION | | | 55.00 | | | |
| 153107 78260 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 592-536-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 | 55.00 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-EQ BASIN | | | 55.00 | | | |
| 153122 78261 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 592-536-933-000 | 02/15/2017 CTowles | 03/07/2017 | 80.95 | 80.95 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-W&S | | | 80.95 | | | |
| 153111 78262 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-265-933-000 | 02/15/2017 CTowles | 03/07/2017 | 72.50 | 72.50 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-TWP HALL | | | 72.50 | | | |
| 153108 78263 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-265-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 | 55.00 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-STA 3 | | | 55.00 | | | |
| 153123 78264 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-265-933-000 | 02/15/2017 CTowles | 03/07/2017 | 139.40 | 139.40 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-VB PARK | | | 139.40 | | | |
| 153110 78265 | Spears Fire Safety Services ANNUAL FIRE EXTINGUISHERS INSPECTI 101-265-933-000 | 02/15/2017 CTowles | 03/07/2017 | 55.00 | 55.00 | Open | N 03/07/2017 |
| | INSPECT FIRE EXTINGUISHERS-MUSEUM | | | 55.00 | | | |
| 63211 78248 | SUPERIOR AUTO & TRUCK SERVICE S66 RPL FUEL PUMP-LABOR ONLY 101-692-860-000 | 02/16/2017 CTowles | 03/07/2017 | 215.00 | 215.00 | Open | N 03/07/2017 |
| | S66 RPL FUEL PUMP-LABOR ONLY | | | 215.00 | | | |
| 12.13.2016 78253 | SURE-FIT LAUNDRY CLEAN PRISONER BLANKETS 101-301-862-000 | 12/13/2016 CTowles | 03/07/2017 | 72.75 | 72.75 | Open | N 03/07/2017 |
| | CLEAN PRISONER BLANKETS | | | 72.75 | | | |
| 1/10,17 2/7, 14, 21 78254 | SURE-FIT LAUNDRY CLEAN PRISONER BLANKETS 101-301-862-000 | 02/21/2017 CTowles | 03/07/2017 | 298.50 | 298.50 | Open | N 03/07/2017 |
| | CLEAN PRISONER BLANKETS | | | 298.50 | | | |

POST DATES 03/07/2017 - 03/07/2017

UNJOURNALIZED

OPEN

3/7/2017 VOUCHER

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnalized Post Date |
|---------------------|---|------------------------|------------|--|----------|--------|------------------------|
| 170215 78266 | TELNET WORLDWIDE, INC. 1.14-2.15 PNONE CIRCUITS & LD CALL 101-265-850-000 | 02/15/2017 CTowles | 03/07/2017 | 1,067.08 1,067.08 | 1,067.08 | Open | N 03/07/2017 |
| 835556462 78267 | Thomson Reuters - West JAN BACKGROUND PROGRAM 101-301-819-000 | 02/01/2017 CTowles | 03/07/2017 | 405.73 405.73 | 405.73 | Open | N 03/07/2017 |
| 530350271 78268 | UIS SCADA ROBINSON RIVER UPGRADE TO MOTOROLA 592-537-970-003 | 02/10/2017 CTowles | 03/07/2017 | 5,725.00 5,725.00 | 5,725.00 | Open | N 03/07/2017 |
| 530350272 78269 | UIS SCADA HARMONY UPGRADE TO MOTOROLA 592-537-970-003 | 02/10/2017 CTowles | 03/07/2017 | 5,725.00 5,725.00 | 5,725.00 | Open | N 03/07/2017 |
| 9780085054 78270 | Verizon Wireless 1.11-2.10 CELL PHONE SVS 101-336-850-000 101-301-850-000 101-301-850-000 | 02/10/2017 CTowles | 03/07/2017 | 1,277.92 123.64 854.29 299.99 | 1,277.92 | Open | N 03/07/2017 |
| 9780405017 78271 | Verizon Wireless 1.16-2.15 BROADBAND ACCESS 101-101-956-000 101-228-956-000 592-536-740-000 | 02/15/2017 CTowles | 03/07/2017 | 308.96 120.18 10.02 178.76 | 308.96 | Open | N 03/07/2017 |
| 2007495 78284 | WADE-TRIM ASSOCIATES MAYSER POLYMER USA 592-000-286-000 | 02/09/2017 CTowles | 03/07/2017 | 561.25 561.25 | 561.25 | Open | N 03/07/2017 |
| 2007492 78285 | WADE-TRIM ASSOCIATES TOWNE PLACE SUITE HOTEL 592-000-286-000 | 02/09/2017 CTowles | 03/07/2017 | 248.36 248.36 | 248.36 | Open | N 03/07/2017 |
| 2007493 78286 | WADE-TRIM ASSOCIATES WILLOW CREEK 592-000-286-000 | 02/09/2017 CTowles | 03/07/2017 | 720.00 720.00 | 720.00 | Open | N 03/07/2017 |
| 2007494 78287 | WADE-TRIM ASSOCIATES HARBOR CLUB PUMP STATION CONSTRUCT 592-537-970-004 | 02/09/2017 CTowles | 03/07/2017 | 542.50 542.50 | 542.50 | Open | N 03/07/2017 |

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
 POST DATES 03/07/2017 - 03/07/2017
 UNJOURNALIZED
 OPEN
 3/7/2017 VOUCHER

| Inv Num Inv Ref# | Vendor Description GL Distribution | Inv Date Entered By | Due Date | Inv Amt | Amt Due | Status | Jrnalized Post Date |
|----------------------|---|---|------------|--|----------|--------|------------------------|
| 2007491 78288 | WADE-TRIM ASSOCIATES GENERAL SERVICES-DPS 592-536-820-000 | 02/09/2017 CTowles GENERAL SERVICES-DPS | 03/07/2017 | 480.00 480.00 | 480.00 | Open | N 03/07/2017 |
| REFUND 78275 | WALDEN WOODS HOME OWNERS ASSOC MATCHING ROAD IMPORVEMENT FUNDS 260-000-970-003 | 02/24/2017 CTowles MATCHING ROAD IMPORVEMENT FUNDS | 03/07/2017 | 1,900.81 1,900.81 | 1,900.81 | Open | N 03/07/2017 |
| 1008430 78274 | WAYNE COUNTY NOV WALMART TRAFFIC SIGNAL ENERGY 101-450-926-000 | 02/15/2017 CTowles NOV WALMART TRAFFIC SIGNAL ENERGY | 03/07/2017 | 75.05 75.05 | 75.05 | Open | N 03/07/2017 |
| 20130280.00 78278 | Weingartz JOHN DEERE PARTS FOR NEW & OLD 101-265-933-000 | 02/16/2017 CTowles MISC PARTS FOR JOHN DEERE SNOW THROWER | 03/07/2017 | 723.33 723.33 | 723.33 | Open | N 03/07/2017 |
| 23414 78273 | WEST SHORE SERVICES DENTON WARNING SIREN SERVICE CALL 101-301-933-000 | 01/20/2017 CTowles DENTON WARNING SIREN SERVICE CALL | 03/07/2017 | 358.91 358.91 | 358.91 | Open | N 03/07/2017 |
| 10105 78277 | WESTERN WAYNE URGENT CARE PRE EMPLOYMENT 101-301-956-000 | 02/06/2017 CTowles CARLINGTON PHYSICAL/DRUG SCREEN | 03/07/2017 | 72.00 72.00 | 72.00 | Open | N 03/07/2017 |
| 10303 78276 | Wiese's Lawn Care MOW ORDINANCE VIOLATED PROPERTIES 101-329-819-000 | 11/03/2016 CTowles MOW ORDINANCE VIOLATED PROPERTIES | 03/07/2017 | 42.00 42.00 | 42.00 | Open | N 03/07/2017 |
| 20170328 78279 | WINDER POLICE EQUIPMENT EVIDENCE BAGS 101-301-741-000 | 02/06/2017 CTowles EVIDENCE BAGS | 03/07/2017 | 387.37 387.37 | 387.37 | Open | N 03/07/2017 |
| 20170397 78280 | WINDER POLICE EQUIPMENT EQUIPMENT FOR NEW PD VEHICLES 101-301-860-000 101-301-860-000 101-301-860-000 101-301-860-000 101-301-860-000 101-301-860-000 101-301-860-000 | 02/14/2017 CTowles RED/BLUE MIRROR BEAMS (WHELEN) WHELEN IONS & W/PAD SETINA 3" ROUND SUPER LED LIGHT WHITE (WHELEN) WHITE/RED LED SPOTLIGHT (REPLACEMENT) RED/BLUE LED W/ON/OFF SWITCH HEADLIGHT.GRILLE FLASHER 2 OUTLET/160W FOLD UP EQUIPMENT TRAY | 03/07/2017 | 5,521.77 805.80 2,241.45 153.00 699.72 822.12 159.12 640.56 | 5,521.77 | Open | N 03/07/2017 |
| 20170122 78281 | WINDER POLICE EQUIPMENT EMERGENCY TRUCK LIGHTS/NEW TRUCKS | 01/12/2017 CTowles | 03/07/2017 | 587.72 | 587.72 | Open | N 03/07/2017 |

UNJOURNALIZED

OPEN

3/7/2017 VOUCHER

| Inv Num | Vendor | Inv Date | Due Date | Inv Amt | Amt Due | Status | Jrnalized |
|-----------------------------------|-----------------------------------|---|------------|----------|------------|------------|------------|
| Inv Ref# | Description | Entered By | | | | | Post Date |
| | GL Distribution | | | | | | |
| | 101-265-970-000 | VTX609C CLEAR, SUPER LED SELF WHELEN | | 554.40 | | | |
| | 101-265-970-000 | MICH ADMIN CHARGES | | 33.32 | | | |
| <hr/> | | | | | | | |
| 20170357 | | | | | | | |
| 78282 | WINDER POLICE EQUIPMENT | 02/08/2017 | 03/07/2017 | 1,457.37 | 1,457.37 | Open | N |
| | EMERGENCY TRUCK LIGHTS/NEW TRUCKS | CTowles | | | | | 03/07/2017 |
| | 101-265-970-000 | MCRNSP G/A SPLIT MICRON WHELEN | | 1,411.20 | | | |
| | 101-265-970-000 | MICH ADMIN CHARGES | | 46.17 | | | |
| <hr/> | | | | | | | |
| 20170476 | | | | | | | |
| 78283 | WINDER POLICE EQUIPMENT | 02/21/2017 | 03/07/2017 | 3,041.83 | 3,041.83 | Open | N |
| | EMERGENCY TRUCK LIGHTS/NEW TRUCKS | CTowles | | | | | 03/07/2017 |
| | 101-265-970-000 | IT9AAGGP AMBER GREEN MINI LIBERTY II 19 | | 2,972.25 | | | |
| | 101-265-970-000 | MICH ADMIN CHARGES | | 69.58 | | | |
| # of Invoices: 131 # Due: 131 | | | | Totals: | 363,107.33 | 363,107.33 | |
| # of Credit Memos: 0 # Due: 0 | | | | Totals: | 0.00 | 0.00 | |
| Net of Invoices and Credit Memos: | | | | | 363,107.33 | 363,107.33 | |

--- TOTALS BY FUND ---

| | | |
|------------------------|------------|------------|
| 101 - General Fund | 83,192.37 | 83,192.37 |
| 247 - DDA Fund | 734.01 | 734.01 |
| 251 - LDFA Fund | 454.00 | 454.00 |
| 260 - Landfill Fund | 1,900.81 | 1,900.81 |
| 592 - Water/Sewer Fund | 276,826.14 | 276,826.14 |

--- TOTALS BY DEPT/ACTIVITY ---

| | | |
|-------------------------------|------------|------------|
| 000 - | 27,401.76 | 27,401.76 |
| 101 - Township Board | 1,331.43 | 1,331.43 |
| 171 - Supervisor Department | 979.03 | 979.03 |
| 191 - Election Department | 951.00 | 951.00 |
| 210 - Attorney Fees | 17,593.14 | 17,593.14 |
| 215 - Clerk Department | 100.00 | 100.00 |
| 228 - IT Department | 1,390.02 | 1,390.02 |
| 247 - Assessing Department | 3,333.00 | 3,333.00 |
| 248 - General Office | 135.00 | 135.00 |
| 253 - Treasurer Department | 2,478.09 | 2,478.09 |
| 265 - Building & Grounds | 18,152.52 | 18,152.52 |
| 301 - Police Department | 27,709.78 | 27,709.78 |
| 329 - Ordinance Enforcement | 42.00 | 42.00 |
| 336 - Fire Department | 1,724.28 | 1,724.28 |
| 370 - Building/Planning Dept. | 1,959.77 | 1,959.77 |
| 450 - Public Services | 75.05 | 75.05 |
| 536 - Water Department | 68,643.95 | 68,643.95 |
| 537 - Sewer Department | 183,869.25 | 183,869.25 |
| 691 - Recreation Dept | 3,101.80 | 3,101.80 |
| 692 - Seniors Dept | 1,817.96 | 1,817.96 |
| 718 - Park & Lake Dept | 318.50 | 318.50 |

Charter Township of Van Buren

Agenda Item _____

REQUEST FOR BOARD ACTION

BOARD MEETING 3-7-17

Consent Agenda New Business Unfinished Business Public Hearing

| | |
|---|--|
| ITEM (SUBJECT) | Purchase of Dell EqualLogic Disk Storage Array |
| DEPARTMENT | Information Technology Department |
| PRESENTER | Steve Rankin |
| PHONE NUMBER | (734) 699-8900 x9204 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | |

Agenda topic

| | |
|--|--|
| ACTION REQUESTED | |
| Request approval of purchase of Dell EqualLogic Disk Storage Array approved previously in Budget Meetings for I.T. Department (2017 Budget – Capital Outlay) | |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | |
| Attached: Quote Dell | |
| Addition of Dell EqualLogic Disk Storage Array necessary due to continued data storage needs at the Township for Business Applications/User Data Files/Folders, etc. | |

| | |
|--|---|
| BUDGET IMPLICATION | \$15,000 |
| IMPLEMENTATION NEXT STEP | Purchase, install, and configure device into TWP Network Infrastructure. |
| DEPARTMENT RECOMMENDATION | |
| COMMITTEE/COMMISSION RECOMMENDATION | |
| ATTORNEY RECOMMENDATION | |
| (May be subject to Attorney/Client Privilege and not available under FOIA) | |
| ADDITIONAL REMARKS | |
| APPROVAL OF SUPERVISOR |  |

Dear Customer,

Please review the quote for product and information accuracy. If you find errors or desire certain changes please contact me as soon as possible.

Regards,

Laura Brock

Order this quote easily online through your [Premier page](#), or if you do not have Premier, using [Quote to Order](#)

Shipping Group 1

| | | | |
|--------------------------|--|---|---|
| Shipping Contact: | Shipping phone: (734) 699-8900 | Shipping via: Standard Ground | Shipping Address: 46425 TYLER RD BELLEVILLE MI 48111-5217 US |
|--------------------------|--|---|---|

| SKU | Description | Qty | Unit Price | Subtotal |
|----------|--|-----|-------------|-------------|
| | EqualLogic PS4210 2.5 | 1 | \$14,851.32 | \$14,851.32 |
| | Estimated Delivery Date: Apr. 4 - Apr. 12, 2017 | | | |
| | Contract Code: 99AGZ | | | |
| | Customer Agreement No: MHEC-07012015 | | | |
| 210-ADPT | EqualLogic PS4210X, Mainstream Performance 10K SAS 2.5" Drives | 1 | - | - |
| 340-AMVX | Documentation and Shipping for 2U Arrays | 1 | - | - |
| 450-AAZW | Redundant Power Supply, 700W | 1 | - | - |
| 450-ABNE | Power Supply Regulatory Label, 700W, AC | 1 | - | - |
| 400-AFYF | 24x 900GB 10K SAS 2.5" 21.6TB Capacity | 1 | - | - |
| 449-BBIG | Dual Controllers, 10Gb, High Availability with Failover | 1 | - | - |
| 770-BBCL | ReadyRails II Static Rails for 4-post Racks | 1 | - | - |
| 450-ABLK | 5-15P to C13, 10 amp, 6 feet wall plug Power Cord | 1 | - | - |
| 450-ABLK | 5-15P to C13, 10 amp, 6 feet wall plug Power Cord | 1 | - | - |
| 492-BBDI | C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America | 1 | - | - |
| 492-BBDI | C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America | 1 | - | - |
| 332-1286 | US Order | 1 | - | - |
| 951-2015 | Thank you for choosing Dell ProSupport Plus. For tech support, visit http://www.dell.com/contactdell | 1 | - | - |
| 978-9290 | EqualLogic Advanced Software Warranty and Service, 7x24 Access, 3 Year | 1 | - | - |
| 978-9311 | Dell Hardware Limited Warranty Extended Year | 1 | - | - |
| 978-9312 | Dell Hardware Limited Warranty Initial Year | 1 | - | - |
| 978-9396 | ProSupport Plus: Mission Critical 4-Hour 7x24 On-Site | 1 | - | - |

| | | | | |
|----------|---|---|---|---|
| 978-9401 | Service with Emergency Dispatch, 2 Year Extended ProSupport Plus: Mission Critical 4-Hour 7x24 On-Site | 1 | - | - |
| 978-9412 | Service with Emergency Dispatch, Initial Year ProSupport Plus: 7x24 HW/SW Tech Support and Assistance, 3 Year | 1 | - | - |
| 961-3859 | Remote Implementation of a Dell Equallogic Array | 1 | - | - |

| | |
|----------------------------|--------------------|
| Subtotal: | \$14,851.32 |
| Shipping: | \$0.00 |
| Environmental Fees: | \$0.00 |
| Estimated Tax: | \$0.00 |
| Total: | \$14,851.32 |

We have an application from Ms. Dawn Chappell, who lives in the DDA District. She has lived in Van Buren for 17 years and is active in her home owner's association, Kohl's Cares and St. Mary Catholic Church. Recently Dawn helped with the Public Safety Millage and when I was shorthanded at the most recent Public Safety Day she was very kind and provided assistance to the DDA at that event. I believe she would be a good addition to the DDA. Her education and experience will bring another dimension to the board.

Their applications have been included for your review.

| | |
|---------------------------|--|
| BUDGET IMPLICATION | None. Non Compensated Board of Directors |
|---------------------------|--|

| | |
|---------------------------------|--|
| IMPLEMENTATION NEXT STEP | |
|---------------------------------|--|

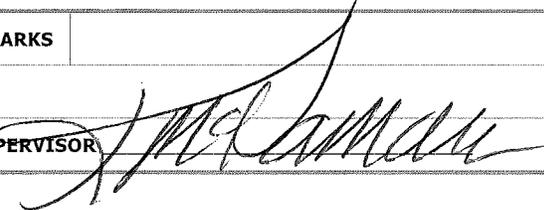
| | |
|----------------------------------|----------|
| DEPARTMENT RECOMMENDATION | approval |
|----------------------------------|----------|

| | |
|--|-----|
| 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

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 2/21/17

1ST READING DATES: 2/21/17

2ND READING DATES: 3/07/17

Consent Agenda _____

New Business X

Unfinished Business _____

Public Hearing _____

| | |
|---|---|
| ITEM (SUBJECT) | To consider the 1 st and 2 nd reading of Ordinance #02-21-17(1) which is an Ordinance to grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners. |
| DEPARTMENT | Planning & Economic Development |
| PRESENTER | Ron Akers, AICP Director of Planning & Economic Development |
| PHONE NUMBER | 734-699-8913 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | Will Hawley, Chairman of the Lakeshore Ordinance Workgroup |

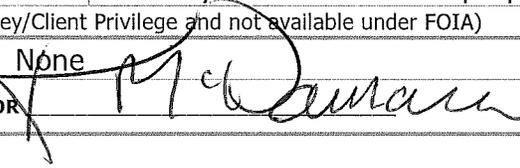
Agenda topic

| | |
|--|---|
| ACTION REQUESTED | To consider the 1 st and 2 nd reading of Ordinance #02-21-17(1) which is an Ordinance to grant the exclusive use and enjoyment of Township owned property around Belleville Lake to the abutting property owners. |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | Please see attached letter. |

| | |
|---------------------------------|---|
| BUDGET IMPLICATION | None anticipated. |
| IMPLEMENTATION NEXT STEP | If approved, after the 1 st and 2 nd reading a notice of adoption will be place in the newspaper and the Ordinance will go into effect. |

| | |
|--|----------|
| DEPARTMENT RECOMMENDATION | Approval |
| COMMITTEE/COMMISSION RECOMMENDATION | Approval |

| | |
|--------------------------------|---|
| ATTORNEY RECOMMENDATION | Attorney has reviewed the proposed Ordinance. (May be subject to Attorney/Client Privilege and not available under FOIA) |
|--------------------------------|---|

| | |
|-------------------------------|---|
| ADDITIONAL REMARKS | None |
| 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

February 15, 2017

Board of Trustees
Charter Township of Van Buren
Van Buren Township, MI 48111

RE: Proposed Ordinances 02-21-17(1), 02-21-17(2), and 02-21-17(3) Regarding Belleville Lake

Honorable Trustees,

Before you are three (3) ordinances which comprise what has typically referred to as the “Belleville Lake Ordinance” or the “Shoreline Ordinance.” It is my intent in this letter to provide a background for the development of these ordinances and provide a brief synopsis of each ordinance.

Background

Van Buren Township has in the past attempted to adopt some type of regulations managing the shoreline around Belleville Lake at least seven (7) times. Each time an ordinance has been proposed it has not received favorable public support and due to this the attempt fails. This most recently occurred in February of 2016 where after it was clear there was little support the Township’s Planning Commission directed staff to work with residents around the lake in order to address the issues with the proposed ordinance.

Between May 2016 and November 2016, Township staff conducted several meetings with a group of lakefront property owners to evaluate the proposed ordinances in order to determine their necessity and ways to alleviate specific concerns. Our approach to these meetings has been to allow the residents around the lake to take the lead in the modification of the ordinance and as a result we have developed regulations which we believe ensures the Township’s obligations to the Federal Energy Regulatory Commission and provides clarity and resolution to the lakefront property owners with regards to the Township owned property around Belleville Lake. The lakefront property owners who participated in the workgroup spent several hours volunteering for this. We greatly appreciate this effort on their part to not only look at a significant amount of information, but offer comments and insight into this situation which has helped us better understand their perspectives and as a result a better policy has been developed.

The following is a synopsis of the three (3) board action agenda items:

Ordinance #02-21-17(1) General “Exclusive Use” Ordinance

The primary intent of this ordinance is to grant the abutting property owner the exclusive right of use of the Township owned property around Belleville Lake. This area is delimited by the Zoning Ordinance amendment (#02-21-17(2)) which address where the specific exclusive use boundaries are. In return for this exclusive right of use, the Township is requiring that the abutting property owner shall maintain the Township Lake Property in compliance with all existing applicable federal, state, and local laws and regulations.

Ordinance #02-21-17(2) Zoning Ordinance Amendment for Belleville Lake Shoreline District

This ordinance adds language to the Township’s Zoning Ordinance with regards to the regulation of physical improvements made to the Township owned property around Belleville Lake. It outlines

46425 Tyler Road, Van Buren Twp., MI 48111-5217 Website: vanburen-mi.org

Telephone 734-699-8900 Fax 734-699-5213



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

submittal requirements and regulations for docks, boat hoists, seawalls, etc. In addition to this it also offers protections to the abutting property owners by grandfathering existing structures and allowing the Township's Board of Zoning Appeals to settle disputes and/or grant exceptions, when applicable, to the regulations, in order to promote access to Belleville Lake. This ordinance also establishes separate regulations for property abutting single family homes (BLA zoning district) and multi-family/commercial properties (BLB zoning district).

Ordinance #02-21-17(3) Zoning Ordinance Amendment to Amend the Township's Zoning Map

This ordinance simply amends the Township's Zoning Map to incorporate the BLA (Township owned shoreline abutting single family homes) and BLB (Township owned shoreline abutting multi-family/commercial uses).

The public hearing for the two (2) Zoning Ordinance amendments was conducted on January 25, 2017 and the Planning Commission recommend the Township Board approve the adoption of the Ordinances at their February 8, 2017 meeting. I know many members of the Board were either present during the public hearing or watching on television, but any members have any additional questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

CHARTER TOWNSHIP OF VAN BUREN

COUNTY OF WAYNE

STATE OF MICHIGAN

ORDINANCE # 02-21-17(1)

AN ORDINANCE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF USERS OF BELLEVILLE LAKE AND TOWNSHIP OWNED PROPERTY

At a regular meeting of the Township Board of the Charter Township of Van Buren, Wayne County, Michigan, held in the Van Buren Township Hall within the Township, on the _____ day of _____, 2017 at 7:00 p.m.

PRESENT: Members: _____

ABSENT: Member: _____

It was moved by Member _____ and supported by Member _____ that the following Ordinance be adopted to add a new Article V to Chapter 42 Environment to read as follows:

THE CHARTER TOWNSHIP OF VAN BUREN ("Township"), COUNTY OF WAYNE, MICHIGAN ORDAINS:

Section 42-219 Intent and Purpose.

The Van Buren Township Board recognizes and concludes that the proper and safe use of the Belleville Lake and Township-owned shoreline is desirable for the reasons stated in the Charter Township of Van Buren Zoning Ordinance, Article XVIC, Belleville Lake Shoreline Districts (the "Zoning Ordinance"). Accordingly, it is the intent of the Board of Trustees through this Ordinance to adopt reasonable regulations for the use of Township-owned Belleville Lake property (the "Township Lake property" or "Township-owned Lake property"), as it is defined in the Zoning Ordinance, and for the maintenance and use of all structures, improvements and alterations made on that property, for the promotion and protection of public health, safety and welfare, and for the public peace and preservation of natural resources and public and private property within the Township. The Township-owned Belleville Lake property is property that exists below the abutting property owner's property

line and extends into Belleville Lake and is generally recognized as the property below the 655' contour line or the brow of the hill. Nothing in this Ordinance shall overrule any applicable court decisions

Section 42-220 Exclusive Use and Enjoyment

The owners of the abutting property to the Township-owned Belleville Lake property shoreline shall have the exclusive right of use, control and enjoyment of that Township Lake property lying above the water level of Belleville Lake as it is regularly maintained, subject to Section 42-221. The Township may allow access to the Township Lake property by an additional adjacent Township Lake property owner, solely to safely traverse to the Township Lake property that the adjacent owner has the right to use, but only in the event that the Township determines that such access is reasonably necessary to safely access the adjacent Township Lake property due to physical land features or topography. The exclusive right to use, control and enjoy the Township Lake property does not create or convey any legal or equitable right, title, ownership or interest whatsoever in the Township Lake property other than as expressly set forth herein, and in the Township Zoning Ordinance . The Township shall have the right to enter the Township Lake property for any purpose. The Township may access the Township Lake Property by requesting permission from the abutting property owner, and if permission is denied, then access by the Township shall be permitted from the lake or other permissible access point. . Structures and improvements shall include, but not be limited to, docks, decks, boat hoists, seawalls and other structures.

All structures and improvements on the Township Lake property shall be the personal property of the owners of the abutting property and shall be subject to the requirements of the Township Zoning Ordinance and all applicable federal, state and local laws, regulations, rules and license requirements, as may be amended. All structures, improvements and alterations, including any and all repairs and maintenance that may be required for such structures, improvements and alterations, shall be the sole responsibility of the owner of the abutting property. All structures or other improvements now existing or hereafter made on Township Lake property shall be removed at the expense of the owner of the abutting property if such removal is required by the Federal Energy Regulatory Commission.

Section 42-221 Compliance with Law.

In consideration of the exclusive use, control and enjoyment of the Township Lake property conferred by this Ordinance and referenced in Section 42-220 above, the owner of the abutting property shall use and maintain the Township Lake property in compliance with all existing applicable federal, state and local laws, regulations, rules and license requirements, as may be amended, including, but not limited to, any and all requirements of the Township license from the Federal Energy Regulatory Commission. Such compliance shall include providing and maintaining proper shoreline erosion protection and maintaining any structures, improvements and alterations on the Township Lake property in good repair and in a safe condition.

Section 42-222 Penalties and Enforcement.

a) Penalty. Violation of this Ordinance is a municipal civil infraction, for which the fines shall be not less than One Hundred Dollars (\$100) or more than Five Hundred Dollars (\$500) for the first and any subsequent offense, in the discretion of the Court, and in addition to all of the costs, damages and expenses provided by law.

b) Injunction. Any violation of this Ordinance is hereby declared to be a nuisance per se. In addition to, or in lieu of, seeking to enforce this Ordinance by proceeding under Section 42-222(a), the Township may institute an action in a court of competent jurisdiction seeking injunctive or equitable relief and shall be entitled to recover all attorney fees, court costs, litigation expenses, expert witness fees, costs and expenses to abate the nuisance, and all other costs allowed by law.

c) Immediate Hazard. If the Township determines that there is an immediate hazard or otherwise dangerous condition that exists on the Township Lake property, it may take any action that it deems necessary to abate and/or otherwise make safe the hazardous or dangerous condition and shall be entitled to recover the costs to abate the immediate hazard or dangerous condition from the abutting property owner and/or otherwise responsible party. The Township shall also be entitled to recover all

attorney fees, court costs, litigation expenses, expert witness fees and all other costs allowed by law to enforce this Section.

d) Enforcement and Administration. This Ordinance shall be enforced and administered by the Township Director of Planning and Economic Development or such other Township official as may be designated from time to time by resolution by the Township Board.

Section 42-223 Severability.

In the event that any one or more sections, provisions, phrases or words of this Ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this Ordinance.

Section 42-224 Conflicts.

If any provision of this Ordinance conflicts with any provision of any other Township general ordinance or zoning ordinance, the most restrictive provision shall apply.

Section 42-225 Effective Date.

The provisions of this Ordinance shall take effect upon publication in a newspaper of general circulation within the Township.

AYES: Members: _____

NAYS: Members: _____

ABSTAIN/ABSENT: Members: _____

ORDINANCE DECLARED ADOPTED.

Leon Wright,
Clerk, Charter Township of Van Buren

Kevin McNamara,
Supervisor, Charter Township of Van Buren

Adopted: _____
Published: _____

Effective: _____

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Board of the Township of Van Buren at a regular meeting held on _____, 2016, pursuant to the required statutory procedures.

Township Clerk

(date)

(name)
(address)

RE: Letter of Approval

Dear _____

The Charter Township of Van Buren ("Township") hereby grants permission to make improvements on abutting Township-owned Lake property located at (address). Those improvements based on plans submitted to the Township and/or other agencies with jurisdiction shall be limited to the following specific improvements:

(describe improvements)

It will be your sole responsibility to obtain and deliver to the Township copies of permits or approvals as necessary from other federal, state or county agencies before commencing construction of the improvements. Unless these permits or approvals are obtained, this approval letter shall be null and void. In the event that changes to the approved plan become necessary, all work must stop. Any changes to the plan must be re-submitted to the Township and other agencies with jurisdiction for approval.

The improvements on the Township-owned Lake property shall be personal property owned and insured solely by you and shall remain under your exclusive control, provided that you shall comply with all applicable federal, state, county and local laws, ordinances, rules, regulations and licenses (including any and all requirements of the Federal Energy Regulatory Commission license) as to, for example, maintenance and repair. In addition, as consideration for this letter of approval, you shall execute the attached hold harmless letter.

The Township does not warrant that this property is either suitable for any such purposes or that stated boundaries actually exist. This approval is required and must be obtained before the commencement of any work. Please be advised that other state, county and/or local permits or approvals are your responsibility and the Township makes no representation or warranty that the said permits or approvals will be granted to you.

Sincerely yours,

_____, SUPERVISOR (or Director)
CHARTER TOWNSHIP OF VAN BUREN

CHARTER TOWNSHIP OF VAN BUREN

HOLD HARMLESS ALLOWING USE OF TOWNSHIP PROPERTY

In consideration for the Charter Township of Van Buren ("Township") allowing the undersigned, his/her family members, agents, employees, contractors, licensees and/or invitees, to enter onto Township-owned Lake property adjacent to and including Belleville Lake, and to construct certain structures, facilities, modifications and alterations, such construction subject, however, to Township prior approval, to the fullest extent permitted by law the undersigned agrees to completely and fully defend, pay on behalf of, indemnify, and hold harmless the Township, its elected and appointed officials, employees, agents, representatives, boards, commissions and volunteers, and others working on behalf of the Township against any and all liabilities, obligations, penalties, litigation, fines, judgments, proceedings, damages, disbursements, claims, demands, suits, or loss, including all costs and expenses of any kind connected therewith (including all attorney fees, costs and expenses incurred in investigating, defending or prosecuting any litigation, claim, action or proceeding), and for any damages which may, at any time, be asserted, claimed, awarded or recovered against, imposed upon or from the Township, by reason of personal injury, including bodily injury or death, and/or property damage, including loss of use thereof, which arises out of, or is in any way connected or associated with, in whole or in part and whether directly or indirectly, the entry upon, construction of structures, facilities, modifications and alterations, and use of Township Lake property.

Dated: _____

Name: _____

Address: _____

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 2/21/17

1ST READING DATES: 2/21/17

2ND READING DATES: 3/07/17

Consent Agenda _____

New Business _____

Unfinished Business _____

Public Hearing _____

| | |
|---|---|
| ITEM (SUBJECT) | To consider the 1 st and 2 nd reading of Ordinance #02-21-17(2) which is an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to add a new article regarding the Belleville Lake Shoreline Districts. |
| DEPARTMENT | Planning & Economic Development |
| PRESENTER | Ron Akers, AICP Director of Planning & Economic Development |
| PHONE NUMBER | 734-699-8913 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | Will Hawley, Chairman of the Lakeshore Ordinance Workgroup |

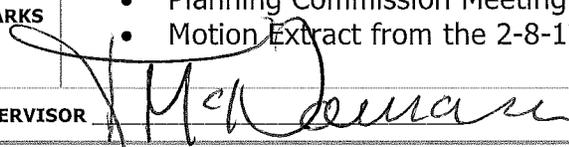
Agenda topic

| | |
|--|---|
| ACTION REQUESTED | To consider the 1 st and 2 nd reading of Ordinance #02-21-17(2) which is an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to add a new article regarding the Belleville Lake Shoreline Districts. |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | Please see attached letter. |

| | |
|---------------------------------|--|
| BUDGET IMPLICATION | None anticipated. |
| IMPLEMENTATION NEXT STEP | If approved, after the 1 st and 2 nd reading a notice of adoption will be place in the newspaper and the Ordinance will go into effect seven (7) days after publication. |

| | |
|--|----------|
| DEPARTMENT RECOMMENDATION | Approval |
| COMMITTEE/COMMISSION RECOMMENDATION | Approval |

| | |
|--------------------------------|---|
| ATTORNEY RECOMMENDATION | Attorney has reviewed the proposed Ordinance. (May be subject to Attorney/Client Privilege and not available under FOIA) |
|--------------------------------|---|

| | |
|-------------------------------|--|
| ADDITIONAL REMARKS | Attached: <ul style="list-style-type: none"> • Planning Commission Meeting Minutes of the 1-25-17. • Motion Extract from the 2-8-17 Planning Commission meeting. |
| APPROVAL OF SUPERVISOR |  |



Charter Township of Van Buren

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Paul D. White

February 15, 2017

Board of Trustees
Charter Township of Van Buren
Van Buren Township, MI 48111

RE: Proposed Ordinances 02-21-17(1), 02-21-17(2), and 02-21-17(3) Regarding Belleville Lake

Honorable Trustees,

Before you are three (3) ordinances which comprise what has typically referred to as the “Belleville Lake Ordinance” or the “Shoreline Ordinance.” It is my intent in this letter to provide a background for the development of these ordinances and provide a brief synopsis of each ordinance.

Background

Van Buren Township has in the past attempted to adopt some type of regulations managing the shoreline around Belleville Lake at least seven (7) times. Each time an ordinance has been proposed it has not received favorable public support and due to this the attempt fails. This most recently occurred in February of 2016 where after it was clear there was little support the Township’s Planning Commission directed staff to work with residents around the lake in order to address the issues with the proposed ordinance.

Between May 2016 and November 2016, Township staff conducted several meetings with a group of lakefront property owners to evaluate the proposed ordinances in order to determine their necessity and ways to alleviate specific concerns. Our approach to these meetings has been to allow the residents around the lake to take the lead in the modification of the ordinance and as a result we have developed regulations which we believe ensures the Township’s obligations to the Federal Energy Regulatory Commission and provides clarity and resolution to the lakefront property owners with regards to the Township owned property around Belleville Lake. The lakefront property owners who participated in the workgroup spent several hours volunteering for this. We greatly appreciate this effort on their part to not only look at a significant amount of information, but offer comments and insight into this situation which has helped us better understand their perspectives and as a result a better policy has been developed.

The following is a synopsis of the three (3) board action agenda items:

Ordinance #02-21-17(1) General “Exclusive Use” Ordinance

The primary intent of this ordinance is to grant the abutting property owner the exclusive right of use of the Township owned property around Belleville Lake. This area is delimited by the Zoning Ordinance amendment (#02-21-17(2)) which address where the specific exclusive use boundaries are. In return for this exclusive right of use, the Township is requiring that the abutting property owner shall maintain the Township Lake Property in compliance with all existing applicable federal, state, and local laws and regulations.

Ordinance #02-21-17(2) Zoning Ordinance Amendment for Belleville Lake Shoreline District

This ordinance adds language to the Township’s Zoning Ordinance with regards to the regulation of physical improvements made to the Township owned property around Belleville Lake. It outlines



Charter Township of Van Buren

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submittal requirements and regulations for docks, boat hoists, seawalls, etc. In addition to this it also offers protections to the abutting property owners by grandfathering existing structures and allowing the Township's Board of Zoning Appeals to settle disputes and/or grant exceptions, when applicable, to the regulations, in order to promote access to Belleville Lake. This ordinance also establishes separate regulations for property abutting single family homes (BLA zoning district) and multi-family/commercial properties (BLB zoning district).

Ordinance #02-21-17(3) Zoning Ordinance Amendment to Amend the Township's Zoning Map

This ordinance simply amends the Township's Zoning Map to incorporate the BLA (Township owned shoreline abutting single family homes) and BLB (Township owned shoreline abutting multi-family/commercial uses).

The public hearing for the two (2) Zoning Ordinance amendments was conducted on January 25, 2017 and the Planning Commission recommend the Township Board approve the adoption of the Ordinances at their February 8, 2017 meeting. I know many members of the Board were either present during the public hearing or watching on television, but any members have any additional questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

CHARTER TOWNSHIP OF VAN BUREN

**COUNTY OF WAYNE
STATE OF MICHIGAN**

ORDINANCE NO. 02-21-17(2)

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 6-2-92 AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO ADD A NEW ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS

SECTION 1. Add a new ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS to read as follows:

SECTION 16.01C. PURPOSE.

The Charter Township of Van Buren recognizes and concludes that the proper and safe use of Belleville Lake is desirable to retain and maintain the physical, ecological, cultural and aesthetic characteristics of the Lake in the Township, to preserve and protect the quality and safety of the Lake and shorelines and the rights of adjacent owners and users as well as the Township as a whole, to promote the public health, safety and welfare of all persons making use of the Lake within the Township and properties adjacent to the Lake in the Township, and to ensure compliance with federal and state laws in light of the Township's ownership of the land in and adjacent to Belleville Lake, as well as with the terms of the Federal Energy Regulatory Commission (FERC) license to operate the French Landing Dam. Accordingly, it is the intent and purpose of the Township Board to adopt reasonable regulations for the number and placement of docks, installation of sea walls, earth excavation or grading, and other matters with respect to Belleville Lake in the Township. It is further the intent of the Township Board to restrict the private use of Township-owned Lake property to those water-based uses and structures customarily accessory to a waterfront lot, and to affirm that abutting property owners are responsible for maintaining both their property at the periphery of the Lake and the Township-owned Lake property abutting to their property clear of fallen trees that impede lake access, reasonably protected from erosion, and otherwise maintained as required under the terms of the FERC license.

SECTION 16.02C. DEFINITIONS.

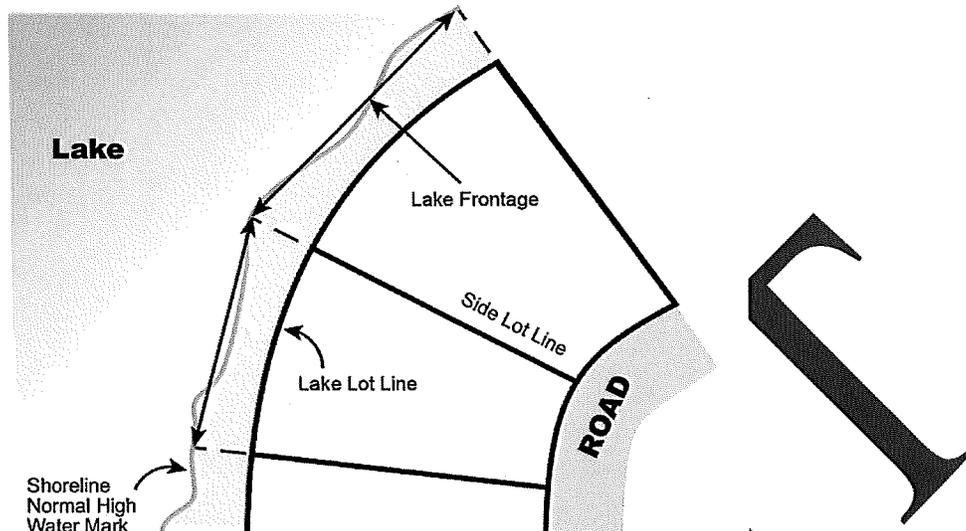
For the purposes of this section:

- a. "Boardwalk" means a walkway made of planking.

- b. "Boat" means every description of watercraft used or capable of being used as a means of transportation on water as defined under Part 801 of the Natural Resources and Environmental Protection Act, 1994 P.A. 451, MCL 324.80101.
- c. "Boat cradle", "shore station", "boat hoist" and "boat lift" means a device for the purpose of mooring, anchoring or holding a watercraft in, on or above the water in the Lake.
- d. "Bottomland" means the land area that lies below the normal high water mark.
- e. "Catwalk" means a narrow footway along the edge of a seawall or similar feature raised above the shoreline.
- f. "Common use lot" means any private site, platted lot or other parcel held in common by a subdivision, association, or similar agency or group of individuals, or held in common by virtue of the terms of a plat of record; which provides common use Lake access to non-Lakefront lots or land owners.
- g. "Director" means the Director of Planning and Economic Development of the Charter Township of Van Buren, or successor charged with enforcing this Ordinance.
- h. "Dock" means a structure, platform or fixture extending from the shore or bottomlands into a Lake.
- i. "Dock Stem" means that portion of a dock or mooring structure that extends perpendicular to the shore.
- j. "Docked" or "docking" means the anchoring, tethering, or mooring of a watercraft directly to a pier, structure, platform, pole, anchor or dock; and also means the placement of a watercraft in an off-shore boat cradle or shore station, or anchoring or tethering to the bottomlands of a Lake.
- k. "Lake" or "Belleville Lake" means that portion of Belleville Lake within Wayne County.
- l. "Lake Frontage" or "Frontage" means the distance between the side lot lines of a lot or parcel as extended to the Belleville Lake shoreline, measured between their points of intersection with the shoreline at the normal high water mark.

Figure 16.02C.1

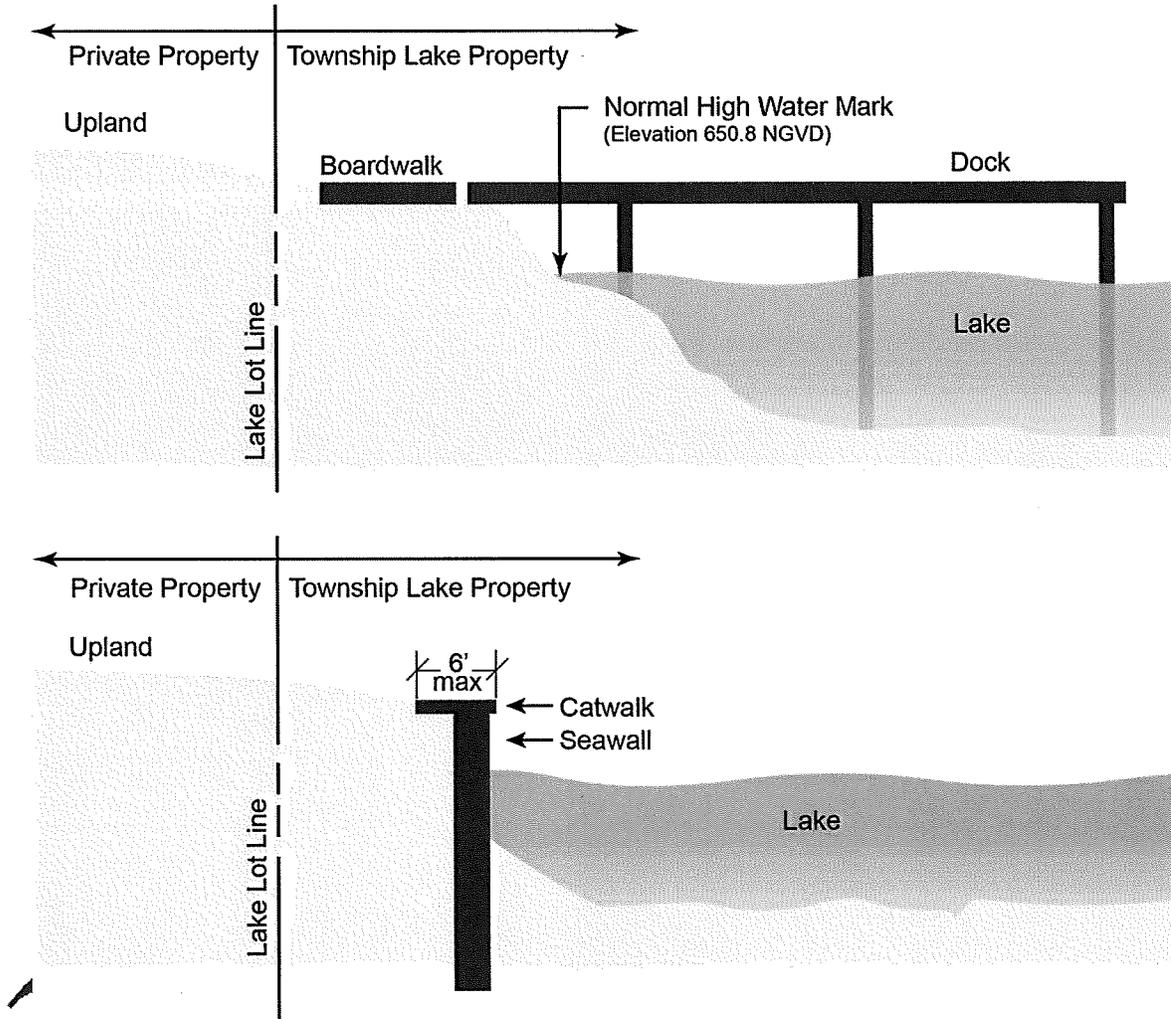
Lake Frontage



- m. "Lake Lot Line" means the boundary line of a lot or parcel of land, lawfully existing on documentation recorded with the Wayne County Register of Deeds, which abuts the Township Lake property.
- n. "Lake Structures" means improvements constructed upon Township Lake property, as may be permitted by this Article XVIC.
- o. "Marina" means a facility that is owned or operated by an entity, extends into or over an inland Lake or stream, and offers service to the public or members of the marina for docking, loading, or other servicing of recreational watercraft.
- p. "Moor" or "Mooring" means the anchoring, tethering or docking of a boat directly to a pier, structure, platform, pole, anchor or dock, and also means the placement of a boat in a boat cradle or shore station, the regular or overnight beaching of a boat, or overnight anchoring or tethering to the bottomlands of the Lake.
- q. "Non-Commercial Multi-Docking Facility" means a facility used for docking or mooring from one or more Lake Frontage properties to serve more than one single family dwelling and limited to use by the residents of the property, such as at outlots (common use lots), mobile home parks, condominium and apartment developments, and other commonly owned or controlled points of access.
- r. "Normal high water mark" means the normal high water mark of the Lake as determined by the Federal Energy Regulatory Commission from time to time. Presently on Belleville Lake, "normal high water mark" means six hundred and fifty and eight-tenths (650.8) feet National Geodetic Vertical Datum (NGVD), 1929.

Figure 16.02C.2

Lake Structures Example



- s. "Ramp" or "Launch" means a short, hardened slope extending from the shoreline into the Lake for the purpose of launching or retrieving boats.
- t. "Seawall" or "Bulkhead" means a linear, rigid structure built along the shoreline to resist the erosion of the land caused by the Lake and which can also be used to moor boats and as a structure to receive and discharge a boat's passengers and cargo.
- u. "Separate frontage" means that portion of a lot or parcel of land lawfully existing on documentation recorded with the Wayne County Register of Deeds, which abuts or intersects with the normal high water mark of the Lake, whether such lot or parcel is owned by one or more persons, is commonly owned by several persons or combinations of persons, or occupied by a multiple-unit residential development.

- v. "Township Lake property" means land owned by the Township at Belleville Lake, whether or not it is above the normal high water mark and is the property that exists below the Lake Lot Line and extends into Belleville Lake and is generally recognized as the property below the 655 ft. contour line (1929 NGVD) or brow of the hill.
- w. "Upland" means that the land area that lies adjacent to and above the Township Lake property.
- x. "Watercraft" means any boat, pontoon boat, hydrofoil, hovercraft, sailboat, JetSki, personal watercraft, jet boat, or similar vessel.

SECTION 16.03C. BELLEVILLE LAKE SHORELINE DISTRICTS

Two Belleville Lake Shoreline Districts are established in this section: the Belleville Lake Shoreline District A - Single Family Residential (BLA), and the Belleville Lake Shoreline District B - Non-Single Family Residential (BLB). These zoning districts regulate the use of the Township-owned Belleville Lake property.

The BLA District shall generally abut Lake Frontage upland zoned R-1A, R-2A, R-1B, R-1C Single Family Residential districts, and AG or AG-A Agricultural and Estates districts. The BLB District shall generally abut Lake Frontage upland zoned or used for more intensive uses that are not accessory to a single dwelling on a single family lot, including but not limited to common use lots, multiple family, commercial, office, public, institutional and similar uses.

Accordingly, no improvements, modifications, alterations, or structures of any kind shall be constructed, installed or made on Township Lake property within the BLA and BLB districts (other than seasonal structures as defined by the MDEQ) unless those actions comply with the regulations of the respective district, obtain the approval of the Township as provided herein, and the approval of all other agencies with jurisdiction.

- a. **Belleville Lake Shoreline District A - Single Family Residential (BLA).** The BLA District is intended to provide for the use of the Township-owned Belleville Lake property for water-related uses that are customarily accessory to an abutting single family dwelling on a separate lot with Lake Frontage.
 - 1. Uses Subject to Administrative Approval. In the BLA District, the following water-based uses and structures customarily accessory to one single family dwelling on a single family lakefront lot shall be permitted. All such uses shall be subject to Township administrative approval as described in Section 16.06C., herein.
 - a) Docks, piers, landings, boardwalks and catwalks that can accommodate no more than 10 watercraft in total at one time on a single parcel.
 - b) Boat hoists, cradles and lifts.
 - c) Stairs and walkways located on Township Lake property.

- i. Shall only be permitted if reasonably necessary to access the permitted uses.
- ii. Shall be subject to the maximum Lake Frontage coverage and other standards applicable to the use.
- d) Embankments, bulkheads, gabion baskets, retaining walls and similar structures for erosion control to protect the existing shoreline.
- e) Minor excavation, grading or earth modifications, defined as those that do not exceed 5 cubic yards or disturb an area of 800 square feet or less within 100 feet of the normal high water mark of the Lake.
- f) Navigational markers or buoys.
- g) Any other use of the same nature or class of water-based uses listed in this district which, in the determination of the Township is consistent with the purpose of this district and which will not impair the present or potential use of the Lake and adjacent properties. Any such use shall be limited to the use of the lakefront by a single family residential dwelling on an individual lot.

At the discretion of the Director, any BLA use may be referred to the Planning Commission for public hearing, recommendation to and special approval by the Township Board, and/or site plan review and approval in accordance with the provisions of this Ordinance.

2. General Restrictions on all BLA Uses All uses permitted in the BLA District shall be subject to the following restrictions:

- a) All uses and structures shall comply with the standards and requirements of Section 16.04C. Development Standards, herein.
- b) No use or structure shall be permitted if there is not a single family dwelling on the abutting frontage lot.
- c) Private ramps, launches or docks intended to provide access to the Lake for multiple non-abutting or back lots of a subdivision, site condominium or other development are prohibited.
- d) No use or structure or combination thereof shall be permitted that can accommodate more than 10 watercraft at one time on a single parcel.
- e) All watercraft, docks, boats, watercraft storage facilities including boat cradles, shore stations and boat lifts and other structures and facilities permitted in this BLA District are limited solely for the use and quiet enjoyment of the abutting frontage lot owners and their invited guests. No such facilities as listed above shall be rented or leased or by any other persons. For purposes of this section, persons shall mean an individual, partnership, corporation, association and any other entity to which the law provides or imposes rights and responsibilities.

b. **Belleville Lake Shoreline District B – Non-Single Family Residential (BLB).** The BLB District is intended to provide for the use of the Township-owned Belleville Lake property for water-related uses customarily accessory to land zoned or used for more intensive uses than a single family dwelling on a separate lot with Lake Frontage. Such more intensive uses include, but are not limited to common use lots, multiple family, commercial, office, public, institutional and similar uses.

1. Uses Subject to Administrative Approval. In the BLB District, the following water-based uses and structures shall be permitted subject to Township administrative approval as described in Section 16.06C, herein.
 - a) Embankments, bulkheads, retaining walls and similar structures for erosion control, to protect the existing shoreline.
 - b) Minor excavation, grading or earth modifications, defined as those that do not exceed 5 cubic yards or disturb an area of 800 square feet or less within 100 feet of the normal high water mark of the Lake.
 - c) Navigational markers or buoys.

At the discretion of the Director, any BLB use may be referred to the Planning Commission for public hearing, recommendation to and special approval by the Township Board, and/or site plan review and approval in accordance with the provisions of this Ordinance.

2. Uses Subject to Planning Commission Approval. In the BLB district, the following water-based uses and structures may be permitted, subject to Planning Commission site plan approval.
 - a) Docks, piers, landings, boardwalks, catwalks or similar features that can accommodate no more than 6 watercraft in total at one time on a single parcel. Such features shall serve an abutting upland parcel used for permitted commercial, office, public or institutional purposes, including but not limited to restaurants, public parks, private clubs, transient dockage under public ownership and control, and other uses determined similar in the discretion of the Planning Commission and not otherwise specifically provided for in this Article.
 - b) Non-commercial multi-docking facilities that can accommodate no more than 6 watercraft in total at one time on a single parcel.
 - c) Decks, stairs, and walkways located on Township Lake property.
 - i. Shall only be permitted if determined necessary by the Township to access the permitted uses.
 - ii. Shall be subject to the maximum lot frontage coverage and the other standards of Section 16.04C Development Standards.

3. Uses Subject to Special Approval. The following water-based uses and structures shall be permitted subject to special approval in accordance with the requirements of Sections 4.46 and 18.08 of this Ordinance. These uses shall require public hearing by the Planning Commission, recommendation to and

special approval by the Township Board, and Planning Commission site plan review and approval.

- a) Non-commercial multi-docking facilities with docks, piers, landings, boardwalks, catwalks or similar features that can accommodate more than 6 watercraft in total, at one time on a single parcel.
- b) Boat hoists, cradles and lifts as part of a non-commercial multi-docking facility permitted under this Section 16.03C.b.3. a) that are under common ownership and are all of the same style.
- c) Docks, piers, landings, boardwalks, catwalks or similar features that can accommodate more than 6 watercraft in total at one time on a single parcel. Such features shall serve an abutting upland parcel used for permitted commercial, office, public or institutional purposes, including but not limited to restaurants, public parks, private clubs, transient dockage under public ownership and control, and other uses determined similar in the discretion of the Planning Commission and not otherwise specifically provided for in this Article.
- d) Marinas.
- e) Watercraft minor service uses, including sale of gasoline, only permitted as part of a marina.
- f) Boat launches and ramps, for public access only.
- g) Any other use of the same nature or class of water-based uses listed in this district as either a principal use permitted or a use subject to special approval which, in the determination of the Township is consistent with the purpose of this district and which will not impair the present or potential use of the Lake and adjacent properties.
- h) Major excavation, grading or earth modifications, defined as those greater than 5 cubic yards or that disturb an area of more than 800 square feet within 100 feet of the normal high water mark of the Lake.

4. General Restrictions on BLB Uses. All uses permitted by right or by special approval in the BLB District shall be subject to the following restrictions:

- a) No boat lifts, cradles or hoists shall be permitted at marinas.
 - b) No buildings or covered structures shall be permitted on the water or on Township Lake property.
 - c) All uses and structures shall comply with the standards and requirements of Section 16.04C. Development Standards, herein.
 - d) Private ramps or launches intended to provide access to the Lake for multiple non-abutting or back lots of a subdivision, site condominium, multiple family development or other non-frontage uses shall be prohibited.
 - e) No signs shall be permitted other than those approved by the Township and necessary for public safety.
- All watercraft, docks, boats, watercraft storage facilities including boat cradles, shore stations and boat lifts and other structures and facilities permitted in this BLB District are limited solely for the non-commercial

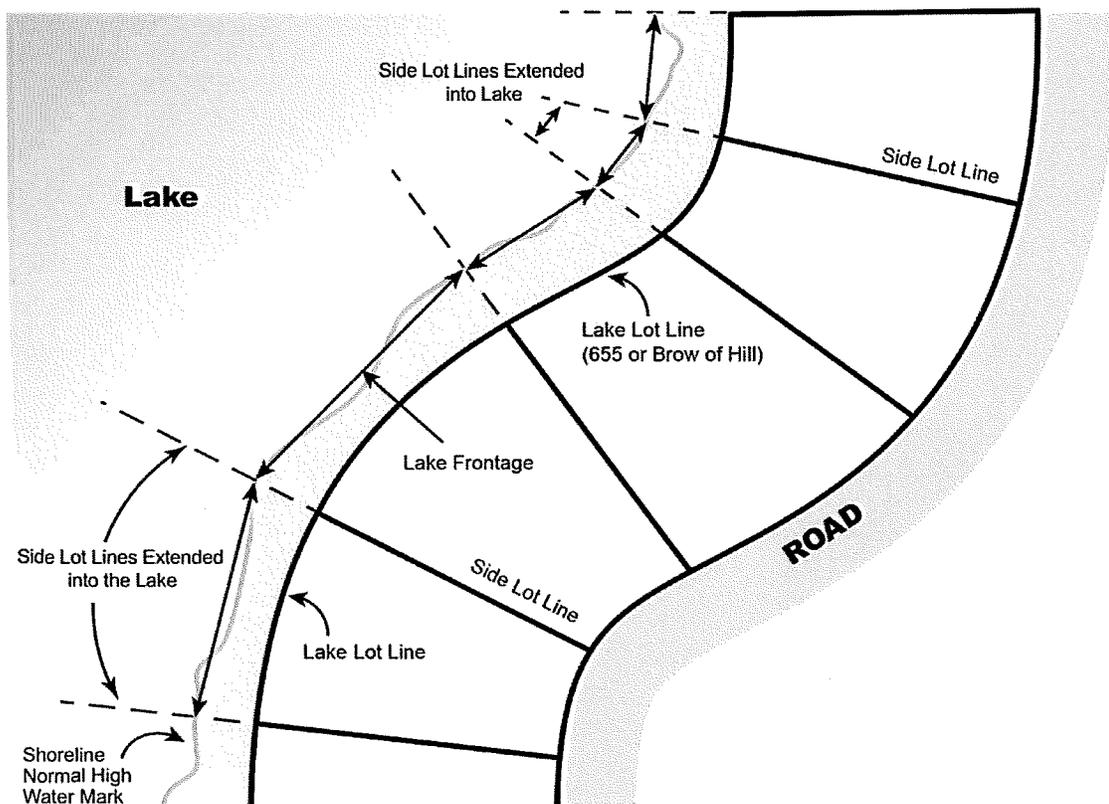
use and quiet enjoyment of the abutting frontage lot owners, lessees, renters, and their invited guests. No such facilities as listed above shall be rented, leased or allowed to be used by any other persons unless approved by the Township in conjunction with a marina. For purposes of this section, persons shall mean an individual, partnership, corporation, association and any other entity to which the law provides or imposes rights and responsibilities. For purposes of this section, commercial use shall mean the rental, lease or allowed use of docks, boat cradles, shore stations and boat lifts by persons who are not abutting frontage owners, lessees, or renters, excluding those facilities that are open to the public and operated by the Township, City or State of Michigan.

SECTION 16.04C. DEVELOPMENT REGULATIONS

- a. **General.** The presence of structures on Township Lake property does not convey any legal or equitable right, title or interest whatsoever in the Township Lake property other than as expressly set forth herein. It is understood that any facilities installed hereunder are subject to the terms of the FERC license.
- b. **Dock Location.** No dock shall be placed or maintained in a location where it can present a hazard to navigation, or create a risk that boats will run aground while attempting to moor at the dock. No person shall install or maintain a dock except on shoreline or bottomlands abutting a frontage in which they have an ownership interest. All docks shall be positioned perpendicular to the shore, and in a manner that does not unreasonably encroach on the use and enjoyment of the Lake by neighboring lots.
- c. **Measurement of Lake Frontage.** Each side lot line of the abutting upland lot shall be extended as a straight line from its point of intersection with the boundary of the Township Lake property (Lake Lot Line) to its intersection with the Lake Frontage line at the normal high water mark. A lot's total Lake Frontage shall be measured as a straight line connecting the points of intersection of the extended side lot lines with the normal high water mark.

For purposes of measuring setbacks for docks, boat lifts and similar structures, the side lot lines shall be extended to the Lake Frontage line and then extended on the same line, straight into the Lake from the shoreline.

**Figure 16.04C.1
Lake Frontage Measurement**



d. **Setback Requirements.** Side setbacks shall be measured from the side lot lines of the abutting upland lot as extended into the water, as defined in Section 16.04C.c.

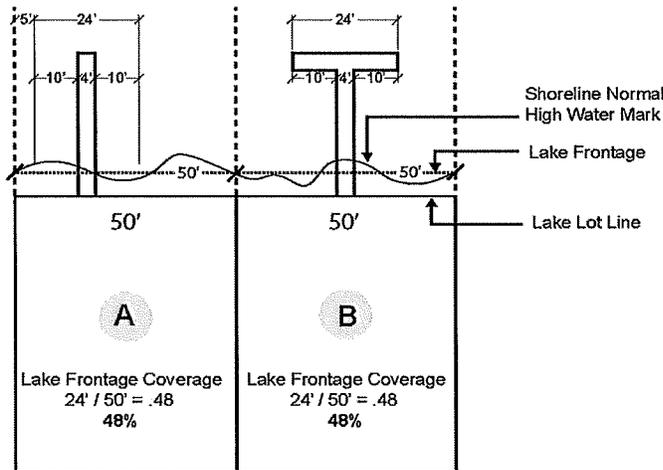
1. Docks. No dock shall be constructed, installed or placed within 10 feet of the side lot lines of the abutting upland lot as extended into the water.
2. Boat Lifts and Boat Cradles. No boat lift or boat cradle shall be located within five feet of a side lot line of an abutting upland lot as extended into the water.
3. Launching, Storing, Mooring or Docking. No boat or portion thereof shall be launched, stored, moored or docked within five feet of the side lot lines of an abutting upland lot as extended into the water.

1. Boardwalks and Catwalks. Boardwalks, catwalks and other walkways located on Township Lake property shall be permitted to extend to the side lot line as extended.

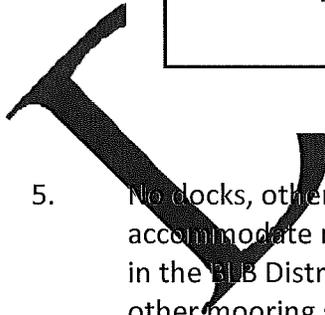
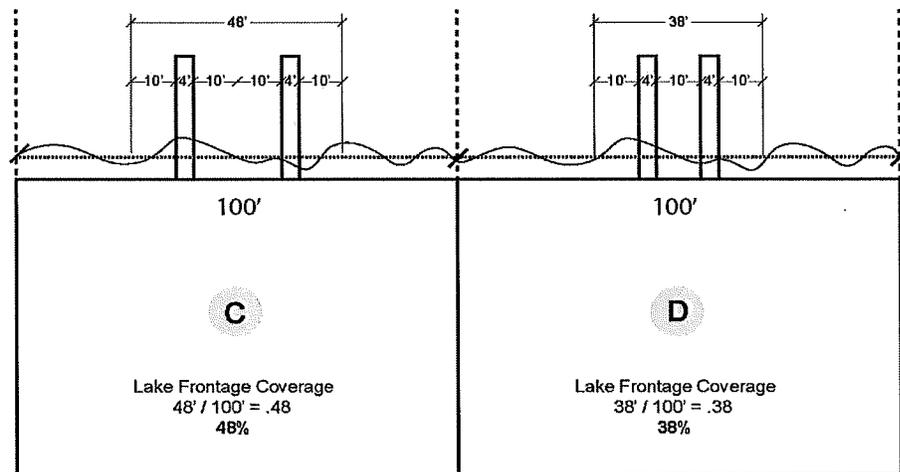
- e. **Dock Length and Width.** No dock or any other structure or appurtenance shall extend more than 40 feet into the Lake, measured perpendicularly from the shoreline, unless greater length is necessary to reach water with a depth of three feet, and then no further than necessary to reach such depth.
- f. **Size and Extent Restrictions.** (See Figure 16.04C.2)
1. In the BLA District, docks, other mooring structures, boat cradles, boat hoists, similar structures and watercraft shall extend across no more than 60% of the Lake Frontage of the single family lot to which they abut.
 2. In the BLB District, docks, other mooring structures, boat cradles, boat hoists, similar structures and watercraft for non-commercial multi-boat docking facilities shall extend across no more than 60% of the Lake Frontage of the lot which they abut. Such watercraft and structures shall be clustered along the parcel frontage into no more than four groupings. For marinas, public uses, or abutting commercial sites, the Township may authorize docks, other permitted structures and watercraft to extend across up to 100% of the Lake Frontage, as deemed appropriate and subject to special approval.
 3. The extent of frontage coverage shall include the coverage by docks, other mooring structures, projections including boat hoists, boat cradles, lifts and similar, and watercraft. Permitted boardwalks, catwalks upon retaining walls, and shoreline protection structures that parallel the shore shall be excluded from the computation of frontage coverage.
 4. Distance across a lot's Lake Frontage shall be measured along the Lake Frontage line determined in accordance with Section 16.04C.c. The extent of structures across the Lake Frontage shall be the width of those structures measured parallel to the abutting lot's Lake Frontage line plus 10 feet of additional width for boat dockage on any side of the structure that can accommodate dockage, divided by the total length of the lot's Lake Frontage. The width of a "T" or "L" dock shall be measured at its widest point generally parallel to the Lake - Frontage, and shall include a minimum of 10 feet of additional width parallel and adjacent to the "stem" for boat dockage.

Figure 16.04C.2

Extent Coverage Examples



NOTES: 10' minimum side setback. Boat must be 5' from side lot line.



- No docks, other mooring structures or combination thereof on a single site that accommodate more than 10 watercraft shall be permitted, except as provided in the BLB District under Section 16.03C.b., above. Further, no such docks, other mooring structures or combination thereof that accommodate more than 10 watercraft shall be permitted unless it is approved by FERC, all other agencies

with jurisdiction, and receives special approval of the Township as provided herein.

g. **Dock and Raft Ownership and Repair.**

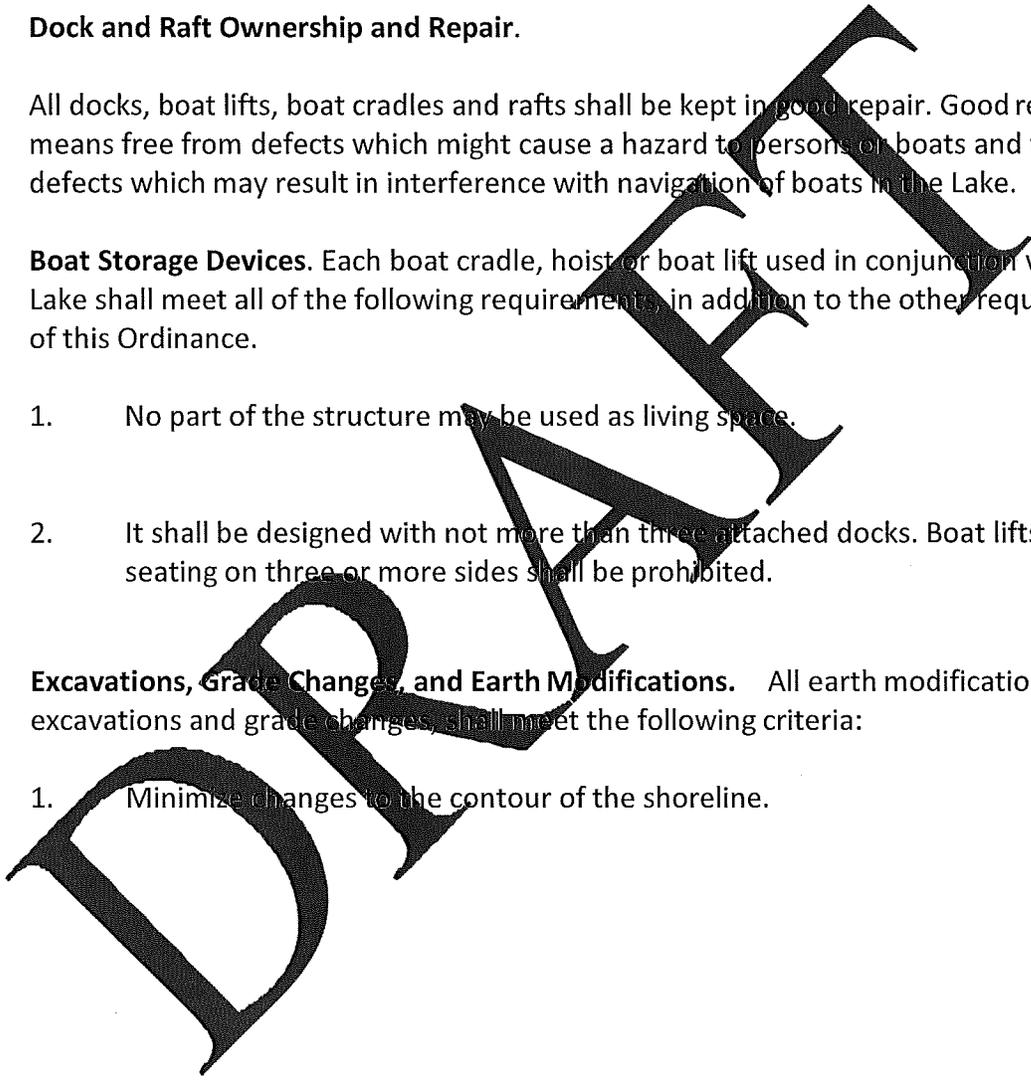
All docks, boat lifts, boat cradles and rafts shall be kept in good repair. Good repair means free from defects which might cause a hazard to persons or boats and free from defects which may result in interference with navigation of boats in the Lake.

h. **Boat Storage Devices.** Each boat cradle, hoist or boat lift used in conjunction with the Lake shall meet all of the following requirements, in addition to the other requirements of this Ordinance.

1. No part of the structure may be used as living space.
2. It shall be designed with not more than three attached docks. Boat lifts with seating on three or more sides shall be prohibited.

i. **Excavations, Grade Changes, and Earth Modifications.** All earth modifications, excavations and grade changes, shall meet the following criteria:

1. Minimize changes to the contour of the shoreline.



2. Maintain lateral earth support to prevent slope failures and to avoid potential negative impacts to adjacent lots.
 3. Rip-rap and gabion baskets are the preferred methods of erosion control and bank stabilization, where practicable.
 4. A Soil Erosion permit must be obtained from Wayne County, if required by the Soil Erosion and Sedimentation Control Act, P.A. 451 of 1994. Any earth disturbance greater than one acre or within 500 feet of the Lake requires a Soil Erosion and Sedimentation Control permit from Wayne County. The County may grant a waiver from permitting for gardening and very limited earth disturbances, but the abutting upland owner remains responsible for making the application.
 5. All major excavations and grade changes (greater than 5 cubic yards or 800 sq. ft. area disturbed) under this Ordinance are subject to the approval of the Township Engineer.
- j. **Channels and Canals.** No new channels or canals shall be created or expanded along the Belleville Lake shoreline for the purpose of creating additional Lake Frontage or for the mooring of boats.
- k. **Seawalls and Bulkheads.** Gabion baskets and rip-rap are generally preferred means for shoreline stabilization. All existing seawalls, bulkheads and other erosion protection devices shall be kept in good repair to prevent soil erosion and sedimentation into the Lake. As new erosion protection devices are required, seawalls and bulkheads shall only be permitted where gabion baskets and rip-rap are not feasible. New or replacement seawalls or bulkheads shall have at least one egress ladder or steps per 70 linear feet. Further, variation in seawall height may be required to accommodate emergency exit from the water.
- l. **Markers or Buoys.** No marker or buoy shall be placed or maintained in a location where it may present a hazard to navigation, or create a risk that boats will become entangled while navigating the Lake. Township approval is required to place any markers or buoys, except that temporary markers or buoys placed for a special event for a period of less than 12 hours shall be permitted without Township approval.
- m. **Floating Rafts.** Floating rafts, swimming platforms, trampolines, slalom buoys, ski jumps or floats shall be located in the Lake so as to not impede navigation or present a safety hazard to boats; and shall be located on bottomlands immediately adjacent to a Lake Frontage in which the owner of the raft, platform, trampoline, buoy, jump or float has an ownership interest, unless otherwise approved by the Township.
- n. **Stairs.** Stairs, walkways, and landings for access from the abutting upland lot to the shoreline may be permitted on Township Lake property only if the Township determines

that it is necessary for reasonable access.

1. To minimize visual and physical impacts on the frontage, such structures shall be limited to no more than one per Lake Frontage lot, or the number of dock clusters, or the number reasonably necessary to access the lake frontage, whichever is greater. Stairs, walkways and landings shall be included in the calculation of, and subject to the limitations on maximum lot frontage coverage, and the other standards of Section 16.04C Development Standards.
 2. Stairs, walkways and landings must be placed entirely above the normal high water mark, except in cases where such structures are required to access the water due to a seawall or bulkhead.
- o. **Marinas and Non-Commercial Multi-Docking Facilities.** Marinas and non-commercial multi-docking facilities must meet all the requirements that apply to their component docks, seawalls, and other facilities, as well as the following:
1. Dry docks and dry land storage of watercraft are not permitted on Township Lake property.
 2. Suitable fire extinguishers, grounding cables, and other safety devices are required at any fueling stations. Fueling stations are not permitted at a non-commercial multi-docking facility.
 3. Such uses shall comply with all applicable construction standards and permit requirements of the IMDEQ.
 4. All docks, hoists and similar structures installed shall be under common ownership and of a common design so as to create a unified appearance at the site. Hoists and similar structures shall not be permitted at a marina.
 5. All such uses shall be located so as to protect the neighboring property owners from potential off-site impacts of the use and so as to protect navigation on the Lake.
 6. When reviewing a proposed new or changes to an existing marina or non-commercial multi-docking facility, the Township shall consider factors including, but not limited to the location of the facility on the Lake, its visibility and potential impacts on the aesthetic and recreational quality of the Lake, the separation from other marinas, and other considerations for the public health, safety and general welfare.
- p. **Overnight Anchorage.** There shall be no overnight watercraft anchorage in open water permitted.
- q. **Rental Prohibited.** There shall be no rental of watercraft dockage or storage space

except at a marina.

- r. **Fences Prohibited.** There shall be no fences permitted on Township Lake property.

SECTION 16.05C. EXEMPTIONS

A Lake Frontage property owner who does or causes the following activities to be conducted on Belleville Lake, his or her frontage, or on abutting Township Lake property is not required to obtain Township approval under this Article 16C. Exemptions under this Section does not alleviate the responsibility of a property owner to obtain all other permits and approvals required by the Township and other entities with jurisdiction.

- a. Routine maintenance and repair of docks, seawalls, bulkheads, boat cradles, boat lifts, hoists, ramps or launches due to normal wear and tear.
- b. A minor earth change, 5 cubic yards or less, that impacts less than 800 square feet and that is stabilized within 24 hours of the initial disturbance.
- c. Earth changes necessitated by the installation, repair, or maintenance work performed in a public utility easement or approved private easement for public utilities.
- d. Gardening, if the natural elevation of the area is not changed.
- e. Planting of trees, shrubs, and other vegetation.
- f. Removal of trees, shrubs, and other vegetation, in a manner that does not cause erosion.
- g. Normal and customary residential landscaping. Native and natural plantings are preferred.
- h. Temporary stockpiling of soil, sand, or gravel not greater than 5 cubic yards, as part of a construction project on the Lake, provided that the loose material is protected to prevent wash or erosion.

SECTION 16.06C. BELLEVILLE LAKE SHORELINE DISTRICT APPROVAL PROCESS

- a. **Approval Required.** Except as otherwise provided in this Section, no person shall do or cause any one of the following on Belleville Lake, on his or her frontage, or on abutting Township Lake property without first having obtained Township approval in accordance with the provisions of this Ordinance:
 - 1. Install, construct or expand a dock, boat cradle, boat lift, boat hoist, ramp, or launch.

2. Install, construct or expand a seawall, bulkhead, dike, levee or other erosion control device.
 3. Install, place or maintain a ski jump or other rigid platform.
 4. Install, place or maintain a navigational marker or buoy.
 5. Excavate, grade, or make earth modifications other than those exempted under this Ordinance.
- b. **Application Requirements.** Only the property owner or authorized designee may apply for approval under this Section. Each applicant shall submit the following documents and drawings. If determined necessary and required by the Township, the drawings and documents shall be signed by licensed professional(s).
1. A completed application form, including a description of the proposed improvements and modifications and description of any other required permits.
 2. A plan that shows the boundaries of the abutting upland lot, the location of the proposed installation and the location of the shoreline, and location of any existing structures within 50 feet of the proposed installation.
 3. A copy of any existing survey from the abutting upland lot and photographs of the existing conditions.
 4. Plans, elevations and sections, with dimensions, showing the height, length, width, distance to the lot lines and configuration of the proposed installation.
 5. Specification of the materials to be used in construction or installation.
 6. Water depth at the farthest point of projection, when additional dock length is requested.
 7. Distance from the farthest point of projection to the opposite shore (if less than 250 feet).
 8. A description of the existing shoreline features and uses.
 9. A description of any shoreline erosion control or shoreline stabilization (seawalls, bulkheads and similar) proposed as part of the project.
 10. Other information as determined necessary by the Township to protect the public health, safety and welfare of the Township's residents, those who use Belleville Lake and the shoreline habitat.

11. The application fee established by the Township Board.
 12. Completed application for review by Michigan Department of Environmental Quality, and if required, by FERC.
 13. Any other applicable elements of Site Plan and/or Special Approval applications, as required by this Ordinance.
- c. **Review Process.** All plans and applications for approval under these Belleville Lake Shoreline Districts shall be submitted to the Director of Planning and Economic Development or other designated Township official for Township review. The plans and applications shall be reviewed to ensure compliance with the submittal requirements of this Ordinance, and consistency with Belleville Lake Shoreline District zoning and development regulations. Review shall be by one of the following processes: Administrative, Site Plan, and/or Special Approval, as further specified below.
1. Administrative Approval. Uses listed under the Belleville Lake Shoreline District A – Single Family Residential (BLA), Section 16.03C.a., and those uses in the Belleville Lake Shoreline District B – Non-Single Family Residential (BLB), Section 16.03C.b.1., above, are subject to administrative approval by the Director of Planning and Economic Development. The Director shall review the plan for compliance with the requirements of this Ordinance.
 - a. The Director of Planning and Economic Development may forward any application for a use under this Section to the Planning Commission for its site plan review and/or public hearing, recommendation and special approval by the Township Board upon finding that unique characteristics of the site or the application warrant such consideration.
 - b. Every application submitted for review shall be in accordance with the requirements of this Ordinance. Administrative review procedures are not intended to modify any ordinance, regulation or development standard. Approval by all other agencies with jurisdiction, including FERC is also required.
 2. Site Plan Approval by the Planning Commission. The uses permitted under the Belleville Lake Shoreline District B – Non-Single Family Residential (BLB), Section 16.03C.b.2. above, are subject to site plan approval by the Planning Commission. For purposes of the Belleville Lake Shoreline Districts, the information required for a site plan shall contain all information required by this Zoning Ordinance Section 4.33 Information Required for site plan approval, and also that information specified under Section 16.06C.b. above. The Planning Commission shall review the plan for compliance with along with compliance with all applicable requirements of this Zoning Ordinance. Approval by FERC may be required for such uses, along with the approval of other agencies with

jurisdiction.

3. Special Approval by the Township Board. The uses permitted in the Belleville Lake Shoreline District B – Non-Single Family Residential (BLB), Section 16.03C.b.3. above, are subject to special approval by the Township Board. All such uses shall be subject to the standards, criteria, procedures and requirements of Sections 4.46 Review and Authorization of Special Approval Uses, and 18.08 Powers of the Township Board Concerning Special Approvals, of this Zoning Ordinance, including public hearing and recommendation by the Planning Commission and approval of the Township Board. All special approval uses also require submission and approval of a site plan, along with compliance with all other applicable requirements of this Zoning Ordinance. Approval by FERC and other agencies with jurisdiction is also required for all special approval uses.

d. **Approval Criteria.** The Township shall find that the following criteria are met prior to granting approval for any use of Township Lake property in the Belleville Lake Shoreline District. In addition, for those uses that required special approval of the Township Board, the criteria of Section 18.08.f. must also be met.

1. The application shall demonstrate compliance with all of the requirements of Section 16.04.C. above, and all other applicable requirements of this Zoning Ordinance.
2. The structure(s) shall not unreasonably interfere with the adjacent property owners' or public's use and enjoyment of the waters of Belleville Lake. The facilities are so designed as to protect the neighboring property owners from negative off site impacts.
3. The structure(s) will not create a risk to the health, safety and welfare of persons who use Belleville Lake for recreational purposes, and will not interfere with safe navigation on the Lake.
4. The structure(s) will be constructed of materials which will not impair the water quality, water flow or water levels of Belleville Lake.
5. To the extent feasible, the structures(s) shall protect and enhance the scenic, recreational and environmental quality of Belleville Lake. The location of the facilities shall be such that they will not create a negative visual impact for the general public.
6. Marinas and non-commercial multi-docking facilities shall be separated from one another to avoid overcrowding and excessive boat traffic on the Lake.
7. Consideration shall be given to maintaining consistency with the upland zoning

and land use.

8. Uses approved shall be consistent with the primary goal of permitting reasonable use by Lake residents and land owners.
- e. **Approval Issuance.** The Director of Planning and Economic Development shall authorize the issuance of a Township approval letter if, following review in accordance with the procedures of this Ordinance, all conditions and standards of the Ordinance and the approving body are met. Approvals from FERC, MDEQ and any other agency with jurisdiction that cannot be obtained until the Township's approval is issued, shall be required before any construction, earthwork or site changes begin, and a copy of all such other approvals must be submitted to the Township Director of Planning and Economic Development. If an application is denied by the Township, a written record shall be provided to the applicant listing the reasons for the denial. In addition:
1. No structure within the BLA or BLB districts shall be considered an accessory structure for purposes of this Ordinance.
 2. Any other activities conducted on the land or water shall comply with all applicable federal, state and local laws.
- f. **Existing Boat Docks, Structures and Uses.**
1. General. The presence of structures on Township Lake property does not convey any legal or equitable right, title or interest whatsoever in the Township Lake property other than as expressly set forth herein. It is understood that any facilities installed hereunder are subject to the terms of the FERC license.
 2. Easements. The mooring, docking, or launching of boats or installation and usage of docks, boat lifts, boat cradles, or platforms on or from a Lake access easement recorded prior to the date of adoption of this Section shall be permitted to continue. However, any easement recorded after the date of adoption of this Section shall not permit the mooring, docking, or launching of boats or installation and usage of docks, boat lifts, boat cradles, platforms or rafts on the Lake.
 3. Continuation of Existing Uses.
 - a. Any structures, other than secondary living spaces on Township Lake Property or blight, existing prior to the adoption date of this ordinance are considered grandfathered and shall not be subject to Township action under this ordinance.
 - b. The mooring, docking, or launching of boats or usage of docks, boat lifts, boat cradles, piers, platforms or rafts on or from a particular lot, parcel, or frontage occurring prior to the date of adoption of this

Section shall be permitted to continue without change, unless such activities are in violation of the prohibition against renting or leasing of facilities contained in Section 16.03(a)(2)(e).

- c. Maintenance and repair of docks, seawalls, and bulkheads due to normal wear and tear shall not be deemed a change, alteration, or expansion of prior usage.
- d. Whether a Lake use or structure is approved by the Township or not, it is the obligation of all property owners to maintain both their property at the periphery of the Lake and the Township Lake property abutting to their property clear of fallen trees that impede lake access, reasonably protected from erosion, and otherwise maintained as required under the terms of the FERC license. The abutting property owner from which the tree originated shall be responsible for its removal.
- e. The burden of proof in asserting and establishing a defense under this Section is on the property owner who asserts a lawful existing use. The Board of Zoning Appeals may hear and decide appeals regarding the existence or expansion of any lawful existing uses under this Section. The Board of Zoning Appeals shall not decide any such appeal until after it has held a public hearing pursuant to Article 19 of this Ordinance.

g. **Exceptions, Modifications and Appeals.**

- 1. Board of Zoning Appeals. For the purposes of this Article 16C., the Board of Zoning Appeals ("BZA") as established and regulated in Article 19 of this Ordinance shall be the reviewing body. All provisions of said Article 19 shall apply except as specifically modified in this Section 16.06C.g.
- 2. Powers. The BZA may interpret the provisions of this Article 16C. if questions arise and may approve modifications to particular provisions of this Section, and grant special exceptions for a given case. In exercising its powers, the BZA shall have the primary goal of reaching an equitable conclusion and allocation of use of the Township Lake property for the purposes stated in Section 16.01C Purpose of this Ordinance.
- 3. Standards for Special Exceptions. The BZA shall not grant a special exception to any provision of this Article 16C. unless it first makes all of the following findings:
 - i. Enforcement of the provision(s) requested for special exception would unnecessarily prevent the reasonable use of the land or boats involved without resulting benefit to the public health, safety and welfare of persons or property;
 - ii. The special exception would not unduly prevent the realization of the purposes of this Ordinance;
 - iii. The special exception would not cause substantial harm or detriment to



- adjacent or nearby lands or boats or the public interest or safety, nor be contrary to the intent or purposes of this Ordinance;
- iv. Unusual circumstances or conditions are involved; and
 - v. The special exception is consistent with the goal of providing reasonable, equitable access to all abutting lake owners.
4. **No Precedent.** Granting a specific special exception does not set a precedent for consideration of future special exception requests, as each request is to be decided on a case by case basis.
 5. **Special Exception.** Upon making the findings above, the BZA may grant a special exception to provisions of this Article 16C. subject to complying with all other requirements of this Ordinance. The BZA may also attach reasonable conditions to the granting of an exception.
 6. **Public Hearing.** Appeals and requests for special exceptions to this Article shall be considered only at a duly held public hearing and meeting of the BZA. Notice of the hearing shall be given in accordance with Article 19. In addition, the Township shall give at least fifteen (15) days prior written notice of such hearing to any Lake or property owners association if the association has provided its address to the Township beforehand.
- h. **Indemnification.** By accepting any Township approval, the applicant agrees to execute an agreement to defend, indemnify and hold harmless the Township and its elected and appointed officials, agents, representatives, employees, boards and commissions against and with respect to any and all actions, suits, proceedings, claims, demands, judgments, costs and expenses resulting from the erection or usage of a structure or facility pursuant to this Article 16C. By virtue of any approval under this Article, the applicant further agrees to permit the Township to take access to the property at reasonable times for inspections and for purposes of public safety.

Obligations. Abutting property owners shall be responsible for maintaining both their property at the periphery of the Lake and the Township Lake property abutting to their property clear of fallen trees that impede lake access, reasonably protected from erosion, and otherwise maintained as required under the terms of the FERC license. The abutting property owner from which the tree originated shall be responsible for its removal.

i. **Penalties and Enforcement.**

1. **Penalty.** Violation of this Article is a civil infraction, for which fines shall be not less than One Hundred Dollars (\$100) or more than Five Hundred Dollars (\$500) for the first offense and not less than Two Hundred Dollars (\$200) nor more than Two Thousand Five Hundred Dollars (\$2,500) for subsequent offenses, in the discretion of the court, and in addition to all of the costs, damages and expenses provided by law. For purposes of this Article, "subsequent offense" means a violation of this Article committed by the same person within twelve (12) months of a previous violation of the Article for which said person admitted responsibility or was adjudicated to be responsible, provided however, that offenses committed

on subsequent days within a period of one (1) week following issuance of a citation for a first offense shall all be considered separate first offenses. Each day that such violation occurs shall constitute a separate offense.

- 2. Injunction. Any violation of this Article is hereby declared to be a nuisance per se. In addition to, or in lieu of, seeking to enforce this Article by proceeding under Section 6.06C.j.1. above, the Township or any Township resident may institute an appropriate action in a court of competent jurisdiction seeking injunctive or equitable relief.
- 3. Enforcement and Administration. This Article shall be enforced and administered by the Township Director of Planning and Economic Development, or such other Township official as may be designated from time to time by resolution by the Township Board.

SECTION 2. Conflicts. If any provision of the Zoning Ordinance conflicts with this amendment to the Zoning Ordinance, the most restrictive provision shall apply.

SECTION 3. Severability. This Ordinance and the various parts, sentences, paragraphs, sections, and clauses thereof are hereby declared to be severable. Should any part, sentence, paragraph, section, or clause be declared unconstitutional, null, or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining parts, sentences, paragraphs, sections, and clauses of this Ordinance.

SECTION 4. Effective Date: This Ordinance shall be effective upon publication in a newspaper of general circulation within the Township.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the ___th day of _____, 2017.

YEAS:
NEAS:
ABSENT:

I hereby approve the foregoing Ordinance.

Leon Wright, Township Clerk

Kevin McNamara, Township Supervisor

Adopted:
Published:
Effective:

DRAFT

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 25, 2017
MINUTES**

Chairperson Thompson called the meeting to order at 7:34 p.m.

ROLL CALL:

Present: Franzoi, Boynton, Atchinson, Budd and Thompson.

Excused: Jackson and Kelley.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

Planning Representatives: None.

Audience: Eighty-Four (84).

APPROVAL OF AGENDA:

Motion Boynton, Budd second to approve the agenda of January 25, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Atchinson, Boynton second to approve the regular meeting minutes of January 11, 2017 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 BELLEVILLE LAKE SHORELINE DISTRICTS ORDINANCE

TITLE: CONSIDER AMENDING THE TEXT OF THE VAN BUREN CHARTER TOWNSHIP ZONING ORDINANCE NO. 6-2-92 BY ADDING A NEW ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS, SECTIONS 16.01C. – 16.06C.

Motion Boynton, Franzoi second to open the public hearing. Motion Carried.

Director Akers gave a brief overview presenting the timeline of the work conducted by staff and the Shoreline Workgroup for the amendments to the Lake Shoreline Districts Ordinance.

Will Hawley, chair of the Shoreline Workgroup gave a presentation of the changes made to the Belleville Lake Shoreline Districts Ordinance. Mr. Hawley discussed the protection of existing conforming and non-conforming structures (grandfathering), property owners' exclusive right to use shoreline property, setbacks and lot lines for handling property disputes, 60% frontage coverage, repairs to existing structures and shoreline blight. Mr. Hawley recommended approval of the Lake Shoreline Districts Ordinance.

Fifteen (15) residents addressed questions and concerns at the podium. The following items were discussed: the township's right to remove structures, variances and exceptions for existing and new structures due to lot size, lowering of the lake level for cleanup, concerns with FERC requirements, structures approved prior to ordinance acceptance and their work timeframe, new structure permit and approval process, how the ordinance effects and applies to City of Belleville residents, trees hanging over or into the lake, fencing on lakefront property, how to address property disputes, how

the township will determine what is blight, maintenance of existing structures, instances that require a lake letter, the number of watercraft in the BLA and BLB districts and the process for approval of the ordinance. Director Akers, Deputy Director Best and Shoreline Workgroup Chair Will Hawley confirmed there is a grandfathering clause in the ordinance for existing conforming and non-conforming structures and the Ordinance allows lakefront owners exclusive use of the property. Director Akers presented a correspondence letter from a resident dated 1-24-17 (letter attached). The Belleville Lake Shoreline Districts Ordinance is available on the township website for review. The Commission thanked residents, stakeholders and the Shoreline Workgroup for their hard work.

Motion Budd, Franzoi second to close the public hearing. Motion Carried.

GENERAL DISCUSSION:

Director Akers gave a brief update on the status of Mr. Kishmish's attempt to purchase the property to the north of his on Belleville Road for the proposed multi-tenant building with drive-thru.

Motion Boynton, Atchinson second to adjourn at 9:16 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

MOTION EXTRACT

Motion Budd, Atchinson second to send the Belleville Lake Shoreline Districts Ordinance to the Van Buren Township Board with recommendation to approve from the Planning Commission.

Roll Call:

Yeas: Atchinson, Budd, Jackson and Thompson.

Nays: None.

Absent: Franzoi and Boynton.

Recused: Kelley

Motion Carried.

I hereby certify the foregoing is a true and correct copy of a motion adopted by the Planning Commission of the Charter Township of Van Buren at the regularly scheduled meeting of February 8, 2017.



Christina Harman
Recording Secretary

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING DATE: 2/21/17

1ST READING DATES: 2/21/17

2ND READING DATES: 3/07/17

Consent Agenda _____

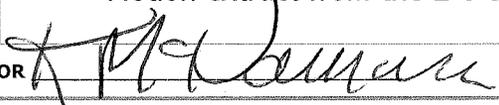
New Business X

Unfinished Business _____

Public Hearing _____

| | |
|---|---|
| ITEM (SUBJECT) | To consider the 1 st and 2 nd reading of Ordinance #02-21-17(3) which is an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to rezone those portions of Township-owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or "brow of the hill" to Belleville Lake Shoreline Districts. |
| DEPARTMENT | Planning & Economic Development |
| PRESENTER | Ron Akers, AICP Director of Planning & Economic Development |
| PHONE NUMBER | 734-699-8913 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | Will Hawley, Chairman of the Lakeshore Ordinance Workgroup |

Agenda topic

| | |
|---|--|
| ACTION REQUESTED | |
| To consider the 1 st and 2 nd reading of Ordinance #02-21-17(3) which is an Ordinance to amend the Van Buren Township Zoning Ordinance 6-2-92 to rezone those portions of Township-owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or "brow of the hill" to Belleville Lake Shoreline Districts. | |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | |
| Please see attached letter. | |
| BUDGET IMPLICATION | None anticipated. |
| IMPLEMENTATION NEXT STEP | If approved, after the 1 st and 2 nd reading a notice of adoption will be place in the newspaper and the Ordinance will go into effect seven (7) days after publication. |
| DEPARTMENT RECOMMENDATION | Approval |
| COMMITTEE/COMMISSION RECOMMENDATION | Approval |
| ATTORNEY RECOMMENDATION | Attorney has reviewed the proposed Ordinance. (May be subject to Attorney/Client Privilege and not available under FOIA) |
| ADDITIONAL REMARKS | Attached: <ul style="list-style-type: none"> • Planning Commission Meeting Minutes of the 1-25-17. • Motion extract from the 2-8-17 Planning Commission meeting. |
| APPROVAL OF SUPERVISOR |  |



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Shary A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

February 15, 2017

Board of Trustees
Charter Township of Van Buren
Van Buren Township, MI 48111

RE: Proposed Ordinances 02-21-17(1), 02-21-17(2), and 02-21-17(3) Regarding Belleville Lake

Honorable Trustees,

Before you are three (3) ordinances which comprise what has typically referred to as the “Belleville Lake Ordinance” or the “Shoreline Ordinance.” It is my intent in this letter to provide a background for the development of these ordinances and provide a brief synopsis of each ordinance.

Background

Van Buren Township has in the past attempted to adopt some type of regulations managing the shoreline around Belleville Lake at least seven (7) times. Each time an ordinance has been proposed it has not received favorable public support and due to this the attempt fails. This most recently occurred in February of 2016 where after it was clear there was little support the Township’s Planning Commission directed staff to work with residents around the lake in order to address the issues with the proposed ordinance.

Between May 2016 and November 2016, Township staff conducted several meetings with a group of lakefront property owners to evaluate the proposed ordinances in order to determine their necessity and ways to alleviate specific concerns. Our approach to these meetings has been to allow the residents around the lake to take the lead in the modification of the ordinance and as a result we have developed regulations which we believe ensures the Township’s obligations to the Federal Energy Regulatory Commission and provides clarity and resolution to the lakefront property owners with regards to the Township owned property around Belleville Lake. The lakefront property owners who participated in the workgroup spent several hours volunteering for this. We greatly appreciate this effort on their part to not only look at a significant amount of information, but offer comments and insight into this situation which has helped us better understand their perspectives and as a result a better policy has been developed.

The following is a synopsis of the three (3) board action agenda items:

Ordinance #02-21-17(1) General “Exclusive Use” Ordinance

The primary intent of this ordinance is to grant the abutting property owner the exclusive right of use of the Township owned property around Belleville Lake. This area is delimited by the Zoning Ordinance amendment (#02-21-17(2)) which address where the specific exclusive use boundaries are. In return for this exclusive right of use, the Township is requiring that the abutting property owner shall maintain the Township Lake Property in compliance with all existing applicable federal, state, and local laws and regulations.

Ordinance #02-21-17(2) Zoning Ordinance Amendment for Belleville Lake Shoreline District

This ordinance adds language to the Township’s Zoning Ordinance with regards to the regulation of physical improvements made to the Township owned property around Belleville Lake. It outlines



Charter Township of Van Buren

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submittal requirements and regulations for docks, boat hoists, seawalls, etc. In addition to this it also offers protections to the abutting property owners by grandfathering existing structures and allowing the Township's Board of Zoning Appeals to settle disputes and/or grant exceptions, when applicable, to the regulations, in order to promote access to Belleville Lake. This ordinance also establishes separate regulations for property abutting single family homes (BLA zoning district) and multi-family/commercial properties (BLB zoning district).

Ordinance #02-21-17(3) Zoning Ordinance Amendment to Amend the Township's Zoning Map

This ordinance simply amends the Township's Zoning Map to incorporate the BLA (Township owned shoreline abutting single family homes) and BLB (Township owned shoreline abutting multi-family/commercial uses).

The public hearing for the two (2) Zoning Ordinance amendments was conducted on January 25, 2017 and the Planning Commission recommend the Township Board approve the adoption of the Ordinances at their February 8, 2017 meeting. I know many members of the Board were either present during the public hearing or watching on television, but any members have any additional questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

**CHARTER TOWNSHIP OF VAN BUREN
WAYNE COUNTY, MICHIGAN
ORDINANCE 02-21-17(3)**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 06-02-92, 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. 02-21-17(3)

A request to amend the Charter Township of Van Buren Zoning Ordinance 06-02-92, as amended, to amend the zoning map in order to rezone those portions of Township-owned Belleville Lake parcels that are located below the 655-foot contour line (1929 NGVD) or “brow of the hill” to Belleville Lake Shoreline Districts, consistent with Article XVIC.

The affected parcels to be rezoned all or in part are as follows:

| Tax ID Number | Address |
|-----------------------|------------------------------------|
| 82-83-056-99-0013-000 | N Interstate 94 Service Dr. |
| 82-83-056-99-0014-000 | Belleville Lake |
| 82-83-073-99-0012-000 | 50901 S. Interstate 94 Service Dr. |
| 82-83-073-99-0013-702 | Belleville Lake |
| 82-83-078-99-0002-702 | Belleville Lake |
| 82-83-082-99-0012-701 | Belleville Lake |
| 82-83-085-99-0023-000 | Belleville Lake |
| 82-83-090-99-0015-000 | Belleville Lake |
| 82-83-094-01-0215-000 | Haggerty Rd. |
| 82-83-095-01-0221-300 | 12100 Haggerty Rd. |
| 82-83-110-99-0001-000 | Belleville Lake |
| 82-83-113-99-0008-000 | Belleville Lake |
| 82-83-117-99-0010-000 | Belleville Lake |

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 ___ day of _____, 2017.

YEAS:

NAYS:

ABSENT:

ABSTAINED:

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:

Published:

Effective:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
JANUARY 25, 2017
MINUTES**

Chairperson Thompson called the meeting to order at 7:34 p.m.

ROLL CALL:

Present: Franzoi, Boynton, Atchinson, Budd and Thompson.

Excused: Jackson and Kelley.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

Planning Representatives: None.

Audience: Eighty-Four (84).

APPROVAL OF AGENDA:

Motion Boynton, Budd second to approve the agenda of January 25, 2017 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Atchinson, Boynton second to approve the regular meeting minutes of January 11, 2017 as presented. Motion Carried.

PUBLIC HEARING:

ITEM # 1 BELLEVILLE LAKE SHORELINE DISTRICTS ORDINANCE

TITLE: CONSIDER AMENDING THE TEXT OF THE VAN BUREN CHARTER TOWNSHIP ZONING ORDINANCE NO. 6-2-92 BY ADDING A NEW ARTICLE XVIC, BELLEVILLE LAKE SHORELINE DISTRICTS, SECTIONS 16.01C. – 16.06C.

Motion Boynton, Franzoi second to open the public hearing. Motion Carried.

Director Akers gave a brief overview presenting the timeline of the work conducted by staff and the Shoreline Workgroup for the amendments to the Lake Shoreline Districts Ordinance.

Will Hawley, chair of the Shoreline Workgroup gave a presentation of the changes made to the Belleville Lake Shoreline Districts Ordinance. Mr. Hawley discussed the protection of existing conforming and non-conforming structures (grandfathering), property owners' exclusive right to use shoreline property, setbacks and lot lines for handling property disputes, 60% frontage coverage, repairs to existing structures and shoreline blight. Mr. Hawley recommended approval of the Lake Shoreline Districts Ordinance.

Fifteen (15) residents addressed questions and concerns at the podium. The following items were discussed: the township's right to remove structures, variances and exceptions for existing and new structures due to lot size, lowering of the lake level for cleanup, concerns with FERC requirements, structures approved prior to ordinance acceptance and their work timeframe, new structure permit and approval process, how the ordinance effects and applies to City of Belleville residents, trees hanging over or into the lake, fencing on lakefront property, how to address property disputes, how

the township will determine what is blight, maintenance of existing structures, instances that require a lake letter, the number of watercraft in the BLA and BLB districts and the process for approval of the ordinance. Director Akers, Deputy Director Best and Shoreline Workgroup Chair Will Hawley confirmed there is a grandfathering clause in the ordinance for existing conforming and non-conforming structures and the Ordinance allows lakefront owners exclusive use of the property. Director Akers presented a correspondence letter from a resident dated 1-24-17 (letter attached). The Belleville Lake Shoreline Districts Ordinance is available on the township website for review. The Commission thanked residents, stakeholders and the Shoreline Workgroup for their hard work.

Motion Budd, Franzoi second to close the public hearing. Motion Carried.

GENERAL DISCUSSION:

Director Akers gave a brief update on the status of Mr. Kishmish's attempt to purchase the property to the north of his on Belleville Road for the proposed multi-tenant building with drive-thru.

Motion Boynton, Atchinson second to adjourn at 9:16 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

MOTION EXTRACT

Motion Budd, Atchinson second to send the Belleville Lake Shoreline Districts Ordinance to the Van Buren Township Board with recommendation to approve from the Planning Commission.

Roll Call:

Yeas: Atchinson, Budd, Jackson and Thompson.

Nays: None.

Absent: Franzoi and Boynton.

Recused: Kelley

Motion Carried.

I hereby certify the foregoing is a true and correct copy of a motion adopted by the Planning Commission of the Charter Township of Van Buren at the regularly scheduled meeting of February 8, 2017.

A handwritten signature in black ink, appearing to read 'C. Harman', with a long horizontal flourish extending to the right.

Christina Harman
Recording Secretary

Charter Township of Van Buren

REQUEST FOR BOARD ACTION

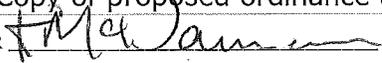
Agenda Item: _____

Work Study Date: 03/06/17
First Reading: 03/07/17
Second Reading: 03/21/17

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

| | |
|---|--|
| ITEM (SUBJECT) | Request from the Environmental Commission to consider the adoption of a new ordinance to amend and replace Ordinance No. 12-1-15 Article V – Coal Tar Products, Sec. 42-151 through 42-158, with new Article V – Coal Tar Products, Sec. 42-151 through 42-159 |
| DEPARTMENT | Planning |
| PRESENTER | Matthew R. Best, Deputy Director of Planning and Economic Development |
| PHONE NUMBER | (734) 699-8913 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | David Brownlee |

Agenda topic

| | |
|---|--|
| ACTION REQUESTED | |
| Consider the adoption of a revised Coal Tar Sealant Ban Ordinance, establishing a lower PAH limit, a sealcoat applicator registration and enforcement procedures. | |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | |
| The Environmental Commissions is recommending that the board adopt revisions to this ordinance to protect the health Safety and welfare of its residents. Coal Tar based sealants are a source of PAHs, a known carcinogen. These PAHs impact our residents as well as our lakes and streams, with storm water carrying these carcinogens into our waterways. Asphalt based sealers are a safe and effective alternative to coal tar base sealants. The revisions establish a lower PAH limit (0.1%), an enforcement process and a sealant applicator registration. | |
| BUDGET IMPLICATION | None |
| IMPLEMENTATION NEXT STEP | After the work study, the intention is to move this ordinance for approval at the next board meeting. |
| DEPARTMENT RECOMMENDATION | Approval |
| COMMITTEE/COMMISSION RECOMMENDATION | Approval – Environmental Commission |
| ATTORNEY RECOMMENDATION | Document has met Attorney approval (May be subject to Attorney/Client Privilege and not available under FOIA) |
| ADDITIONAL REMARKS | Copy of proposed ordinance attached. |
| APPROVAL OF SUPERVISOR |  |

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE
STATE OF MICHIGAN
ORDINANCE # 3-7-17**

**AN ORDINANCE TO AMEND AND REPLACE ORDINANCE NO. 12-1-15
ARTICLE V – COAL TAR PRODUCTS, SEC. 42-151 THROUGH 42-158, WITH
NEW ARTICLE V – COAL TAR PRODUCTS, SEC. 42-151 THROUGH 42-159**

At a regular meeting of the Township Board of the Charter Township of Van Buren, Wayne County, Michigan, held in the Van Buren Township Hall within the Township, on the _____ day of _____, 2017 at 7:00 p.m.

PRESENT: Members: _____

ABSENT: Member: _____

It was moved by Board Member _____ and supported by Board Member _____ that the following Ordinance be adopted to amend Article V to Chapter 42 Environment to read as follows:

THE CHARTER TOWNSHIP OF VAN BUREN (“Township”), COUNTY OF WAYNE, MICHIGAN ORDAINS:

- ARTICLE V. - COAL TAR PRODUCTS**
- Sec. 42-151. - Purpose.**

The Charter Township of Van Buren understands that lakes, rivers, streams and other bodies of water are natural assets which enhance the environmental, recreational, cultural and economic resources and contribute to the general health and welfare of the community. The use of sealers on asphalt driveways is a common practice. However, scientific studies on the use of driveway sealers have suggested a relationship between stormwater runoff and certain health and environmental concerns. The purpose of the ordinance from which this chapter derives is to prohibit the use and sale of pavement sealant products containing >0.1% Polycyclic Aromatic Hydrocarbons (PAHs) by weight, including coal tar based sealer in the Township of Van Buren in order to protect, restore, and preserve the quality of its waters and protect the health of its residents. It is the further

purpose and intent of this chapter to regulate the use and application of sealant products, to require the registration of commercial and institutional applicators of sealant products within the Township, and to require the distribution of informational literature to consumers about the use and effect of sealant products.

(Ord. No. _____, eff. _____)

• **Sec. 42-152. - Definitions.**

Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Applicator. Any person who applies pavement sealant product in the township including, but not limited to, homeowners, occupants of rental property, and property managers.

Asphalt based sealer. A petroleum based sealer material that is commonly used on driveways, parking lots, and other surfaces and may contain PAHs but at a much lower concentration than found in coal tar based sealers.

Coal tar. A byproduct of the process used to refine coal.

Coal tar sealant product. A surface applied sealing product for application on asphalt, concrete or other pavement including a driveway or parking area containing coal tar, coal tar pitch, coal tar pitch volatiles, or any variation assigned the Chemical Abstracts Service (CAS) numbers 65996-93-2, 65996-89-6, or 8007-45-2.

High PAH content sealant product. Any pavement sealant product that contains greater than 0.1% PAHs by weight.

PAHs. Polycyclic Aromatic Hydrocarbons. A group of organic chemicals formed during the incomplete burning of coal, oil, gas, or other organic substances. Present in coal tar and believed harmful to humans, fish, and other aquatic life.

Pavement Sealant. Any surface-applied pavement sealing product used to maintain asphalt surfaces. This may include but is not limited to asphalt-based sealant products and coal tar sealant products

Person. An individual, corporation, partnership, sole proprietorship, LLC or other entity.

Pavement Sealant Program Administrator. The Director of Planning and Economic Development, or other person designated to administer this chapter by the Township Administrator.

Township. The Charter Township of Van Buren.

(Ord. No. _____, eff. _____)

• **Sec. 42-153. - Prohibitions on use of coal tar products**

- (a) No person shall use or apply a coal tar, coal tar sealant product or other high PAH content sealant product on asphalt paved surfaces within the township.
- (b) No person shall sell or offer to sell a coal tar, coal tar sealant product or other high PAH content sealant product that is formulated or marketed for application on asphalt-paved surfaces within the township.
- (c) No person shall allow a coal tar, coal tar sealant product or other high PAH content sealant product to be used or applied upon property that is under that person's ownership or control.
- (d) No person shall contract with any commercial sealer product applicator, residential or commercial developer, or any other person for the application of any coal tar, coal tar sealant product or other high PAH content sealant product to any driveway, parking lot, or other surface within the township.
- (e) No commercial sealer product applicator, residential or commercial developer, or other similar individual or organization shall direct any employee, independent contractor, volunteer, or other person to apply any coal tar, coal tar sealant product or other high PAH content sealant product to any driveway, parking lot, or other surface within the township.

(Ord. No. 1_____, eff._____)

• **Sec. 42-154. - Registration and reporting requirements and procedures for commercial applicators.**

- (1) All commercial applicators shall register with the township prior to applying pavement sealant in the township in any calendar year.
- (2) Registration under this chapter shall be valid until expiration. Registration shall begin on January 1 and shall expire on December 31 of each calendar year.
- (3) Commercial applicators shall submit a complete registration application to the Pavement Sealant Program Administrator on forms furnished by the Township Clerk, along with the registration fee according to the schedule established by resolution of Board of Trustees. The fee shall be calculated to include the cost of registration application review and periodic field inspection.
- (4) The following information shall be included in a complete application for registration:
 - (a) The legal name of the commercial applicator, any other names used, the address, telephone number and contact person for the applicant.
 - (b) The product name, type of use, and PAH content including CAS numbers.

- (c) A notarized, sworn statement signed by an owner or duly authorized representative of a commercial applicator indicating that the applicator will comply with the requirements of this Pavement Sealant Ordinance of the Township throughout the registration period.
- (d) All other information requested on the application.
- (5) The Pavement Sealant Program Administrator shall approve a registration if the application is complete, the applicator has complied with the previous year's reporting requirement, and the use of pavement sealant complies with this chapter.
- (6) The application for registration shall be approved or denied within 21 days by the Pavement Sealant Program Administrator.
- (7) The Pavement Sealant Program Administrator shall maintain a current list of all registered commercial applicators.
- (8) A registered applicator shall notify the Pavement Sealant Program Administrator in writing of any change in the information in the application for registration within 7 days of any such change.

(Ord. No. _____, § 1, _____)

- **Sec. 42-155. - Asphalt based sealcoat products.**

The provisions of this article shall only apply to coal tar, coal tar sealant products or other high PAH content sealant products in the township and shall not affect the use of asphalt based sealer products within the township as long as those products contain less than 0.1% PAHs, by weight.

(Ord. No. _____, eff. _____)

- **Sec. 42-156. - Penalties and enforcement.**

(a) Violation of any provision of this chapter shall be punishable by a fine of not more than \$10,000.00 in the discretion of the court, and in addition to all of the costs, damages and expenses provided by law..

(b) *Injunction.* Any violation of this article is hereby declared to be a nuisance per se. In addition to, or in lieu of, seeking to enforce this article by proceeding under section 42-256(a) above, the township may institute an action in a court of general jurisdiction seeking injunctive or equitable relief and shall be entitled to recover all attorney fees, court costs, litigation expenses, costs and expenses to abate the nuisance, and all other costs allowed by law.

(c) Nothing in this Section shall limit the township's right to take other enforcement action as authorized by law.

(Ord. No. _____, eff. _____)

Sec. 42-157. - Severability. In the event that any one or more sections, provisions, phrases or words of this article shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this article.

(Ord. No. _____, eff. _____)

- **Sec. 42-158. - Conflicts.**

If any provision of this article conflicts with any provision of any other township general ordinance or zoning ordinance, the most restrictive provision shall apply.

(Ord. No. _____, eff. _____)

- **Sec. 42-159. - Effective date.**

The provisions of this article shall take effect upon publication in a newspaper of general circulation within the township.

(Ord. No. _____, eff. _____)

AYES: Members:

NAYS: Members:

ABSTAIN/ABSENT: Members:

ORDINANCE DECLARED ADOPTED:

Kevin McNamara,
Supervisor, Charter Township of Van Buren

Leon Wright,
Clerk, Charter Township of Van Buren

ADOPTED: _____

PUBLISHED: _____

EFFECTIVE: _____

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Board of the Charter Township of Van Buren at a regular meeting held on _____, 2017, pursuant to the required statutory procedures.

Township Clerk

CHARTER TOWNSHIP OF VAN BUREN

COUNTY OF WAYNE

STATE OF MICHIGAN

ORDINANCE # _____

AN ORDINANCE TO AMEND AND REPLACE ORDINANCE NO. 12-1-15

ARTICLE V – COAL TAR PRODUCTS, SEC. 42-151 THROUGH 42-158, WITH

NEW ARTICLE V – COAL TAR PRODUCTS, SEC. 42-151 THROUGH 42-159

At a regular meeting of the Township Board of the Charter Township of Van Buren, Wayne County, Michigan, held in the Van Buren Township Hall within the Township, on the _____ day of

_____, 2017 at 7:00 p.m.

PRESENT: Members: _____

ABSENT: Member: _____

It was moved by Board Member _____ and supported by Board Member _____ that the following Ordinance be adopted to amend Article V to Chapter 42 Environment to read as follows:

THE CHARTER TOWNSHIP OF VAN BUREN (“Township”), COUNTY OF WAYNE, MICHIGAN ORDAINS:

- **ARTICLE V. - COAL TAR PRODUCTS**
- **Sec. 42-2151. - Purpose.**

The Charter Township of Van Buren understands that lakes, rivers, streams and other bodies of water are natural assets which enhance the environmental, recreational, cultural and economic resources and contribute to the general health and welfare of the community. The use of sealers on asphalt driveways is a common practice. However, scientific studies on the use of driveway sealers have suggested a relationship between stormwater runoff and certain health and environmental concerns. The purpose of the ordinance from which this chapter derives is to prohibit the use and sale of pavement sealant products containing >0.1%

Polycyclic Aromatic Hydrocarbons (PAHs) by weight, including ~~coal tar~~-based sealer in the Township of Van Buren in order to protect, restore, and preserve the quality of its waters and protect the health of its residents. It is the further purpose and intent of this chapter to regulate the use and application of sealant products, to require the registration of commercial and institutional applicators of sealant products within the Township, and to require the distribution of informational literature to consumers about the use and effect of sealant products.

(Ord. No. 42-1-15_____, eff. 42-24-15_____)

• **Sec. 42-2152. - Definitions.**

Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Applicator. Any person who applies pavement sealant product in the ~~city~~-township including, but not limited to, homeowners, occupants of rental property, and property managers.

Asphalt based sealer. A petroleum based sealer material that is commonly used on driveways, parking lots, and other surfaces and may contain PAHs but at a much lower concentration than found in coal tar based sealers.

Coal tar. A byproduct of the process used to refine coal.

Coal tar sealant product. A surface applied sealing product for application on asphalt, concrete or other pavement including a driveway or parking area containing coal tar, coal tar pitch, coal tar pitch volatiles, or any variation assigned the Chemical Abstracts Service (CAS) numbers 65996-93-2, 65996-89-6, or 8007-45-2.

High PAH content sealant product. Any pavement sealant product that contains greater than 0.1% PAHs by weight.

PAHs. Polycyclic Aromatic Hydrocarbons. A group of organic chemicals formed during the incomplete burning of coal, oil, gas, or other organic substances. Present in coal tar and believed harmful to humans, fish, and other aquatic life.

Pavement Sealant. Any surface-applied pavement sealing product used to maintain asphalt surfaces. This may include but is not limited to asphalt-based sealant products and ~~coal tar~~ sealant products

Person. An individual, corporation, partnership, sole proprietorship, LLC or other entity.

Pavement Sealant Program Administrator. The Director of Planning and Economic Development, or other person designated to administer this chapter by the ~~City~~-Township Administrator.

Township. The Charter Township of Van Buren.

(Ord. No. 42-1-15_____, eff. 42-24-15_____)

• **Sec. 42-2153. - Prohibitions on use of coal tar products**

- (a) No person shall use or apply a coal tar, coal tar sealant product or other high PAH content sealant product on asphalt paved surfaces with the township.
- (b) No person shall sell or offer to sell a coal tar, coal tar sealant product or other high PAH content sealant product that is formulated or marketed for application on asphalt-paved surfaces within the township.
- (c) No person shall allow a coal tar, coal tar sealant product or other high PAH content sealant product to be used or applied upon property that is under that person's ownership or control.
- (d) No person shall contract with any commercial sealer product applicator, residential or commercial developer, or any other person for the application of any coal tar, coal tar sealant product or other high PAH content sealant product to any driveway, parking lot, or other surface within the township.
- (e) No commercial sealer product applicator, residential or commercial developer, or other similar individual or organization shall direct any employee, independent contractor, volunteer, or other person to apply any coal tar, coal tar sealant product or other high PAH content sealant product to any driveway, parking lot, or other surface with the township.

(Ord. No. 12-1-15_____, eff. 12-24-15_____)

- **Sec. 42-1546:504. - Registration and reporting requirements and procedures for commercial applicators.**

- (1) All commercial applicators shall register with the ~~city~~ township prior to applying pavement sealant in the ~~T~~ township in any calendar year.
- (2) Registration under this chapter shall be valid until expiration. Registration shall begin on January 1 and shall expire on December 31 of each calendar year.
- (3) Commercial applicators shall submit a complete registration application to the Pavement Sealant Program Administrator on forms furnished by the Township Clerk, along with the registration fee according to the schedule established by resolution of Board of Trustees. The fee shall be calculated to include the cost of registration application review and periodic field inspection.
- (4) The following information shall be included in a complete application for registration:
 - (a) The legal name of the commercial applicator, any other names used, the address, telephone number and contact person for the applicant.
 - (b) The product name, type of use, and PAH content including CAS numbers.
 - (c) A notarized, sworn statement signed by an owner or duly authorized representative of a commercial applicator indicating that the applicator will comply with the requirements of ~~the~~ this Pavement Sealant Ordinance of the Township throughout the registration period.

- (d) All other information requested on the application.
- (5) The Pavement Sealant Program Administrator shall approve a registration if the application is complete, the applicator has complied with the previous year's reporting requirement, and the use of pavement sealant complies with this chapter.
- (6) The application for registration shall be approved or denied within 21 days by the Pavement Sealant Program Administrator.
- (7) The Pavement Sealant Program Administrator shall maintain a current list of all registered commercial applicators.
- (8) A registered applicator shall notify the Pavement Sealant Program Administrator in writing of any change in the information in the application for registration within 7 days of any such change.

(Ord. No. ~~46-12~~ _____, § 1, ~~6-20-16~~ _____)

• **Sec. 42-~~21545~~.** - Asphalt based sealcoat products.

The provisions of this article shall only apply to coal tar, coal tar sealant products or other high PAH content sealant products in the township and shall not affect the use of asphalt based sealer products within the township as long as those products contain less than 0.1% PAHs, by weight.

(Ord. No. ~~42-1-15~~ _____, eff. ~~42-24-15~~ _____)

• **Sec. 42-~~21556~~.** - Penalties and enforcement.

(a) Violation of any provision of this chapter shall be a civil infraction punishable by a civil fine of not more than \$10,000.00 in the discretion of the court, and in addition to all of the costs, damages and expenses provided by law.

(b) Injunction. Any violation of this article is hereby declared to be a nuisance per se. In addition to, or in lieu of, seeking to enforce this article by proceeding under section 42-256(a) above, the township may institute an action in a court of general jurisdiction seeking injunctive or equitable relief and shall be entitled to recover all attorney fees, court costs, litigation expenses, costs and expenses to abate the nuisance, and all other costs allowed by law.

(a) (c) Nothing in this Section shall limit the township's right to take other enforcement action as authorized by law.

(Ord. No. ~~42-1-15~~ _____, eff. ~~42-24-15~~ _____)

Sec. 42-~~21567~~. - Severability. In the event that any one or more sections, provisions, phrases or words of this article shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this article.

(Ord. No. 42-1-15, eff. 12-24-15)

• **Sec. 42-21578. - Conflicts.**

If any provision of this article conflicts with any provision of any other township general ordinance or zoning ordinance, the most restrictive provision shall apply.

(Ord. No. 42-1-15, eff. 12-24-15)

• **Sec. 42-21589. - Effective date.**

The provisions of this article shall take effect upon publication in a newspaper of general circulation within the township.

(Ord. No. 42-1-15, eff. 12-24-15)

AYES: Members: _____

NAYS: Members: _____

ABSTAIN/ABSENT: Members:

ORDINANCE DECLARED ADOPTED:

Kevin McNamara,
Supervisor, Charter Township of Van Buren

Leon Wright,
Clerk, Charter Township of Van Buren

ADOPTED: _____

PUBLISHED: _____

EFFECTIVE: _____

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Board of the Charter Township of Van Buren at a regular meeting held on _____, 2017, pursuant to the required statutory procedures.

Township Clerk

Charter Township of Van Buren

Agenda Item: _____

REQUEST FOR BOARD ACTION

WORK STUDY MEETING: 03/06/17

BOARD MEETING DATE: 03/07/17

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

| | |
|---|---|
| ITEM (SUBJECT) | To consider approval of the special land use request by Menard, Inc to construct a home improvement store with outdoor sales and storage of landscaping and home improvement supplies at parcel V-125-83-061-99-0005-721, which is located on the west side of Belleville Road south of Tyler Road. |
| DEPARTMENT | Planning & Economic Development |
| PRESENTER | Ronald A. Akers |
| PHONE NUMBER | 734-699-8913 |
| INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER) | Menards Representatives |

Agenda topic

| | |
|---|--|
| ACTION REQUESTED | |
| To consider approval of the special land use request by Menard, Inc to construct a home improvement store with outdoor sales and storage of landscaping and home improvement supplies at parcel V-125-83-061-99-0005-721, which is located on the west side of Belleville Road south of Tyler Road. | |
| BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS) | |
| Please see attached letter. | |

| | |
|---------------------------------|---|
| BUDGET IMPLICATION | None |
| IMPLEMENTATION NEXT STEP | Issuance of a letter acknowledging the special land use approval. |

| | |
|----------------------------------|----------|
| 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 | <p>See attached:</p> <ul style="list-style-type: none"> • Staff Letter dated February 27, 2017 • Planning Commission motion extract for the February 22, 2017 regular meeting • Township Board Meeting minutes of February 17, 2015 • McKenna & Associates letter dated December 4, 2014 |
|---------------------------|--|

| | |
|-------------------------------|---|
| APPROVAL OF SUPERVISOR |  |
|-------------------------------|---|



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Shary A. Budd

TRUSTEE
Sherry A. Frazier

TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

February 27, 2017

Township Supervisor
46425 Tyler Road
Van Buren Township, MI 48111

RE: Menards Renewal of Special Land Use Approval

Supervisor McNamara,

The following is the review of Menard, Inc's request to renew their prior Township approvals in order for the store to begin construction in the spring. The format of this review will include a background of the project, a summary of the Planning Commission and Board of Zoning Appeals approvals, and a recommendation from staff. Please consider the following:

Background

Menards has been in discussion with the Township to construct a store on the Belleville Road corridor since prior to 2012. The most recent iteration obtained special use approval from the Township Board in February of 2015 and final site plan approval from the Township Planning Commission in June of 2015. After obtaining their approvals, Menards decided early in 2016 that they would postpone store construction nationally in order to reevaluate the economic conditions after the presidential election. Representatives from Menards contacted the Township in late 2016 and indicated that they planned to resume the construction of the Van Buren Township store. Based on this Township staff reviewed the project and determined that the prior approvals had expired and they needed to be renewed in order to move forward.

Summary of Planning Commission & Board of Zoning Appeals Approvals

Menards was before the Board of Zoning Appeals on February 14, 2017 where they renewed several variances that they had been previously granted. These are as follows:

1. Variance in order to allow Menards to store materials up to 14 feet in height, which is 8 feet greater than the maximum allowed in the Zoning Ordinance.
2. Allow the total area of signage to be 407.7 square feet, which is greater than the maximum allowable signage.
3. Granted a variance to allow a 317.7 square foot wall sign on the main building, which is 117.7 square feet greater than the maximum allowed by the Zoning Ordinance.
4. Approved variances from the maximum height and area of directional signs.

The Planning Commission renewed the final site plan approval, the tree permit approval, and made a recommendation that the Township Board approve their special use request at their February 22, 2017 regular meeting.

Special Land Use Recommendation

The Township Board originally approved this special land use application at their February 17, 2015 meeting with the following action:



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

Wright moved, McClanahan seconded to approve the request for special use for the establishment of outdoor sales and storage of building and landscaping materials associated with the Menards home improvement store. Motion Carried.

The conditions of the property have not changed, nor have any circumstances surrounding the property. This is the final board approval required in order for the Menard's store to move forward with construction. Based on the prior approval, the limited changes to the site plan, and the Planning Commission recommendation, staff makes the following recommendation:

Recommend approval of the special use request to construct a home improvement store with outdoor sales and outdoor storage of landscaping and home improvement supplies at parcel number V125-83-061-99-0005-721, based on the findings of the December 4, 2014 McKenna & Associates letter.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development

MOTION EXTRACT

Motion Kelley, Boynton second to recommend approval to the Township Board of Trustees of the special use request to construct a home improvement store with outdoor sales and outdoor storage of landscaping and home improvement supplies at parcel number V125-83-061-99-0005-721, based on the findings of the December 4, 2014 McKenna & Associates letter, subject to the following:

1. The Planning Commission determines that the fence/wall combination at the front of the garden center is not subject to the height limit of Section 4.27d.
2. Conditioned upon the approval of the tree removal permit and final site plan.

Roll Call:

Yeas: Kelley, Atchinson, Budd, Boynton, Jackson and Thompson.

Nays: None.

Absent: Franzoi.

Motion Carried.

I hereby certify the foregoing is a true and correct copy of a motion adopted by the Planning Commission of the Charter Township of Van Buren at the regularly scheduled meeting of February 22, 2017.



Christina Harman
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
BOARD MEETING MINUTES
FEBRUARY 17, 2015**

Supervisor Combs called the meeting to order at 7:00 p.m. in the Board Room. Present: Supervisor Combs, Clerk Wright, Treasurer Budd, Trustee Hart, Trustee Jahr, Trustee McClanahan and Trustee Miller. Others in attendance: Secretary Montgomery, DDA Director Ireland, Developmental Services Director Knowles, DPW Director Taylor and an audience of two. (2).

APPROVAL OF AGENDA: Jahr moved, Hart seconded to approve the agenda as amended removing Consent Agenda item #8 [Approval of the Administrative Assistant/Human Resource Generalist Job Description and authorize the Supervisor and Clerk to execute the Personal Services Agreement between the Township and Nicole Sumpter to fill the position] and New Business item #2 [To consider approval of Resolution 2015-05 to affirm that parcel V125-83-039-0009-014, located on the north side of Tyler Road, was never officially conditionally rezoned from R-1 to C-1, and that the parcel continues to be zoned R-1B]. Motion Carried.

APPROVAL OF CONSENT AGENDA: Budd moved, McClanahan seconded to approve the Consent Agenda. [Regular Board Meeting Minutes of February 3, 2015; Prepaid List of February 6, 2015; Prepaid List of February 12, 2015; Voucher List of February 17, 2015; Acknowledgement of the resignations of Tom DiPietro and Terissa Wardwell from the Board of Zoning Appeals and approval of the appointment of Joseph A. Barnabei from an alternate member to a full member with a term to expire December 1, 2015 and approval of the appointment of Medina Atchinson from an alternate member to a full member with a term to expire December 1, 2016; Approval of the Personal Services Agreement between Joel Sabin and the Township to fill the GIS Technician position and authorize the Supervisor and Clerk to execute the agreement and Approval of the purchase of a New Server and Disk Storage to replace the current Server that will have reached its End-of-life cycle in April 2015 and will no longer be supported by Dell]. Board Members thanked Tom DiPietro and Terissa Wardwell for their service on the Board of Zoning Appeals. Motion Carried.

PUBLIC HEARING: None

CORRESPONDENCE: Supervisor Combs thanked those who serve on the Township committees and commission and announced applications are being accepted to fill two alternate vacancies on the Board of Zoning Appeals. Applications are available on line at www.vanburen-mi.org and at the Supervisor's office at the Township Hall. Clerk Wright, in honor of Black History Month, read a quote from Frederick Douglass encouraging everyone to celebrate black history throughout the year.

PUBLIC COMMENT: Resident requested information on New Business item #2 that was removed from the agenda. Supervisor Combs requested that the resident contact Developmental Services Director Knowles for more information.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Wright moved, McClanahan seconded to approve the request for special use for the establishment of outdoor sales and storage of building and landscaping materials associated with the Menards home improvement store. Motion Carried.

Representative Tyler Edwards from Menards gave a brief presentation of what the outdoor storage area will look like.

REPORTS: None

ANNOUNCEMENTS: Treasurer Budd announced that tax collection has been extended, without penalty, until Friday, February 27, 2015. Credit card payments are now accepted at the Treasurer's counter however a 2.75% service fee will be applied for all credit card payments.

AUDIENCE (Non-Agenda Items): None

ADJOURNMENT: Hart moved, Miller seconded to adjourn at 7:20 p.m. Motion Carried.

Respectfully submitted,

Leon Wright, Township Clerk

Date: _____.

Linda H. Combs, Township Supervisor

Approved:

December 4, 2014

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

Subject: VBT-14-007 SLU Menards, Belleville Road; Special Land Use Review #4; Plans Dated 11/18/14

Dear Commissioners:

The applicant, Menards, proposes to construct a home improvement store on Belleville Road, north of Walmart. The overall site is approximately 27 acres, and includes the Menards parcel and two future out lots. The site is zoned C-2 Extensive Highway Business District. The proposed home improvement store includes outdoor sales (garden center) and outdoor storage of landscaping and home improvement supplies, which are permitted by special approval in the zoning district. The special approval public hearing was held on August 27, 2014, and many comments were made by the public. Subsequently the applicant hosted a meeting with members of the public to answer specific questions about the development. Our site plan review comments are provided under separate cover.

COMMENTS

The applicant has requested several variances from the BZA, some of which are from the specific standards for special use approval. Therefore, if the Planning Commission recommends special approval, the next step would be for the applicant to be heard by the BZA – before consideration of special approval is placed on the Township Board’s agenda.

The requested special approval uses must meet both the specific standards of Sections 14.05 and 4.27 and the discretionary special approval standards listed in Section 18.08.f. of the Zoning Ordinance. Our comments that follow are based on the requirements of the Zoning Ordinance, observation of the site and surroundings, and accepted principles of good planning and design.

1. **Requirements for Special Approval.** Both the discretionary and non-discretionary standards of the Ordinance are considered below.
 - a. **Promotes the use of land in a socially and economically desirable manner for those persons who will use the proposed land or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The site is located in the Township’s primary commercial center along the Belleville Road corridor, and is the last major vacant parcel available west of Belleville Rd. between the Farmer Jack shopping center and Tyler Rd. The proposed development is economically desirable for the community, and the Township’s Belleville Road District Master Plan amendment reported a market need/demand for a home improvement store. Over the past decade, the Township has spent considerable funds on streetscape and other public improvements along Belleville Rd., and has enforced a consistent pattern of amenities and design features on new site developments, consistent with the goal of

becoming a premier community. The proposed building and site layout fronting on the cross access drive circulation system enhances the overall master plan and design for the Belleville Road corridor. These changes are socially and economically desirable.

Further, the site design incorporates desirable significant screening for abutting residential areas to the north and west, including a 14 foot tall building that surrounds the entire yard area at the rear, 14 foot tall evergreen trees planted along the north lot line to buffer the view of the building wall, and preservation of the wooded area along the west and north west perimeter which will be enhanced with plantings of replacement trees. Outdoor storage and sales are an essential part of the home improvement store's business. The screening and design measures proposed will mitigate potential off site impacts and allow this desirable use to function to the benefit of residents and the public at large.

- b. **Is necessary for the public convenience at that location.** The Menards store is well situated at the north end of the established cross access drive that parallels Belleville Rd., the Township's primary commercial district. Customers and delivery traffic will be able to easily access the site using the new traffic light at the north drive and the north-south cross access drive. The use, including outdoor storage and sales, will serve the public convenience by being closer to the Township's center of population, and by offering a wide variety of home improvement supplies, a market that is underserved in the Township.
- c. **Is compatible with adjacent uses of land.** The site is master planned and zoned C-2, Extensive Highway Business, and has been so for many years. C-2 is one of the most intensive commercial districts in the Township. The building and rear open storage yard surrounded by minimum 14 foot high walls, will be visually compatible with other sites in the C-2 district. The proposed landscaping, tree replacement and woods preservation, orientation of traffic flow away from residential uses, and site amenities will be compatible with the surrounding uses. Noise will be limited to daytime hours; lights are shielded and have been kept below the height of the pallet racking building around the storage yard to limit glare; dust will be minimal since the ground surfaces will be paved; a greenbelt of 14 foot tall evergreen trees will be planted along the north lot line where the buildings are closest to the condos. All these factors will make the use compatible with adjacent uses of land.
- d. **Is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.** The outdoor storage and sales yard is enclosed with buildings/fence, and screened and buffered from the neighbors. The retail store and yard will operate only during normal daytime and evening hours, not a 24 hour business. As described above, noise, lights and dust will be controlled, thus protecting the public health, safety and welfare. The convenient access to Belleville Rd. at the new traffic light will minimize traffic conflicts, particularly if the existing cross access driveway just north of Walgreens at Belleville Rd. is closed. Then the site would comply with the 500 foot driveway separation requirement, as is being recommended in our site plan review.
- e. **Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site's demand for public services and facilities will increase slightly but will not adversely affect public services or facilities.

- f. **Will not cause injury to other property in the neighborhood in which it is to be located.** The site improvements are an investment in the community and the landscaping, buffering, and circulation design of the site will protect neighboring properties from harm.
- g. **Considers the natural environment and helps conserve natural resources and energy.** The site design preserves existing mature trees along the west boundary of the site in consideration of the natural environment and this helps conserve resources. By locating on an infill site in the Township's downtown, both energy and the environment are protected and sustained.
- h. **Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to the applicable regulations of the zoning district, and meets applicable site design standards for special approval uses.** Sections 14.05 and 4.27 contain specific standards that apply to outdoor storage and sales uses in the C-2 District. The proposal's compliance with these standards is evaluated below.

1. **Outdoor Storage.** Uncovered storage of materials is proposed in specific areas within the "yard area" created by the pallet racking building and the warehouse building enclosure. The materials stored in the pallet racking building are not outdoor storage, they are covered. Outdoor storage in the C-2 district is subject to the following specific requirements, in addition to other general requirements of the Zoning Ordinance:

- i. **Must be located at least 100 feet from a public right of way.** This standard is met.
- ii. **Must be located at least 200 feet from a residential district.** The majority of the open storage is in the vicinity of the garden center. The southwest part of the pallet racking building enclosure is 100 feet from the single-family residential district to west, but the materials stored outside of a building are 180 feet away from the nearest residential district boundary, which is a public street. However, because of a jog in Menards' west parcel boundary, the nearest residential lot line is over 200 feet from the uncovered materials within the courtyard.

On the north part of the site, small quantities of some items are proposed to be stored next to the main building and located less than 200 feet from the lot line. The applicant has indicated that they will attempt to relocate those items to a conforming location and will show that when the site plan is resubmitted for final site plan approval. The applicant has applied for a variance from the 200 foot setback requirement; that variance request should be greatly reduced or eliminated by relocating materials out of the 200 setback.

- iii. **No required yard spaces (i.e. spaces reserved for setbacks) may be used for outdoor storage.** The proposed storage area meets the setback requirements of the C-2 district (i.e., 35 feet front yard, 25 feet side yard, and 20 feet rear yard).
- iv. **Roadway access must be provided for emergency vehicles.** There is gated access (fire lane) to the outdoor storage area both north and south of the principal building allowing circulation around the entire building. The gate has a Knox Box for Fire Department

access, with the location and mounting height to be coordinated with the Fire Department.

- v. **Must be screened from view from all streets and on all sides which border residential or commercial zoned property by a 6 ft. wall or landscaping with a fence.** The outdoor storage will be screened by the main store, the warehouse building, and the pallet racking building, a minimum of 14 feet tall.
 - vi. **Stored materials may not be stored in stacks more than 6 feet high.** This standard applies to any storage that is not within the principal or accessory buildings. The plans state that the uncovered stored materials located south of the store will be up to 14 feet in height. The applicant has also stated that the uncovered materials stored east of the warehouse would also be up to 14 feet in height. The items stored will be contained in specially designed racks which support the materials up to the 14 foot height, and some products stored will not use that entire height. The applicant has applied for a variance from the maximum storage height.
 - vii. **The outdoor storage area must be surfaced in a manner acceptable to the Planning Commission and appropriate for its intended use.** The outdoor storage area is proposed to be paved with heavy-duty asphalt.
 - viii. **Mud and debris must not be transported from the site onto adjacent roadways.** The storage area will be paved and enclosed, so this standard is met.
2. **Garden Center.** The proposed garden center is part of the outdoor storage area and is also subject to Section 4.27. Section 4.27.d requires a 6 foot high fence capable of intercepting wind-blown trash and other debris. The front fence/wall combination at the garden center is proposed to be approximately 14 feet above the grade of the parking lot. In this case, the fence is set upon a decorative wall and the total structure acts as a wall connecting the pallet racking building to the main building, and we believe it is not a fence as intended to be regulated by Section 4.27.d. The applicant has applied for a variance from the maximum fence height to permit the 14 foot high structure, but based on the above, we recommend the Planning Commission determine that the requested variance is not necessary.
- i. **Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** The proposed use will be consistent with the Township's police power, provided that appropriate findings are made to support such a decision.

RECOMMENDATION

We recommend the following:

1. That the Planning Commission make a determination that the fence/wall combination at the front of the garden center is not subject to the height limit of Section 4.27.d.;
2. That the Planning Commission recommend that the Township Board approve the special use for outdoor storage and sales for Menards, subject to final site plan approval; and

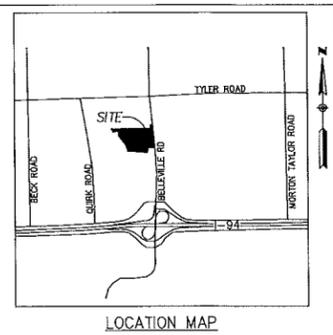
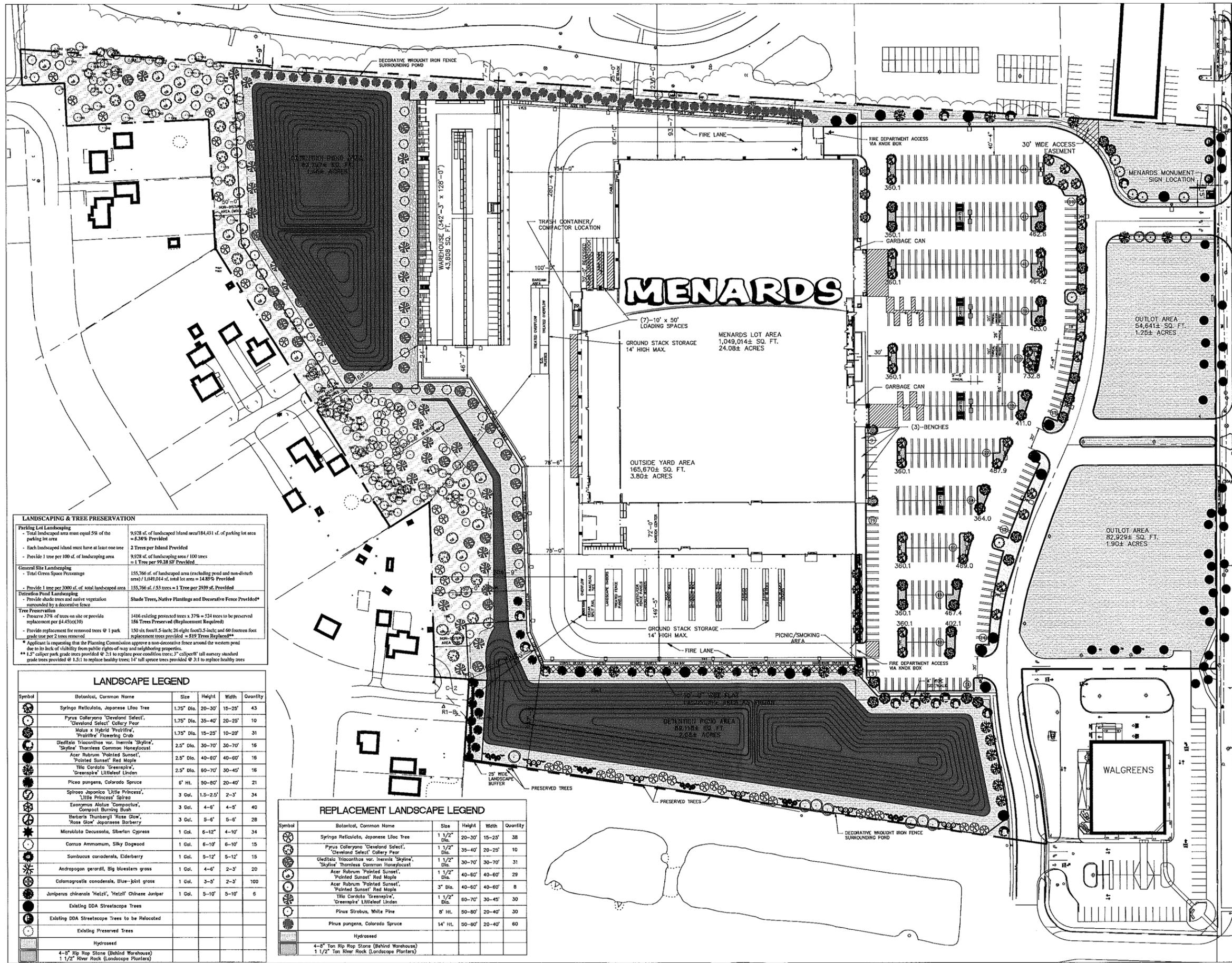
3. That because the applicant has several variance requests under consideration by the BZA, the Planning Commission's special approval recommendation shall be not forwarded to the Township Board until after the BZA has approved or denied those variance requests.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in cursive script that reads "Sara J. Hodges".

Sara J. Hodges, AICP
Senior Vice President



Maintenance Agreement:
 "Paved surfaces, walkways, signs, lighting and other structures and surfaces shall be maintained in a safe, attractive condition as originally designed and constructed. Parking lot striping and markings shall be maintained in clear, visible condition."

Landscape Maintenance Agreement:
 "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."

Wood Fence Maintenance Agreement:
 "Owner shall inspect the 14' tall wood fence around the perimeter of the outdoor storage area on an annual basis and shall treat, power wash, replace boards and complete any other appropriate maintenance to keep the fence in a safe, attractive condition as originally designed and constructed."

Notes:
 Debris shall be picked up within the property limits weekly or as needed.

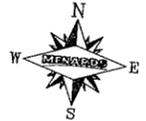
The project is intended to be completed in one phase.

The outlot areas shown on the plan shall be graded and seeded as part of the construction of the project.

Owner agrees to use commercially reasonable efforts to obtain an agreement from Walgreens and the owner of the Walgreens property to allow removal of the existing access point on Belleville Road located north of Walgreens, and Owner shall complete such removal upon receipt of the required agreement.

NOTE:
 ALL PARKING SPACES ARE TO BE DOUBLE STRIPED

ALL LANDSCAPING TO BE IRRIGATED WITH EITHER AN IRRIGATION SOAKER OR DRIP TYPE SYSTEM



Petitioner:
 Menard, Inc.
 Attn: Scott Nuttman
 510 Menard Drive
 Eau Claire, WI 54701
 Phone: 715-876-2383

Civil Engineer:
 Metro Consulting Associates, LLC
 Attn: Matt Bush
 719 Griswold, Suite 820
 Detroit, MI 48226
 Phone: 734-217-4658

MENARDS

Van Buren Township, MI
 Menards Site Landscape Plan
 January 19, 2017
 Scale: 1" = 60'-0" CT2

LANDSCAPING & TREE PRESERVATION

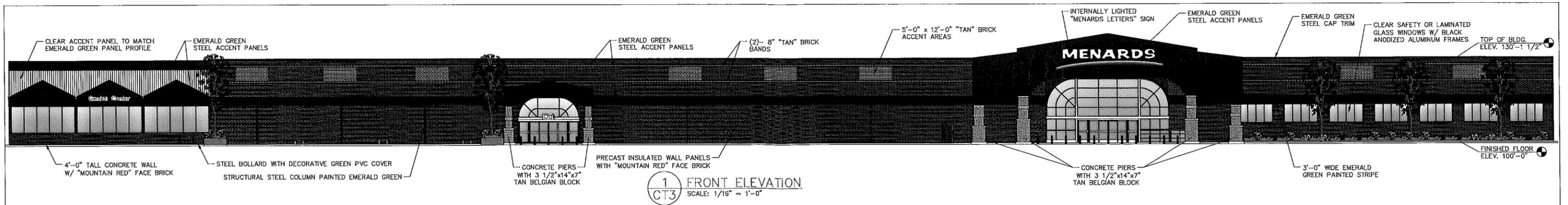
| | |
|---|--|
| Parking Lot Landscaping | 9,928 sq. ft. of landscaped island area/184,431 sq. ft. of parking lot area = 5.38% Provided |
| - Total landscaped area must equal 5% of the parking lot area | |
| - Each landscaped island must have at least one tree | 2 Trees per Island Provided |
| - Provide 1 tree per 100 sq. ft. of landscaping area | 9,928 sq. ft. of landscaping area / 100 trees = 1 Tree per 99.28 SQ. FT. Provided. |
| General Site Landscaping | 155,766 sq. ft. of landscaped area (excluding pond and non-disturb area) / 1,610,814 sq. ft. total lot area = 9.64% Provided |
| - Total Green Space Percentage | |
| - Provide 1 tree per 2000 sq. ft. of total landscaped area | 155,766 sq. ft. / 53 trees = 1 Tree per 2939 sq. ft. Provided |
| Detention Pond Landscaping | Shade Trees, Native Plantings and Decorative Fence Provided* |
| - Provide shade trees and native vegetation surrounded by a decorative fence | |
| Tree Preservation | 1416 existing protected trees = 37% = 534 trees to be preserved |
| - Preserve 37% of trees on site or provide replacement per \$4450/100 | 150 sq. ft. of 5 inch dbh trees/26 sq. ft. of 3.5 inch dbh trees/40 sq. ft. of 2 inch dbh trees = 519 Trees Replaced** |
| - Provide replacement for removed trees @ 1 park grade tree per 2 trees removed | |
| * Applicant is requesting that the Planning Commission approve a non-decorative fence around the western pond due to its lack of visibility from public rights-of-way and neighboring properties. | |
| ** 1.5" caliper park grade trees provided @ 2:1 to replace poor condition trees; 3" caliper/8' tall nursery standard grade trees provided @ 1.5:1 to replace healthy trees; 14" tall spruce trees provided @ 3:1 to replace healthy trees | |

LANDSCAPE LEGEND

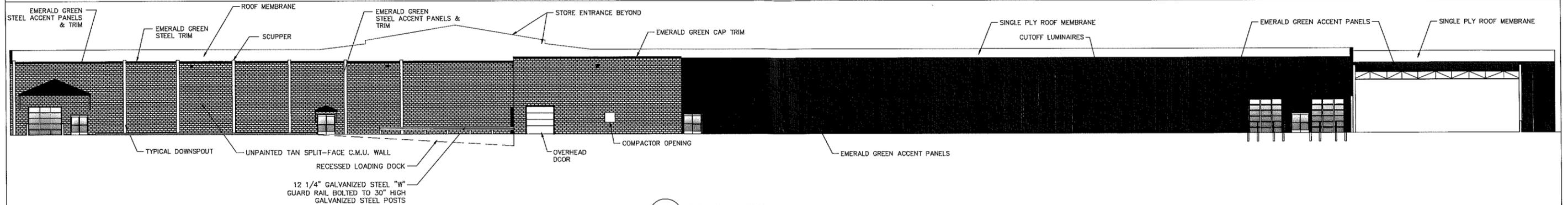
| Symbol | Botanical, Common Name | Size | Height | Width | Quantity |
|--------|--|------------|----------|--------|----------|
| ⊗ | Syringa Reticulata, Japanese Lilac Tree | 1.75" Dia. | 20-30' | 10-25' | 43 |
| ⊗ | Pyrus Calleryana 'Cleveland Select', 'Cleveland Select' Callery Pear | 1.75" Dia. | 35-40' | 20-25' | 10 |
| ⊗ | Malus x Hybrid 'Proflora', 'Proflora' Flowering Crab | 1.75" Dia. | 15-25' | 10-20' | 31 |
| ⊗ | Gleditsia Tricoccinea var. Inermis 'Skyline', 'Skyline' Thornless Common Honeylocust | 2.5" Dia. | 30-70' | 30-70' | 16 |
| ⊗ | Acer Rubrum 'Pointed Sunset', 'Pointed Sunset' Red Maple | 2.5" Dia. | 40-60' | 40-60' | 16 |
| ⊗ | Tilia Cordata 'Greenspire', 'Greenspire' Littleleaf Linden | 2.5" Dia. | 60-70' | 30-45' | 16 |
| ⊗ | Pinus pungens, Colorado Spruce | 6" Ht. | 90-80' | 20-40' | 21 |
| ⊗ | Spiraea japonica 'Little Princess', 'Little Princess' Spirea | 3 Gal. | 1.5-2.5' | 2-3' | 34 |
| ⊗ | Elaeagnus Alatus 'Compacta', 'Compact Burning Bush | 3 Gal. | 4-5' | 4-5' | 40 |
| ⊗ | Berberis 'Thunbergii' 'Rose Glow', 'Rose Glow' Japanese Barberry | 3 Gal. | 5-6' | 5-6' | 28 |
| ⊗ | Microbiota Decussata, Siberian Cypress | 1 Gal. | 6-12" | 4-10" | 34 |
| ⊗ | Cornus Amomum, Silky Dogwood | 1 Gal. | 6-10' | 6-10' | 15 |
| ⊗ | Sambucus canadensis, Elderberry | 1 Gal. | 5-12" | 5-12" | 15 |
| ⊗ | Andropogon gerardii, Big bluestem grass | 1 Gal. | 4-6' | 2-3' | 20 |
| ⊗ | Colaspis condensata, Blue-joint grass | 1 Gal. | 3-5' | 2-3' | 100 |
| ⊗ | Juniperus chinensis 'Heizl', 'Heizl' Chinese Juniper | 1 Gal. | 5-10' | 5-10' | 6 |
| ⊗ | Existing DDA Streetscape Trees | | | | |
| ⊗ | Existing DDA Streetscape Trees to be Relocated | | | | |
| ⊗ | Existing Preserved Trees | | | | |
| ⊗ | Hydroseed | | | | |
| ⊗ | 4-8" Rip Rap Stone (Behind Warehouse) | | | | |
| ⊗ | 1 1/2" River Rock (Landscape Planters) | | | | |

REPLACEMENT LANDSCAPE LEGEND

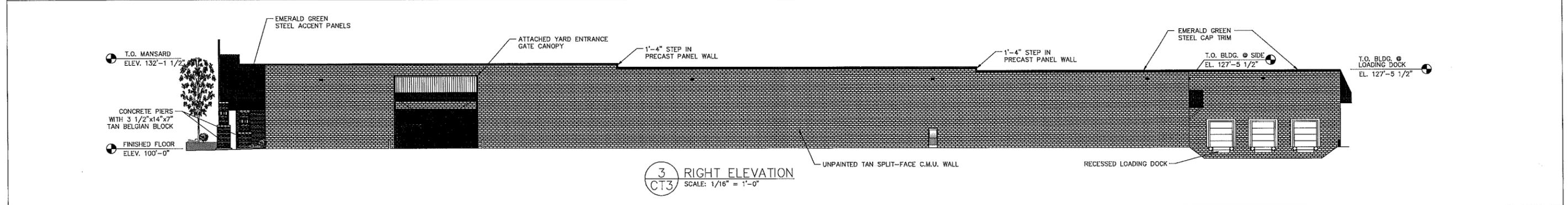
| Symbol | Botanical, Common Name | Size | Height | Width | Quantity |
|--------|--|-------------|--------|--------|----------|
| ⊗ | Syringa Reticulata, Japanese Lilac Tree | 1 1/2" Dia. | 20-30' | 15-25' | 38 |
| ⊗ | Pyrus Calleryana 'Cleveland Select', 'Cleveland Select' Callery Pear | 1 1/2" Dia. | 35-40' | 20-25' | 10 |
| ⊗ | Gleditsia Tricoccinea var. Inermis 'Skyline', 'Skyline' Thornless Common Honeylocust | 1 1/2" Dia. | 30-70' | 30-70' | 31 |
| ⊗ | Acer Rubrum 'Pointed Sunset', 'Pointed Sunset' Red Maple | 1 1/2" Dia. | 40-60' | 40-60' | 29 |
| ⊗ | Acer Rubrum 'Pointed Sunset', 'Pointed Sunset' Red Maple | 3" Dia. | 40-60' | 40-60' | 8 |
| ⊗ | Tilia Cordata 'Greenspire', 'Greenspire' Littleleaf Linden | 1 1/2" Dia. | 60-70' | 30-45' | 30 |
| ⊗ | Pinus Strobus, White Pine | 8" Ht. | 90-80' | 20-40' | 30 |
| ⊗ | Pinus pungens, Colorado Spruce | 14" Ht. | 90-80' | 20-40' | 60 |
| ⊗ | Hydroseed | | | | |
| ⊗ | 4-8" Ton Rip Rap Stone (Behind Warehouse) | | | | |
| ⊗ | 1 1/2" Ton River Rock (Landscape Planters) | | | | |



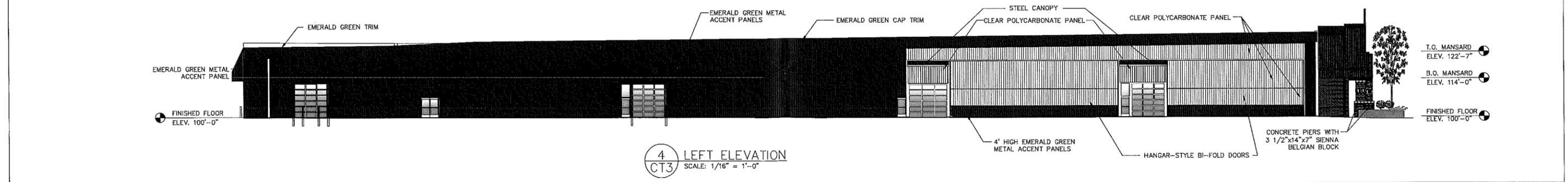
1 FRONT ELEVATION
CT3
SCALE: 1/16" = 1'-0"



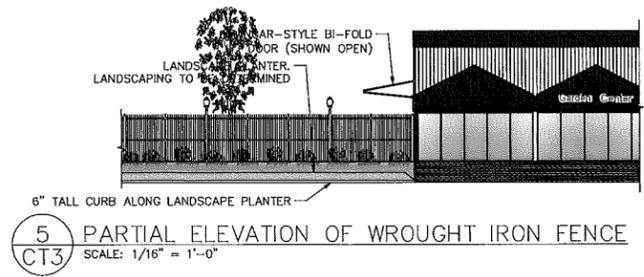
2 REAR ELEVATION
CT2
SCALE: 1/16" = 1'-0"



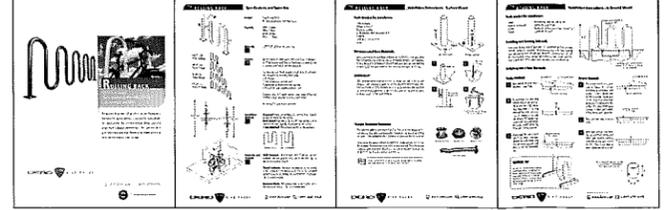
3 RIGHT ELEVATION
CT3
SCALE: 1/16" = 1'-0"



4 LEFT ELEVATION
CT3
SCALE: 1/16" = 1'-0"

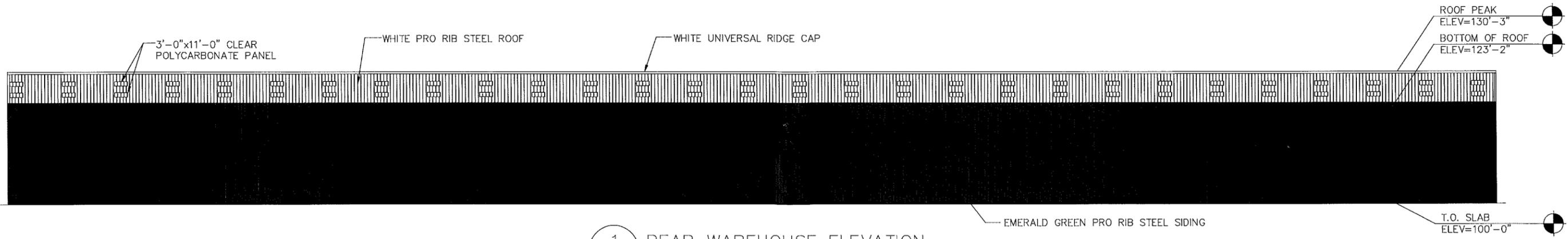


5 PARTIAL ELEVATION OF WROUGHT IRON FENCE
CT3
SCALE: 1/16" = 1'-0"

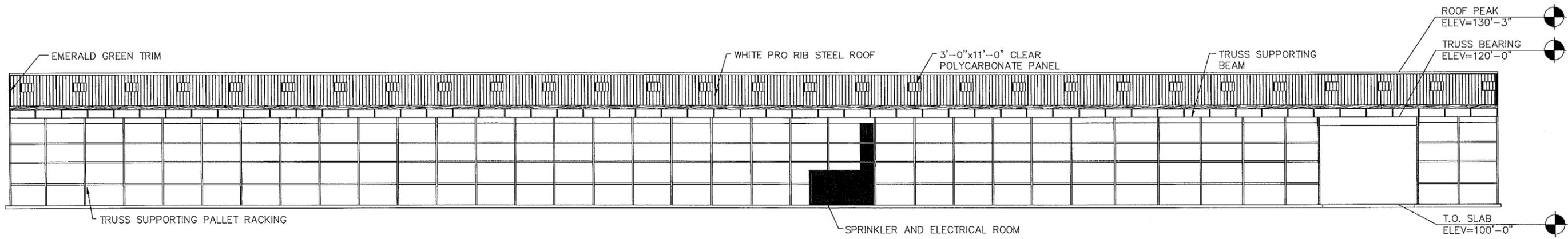


6 BICYCLE RACK DETAIL
CT3
NOT TO SCALE

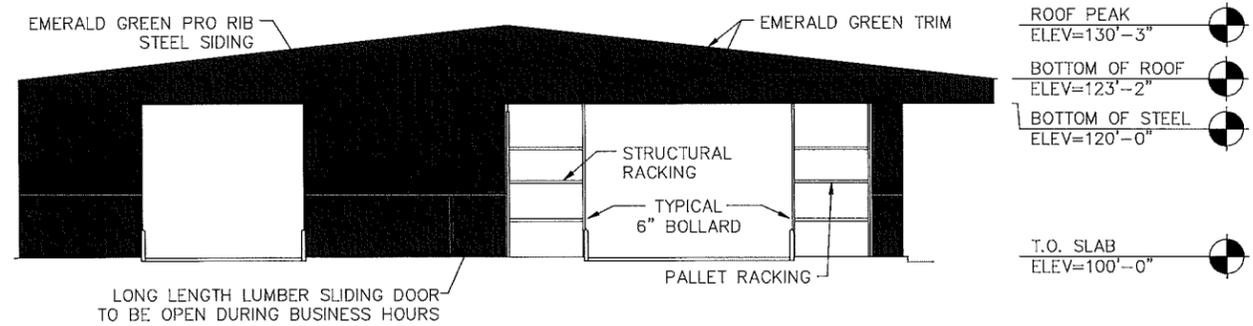
MENARDS
Van Buren Township, MI
Menards Building Elevations
January 19, 2017
Scale: 1/16" = 1'-0" CT3



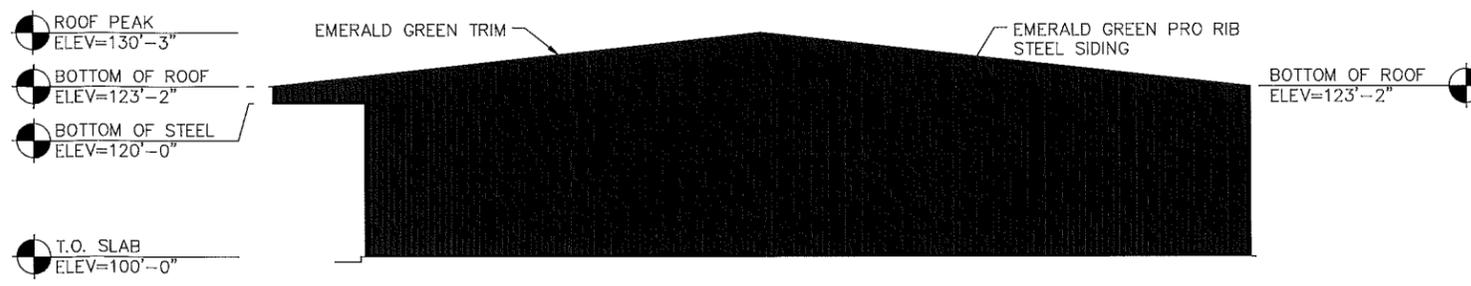
1 REAR WAREHOUSE ELEVATION
 CT9 SCALE: 1/16" = 1'-0"



2 FRONT WAREHOUSE ELEVATION
 CT9 SCALE: 1/16" = 1'-0"



3 LEFTSIDE WAREHOUSE ELEVATION
 CT9 SCALE: 3/32" = 1'-0"



4 RIGHTSIDE WAREHOUSE ELEVATION
 CT9 SCALE: 3/32" = 1'-0"

MENARDS

Van Buren Township, MI
 Menards Warehouse Elevations
 January 19, 2017
 Scale: as noted per detail