

CHARTER TOWNSHIP OF VAN BUREN BOARD OF TRUSTEES
APRIL 20, 2021 BOARD MEETING 5:00 P.M.
TENTATIVE AGENDA
REMOTE MEETING

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; this Van Buren Township's Board of Trustees meeting will be conducted virtually as permissible under Public Acts of 2020 Act No. 254 and Declaration of a Health Emergency in Wayne County. To participate in the meeting electronically, the public may follow the instructions below:

Please click the link below to join the webinar:

<https://zoom.us/j/98507163367>

Webinar ID: 985 0716 3367

Or iPhone one-tap :

US: +19294362866,,98507163367#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866

International numbers available: <https://zoom.us/j/98507163367>

for more information, see the "How to Join a Zoom Meeting" document on Van Buren Township's website:

https://vanburen-mi.org/wp-content/uploads/2020/05/How-to-join-a-Zoom-Meeting_v5.pdf

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

CLOSED SESSION: Pursuant to MCL 5.268 - section (h) To consider the contents of an attorney-client communication

EXECUTIVE SUMMARY OF THE AGENDA:

ADOPTION OF AGENDA:

ADOPTION OF CONSENT AGENDA:

1. Board Meeting Minutes of April 6, 2021.
2. Prepaid List of April 8, 2021.
3. Prepaid List of April 15, 2021
4. Voucher List of April 20, 2021.

PUBLIC HEARING:

CORRESPONDENCE/ANNOUNCEMENTS/ PRESENTATIONS:

PUBLIC COMMENT (Unfinished and New Business):

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Discussion on, and to consider approval of the second (final) reading of Ordinance 04-06-21(1) amendments to lot coverage and outdoor industrial storage area related to unenclosed roofed structures.
2. Discussion on, and to consider approval of the request for excavation, removal and off-site hauling of up to roughly 192,800 cubic yards of soil in order to create two (2) 5-acre irrigation

ponds for agricultural purposes on three parcels south of hull road between Martinsville and Sumpter Road.

3. Discussion on, and to consider approval of 2021 Memorandums of Understanding with Walden Woods, Charter Club Estates, Andover Farms and Robinson River Park for participation in the Wayne County Local Road Initiative.

REPORTS:

PUBLIC COMMENT NON-AGENDA ITEMS :

BOARD COMMENT NON-AGENDA ITEMS:

ADJOURNMENT:



VAN BUREN
CHARTER TOWNSHIP

**NOTICE OF CLOSED SESSION
and TIME CHANGE**

OF THE CHARTER TOWNSHIP OF VAN BUREN
VIA ZOOM ID WEBINAR ID 985 0716 3367

BOARD OF TRUSTEES

5:00 PM

ON TUESDAY, APRIL 20, 2021

The Board of Trustees meeting will begin at 5:00 p.m. in order to go into closed session: Pursuant to MCL 5.268 - section (h)

To consider the contents of an attorney-client communication and resume the regularly scheduled meeting following the closed session.

Posted: 4-15-2021

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF TRUSTEES MEETING MINUTES
APRIL 6, 2021 ELECTRONICALLY VIA ZOOM**

Supervisor McNamara called the meeting to order electronically via Zoom meeting ID: 923 0283 1299 6:00 p.m. Present: Supervisor McNamara, Treasurer Budd, Trustee Boynton, Trustee Frazier, Trustee Martin, and Trustee Miller. Absent/Excused: Clerk Wright. Others participating, facilitating and monitoring the meeting: Secretary Montgomery, Public Services Department Director Best, Developmental Services Director Power, Representatives from Clover Communities of Van Buren LLC, McKenna Associates Engineering Consultant Krishnan, Developmental Services Executive Assistant Renaud, Water and Sewer Director Taylor, Human Resource Director Sumpter, Communication Specialist Nichols and a maximum audience of twenty-four (24).

EXECUTIVE SUMMARY OF THE AGENDA: Supervisor McNamara outlined the items appearing on the agenda.

ADOPTION OF THE AGENDA: Frazier moved, Boynton seconded to approve the agenda. Roll Call Vote. Yeas: McNamara, Budd, Frazier, Martin, and Miller. Absent/Excused: Wright. Motion Carried.

ADOPTION OF CONSENT AGENDA: Miller moved, Budd seconded to approve the Consent Agenda: Board Meeting Minutes of March 16, 2021, Prepaid List of March 18, 2021, Prepaid List of March 25, 2021, Prepaid List of April 1, 2021, Voucher List of April 6, 2021 and approval of the Stormwater Maintenance Agreement, Resolution 2021-08 with Ashley Crossroads South LLC. and approval of Resolution 2021-09 and 2021-10 for abandonment of portions of the Sherman and Sugar drain and approval of the Fireworks Display Permit Application by Michigan Fireworks Club.] Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, and Miller. Absent/Excused: Wright. Motion Carried.

PUBLIC HEARING: None.

CORRESPONDENCE/ANNOUNCEMENTS/PRESENTATIONS: Read a message from the Red Cross thanking the community for their support and the Township for their partnership in providing another successful blood drive on March 25, 2021, expressed the gratitude of a resident with visual difficulty who was thankful for the Senior Center transportation services noting her appreciation of driver Bev Porter, announced the continuation of Forgotten Harvest Food Pantry every Tuesday at 2 p.m. while supplies last. No registration or forms are required and you may pick up food for another family or neighbor. Anyone wishing to volunteer for the food pantry contact the Senior Center at 734-699-8918, recognized the service of Joan Franzoi following her resignation from the Planning Commission, reminded the community that pavilion rentals are available as well as food plots in the community garden, and noted the rock painting program held by the Recreation Department was a huge success, anyone finding a painted rock in the community is encouraged to read the message and follow the directions painted on the rock.

PUBLIC COMMENT (Unfinished and New Business): Representative from Congresswoman Debbie Dingell's office offered to assist with anything the Board feels needs to be addressed.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Miller moved, Martin seconded to approve updates to the Assessing Job Description and title change from Assessing Coordinator to Director of Assessing. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, and Miller. Absent/Excused: Wright. Motion Carried.

Martin moved, Frazier seconded to approve Penchura LLC for the purchase and installation of shade structure and furnishings at Van Buren Township Tennis and Pickleball Park for \$43,230.40. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, and Martin. Nays: Miller. Absent/Excused: Wright. Motion Carried.

Martin moved, Miller seconded to approve Fishbeck Contact Services for Risk & Resiliency Study at a not to exceed cost of \$25,800.00. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, Miller. Absent/Excused: Wright. Motion Carried.

Frazier moved, Miller seconded to approve a five-year contract to the existing professional services agreement with Hydro Corp, Inc. for enforcement of the SDWA mandated cross connection control program as it relates to backflow prevention devices for a total cost of \$249,525.00. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, Miller. Absent/Excused: Wright. Motion Carried.

Boynton moved, Frazier seconded to approve a three-year contract with Advanced Underground Inspection, LLC for Sanitary Mains Camera Inspection for the total bid amount of \$213,521.35. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, Miller. Absent/Excused: Wright. Motion Carried.

Miller moved, Budd seconded to approve a special land use request by Clover Communities Van Buren LLC to construct a senior housing development. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, Miller. Absent/Excused: Wright. Motion Carried.

Discussion on support services for the Sumpter Road Corridor Vision, Future Land Use Amendments and Overlay Zoning District.

Boynton moved, Budd seconded to approve the first reading of Ordinance 04-06-21(1) amendments to lot coverage and outdoor industrial storage area related to unenclosed roofed structures. Roll Call Vote. Yeas: McNamara, Budd, Boynton, Frazier, Martin, Miller. Absent/Excused: Wright. Motion Carried.

REPORTS: None.

PUBLIC COMMENT NON-AGENDA ITEMS: Frogs and toads are being relocated from the former Woodlands Golf Course by dedicated employees of Waste Management. The Huron River Watershed and Friends of the Rouge encourage residents to participate in the annual frog and toad count.

BOARD COMMENT NON-AGENDA ITEMS:

ADJOURNMENT: Martin moved, Miller seconded to adjourn at 8:21 p.m. Motion Carried.

Leon Wright, Township Clerk

Date: _____.

Kevin McNamara, Supervisor

Date: _____.

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INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
EXP CHECK RUN DATES 04/08/2021 - 04/08/2021
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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	PO Number
Vendor ATT2 - AT&T:								
7686111607								
100439	AT&T	03/19/2021	04/08/2021	662.48	662.48	Open	N	
	3.19-4.18 831-000-6514	KTYLER					04/08/2021	
	101-265-850-000	3.19-4.18 831-000-6514		662.48				
		Total for vendor ATT2 - AT&T:		662.48	662.48			
Vendor COMCAST - COMCAST:								
249435								
100438	COMCAST	03/26/2021	04/08/2021	154.85	154.85	Open	N	
	4.9-5.8 CAMERA CONNECTION	KTYLER					04/08/2021	
	101-336-920-000	4.9-5.8 CAMERA CONNECTION		154.85				
245565								
100440	COMCAST	03/24/2021	04/08/2021	356.71	356.71	Open	N	
	4.7-5.6 CABLE/INTERNET	KTYLER					04/08/2021	
	101-265-920-000	4.7-5.6 CABLE/INTERNET		178.36				
	101-336-920-000	4.7-5.6 CABLE/INTERNET		178.35				
		Total for vendor COMCAST - COMCAST:		511.56	511.56			
Vendor DTE - DTE ENERGY:								
910016828386								
100442	DTE ENERGY	03/29/2021	04/08/2021	26.72	26.72	Open	N	
	2.26-3.26 10200 BECK	KTYLER					04/08/2021	
	101-691-920-000	2.26-3.26 10200 BECK		26.72				
910016815557								
100443	DTE ENERGY	03/29/2021	04/08/2021	235.76	235.76	Open	N	
	2.26-3.26 11972 BECKLEY	KTYLER					04/08/2021	
	592-536-920-000	2.26-3.26 11972 BECKLEY		198.83				
	592-536-920-000	2.26-3.26 11972 BECKLEY		36.93				
910013924881								
100444	DTE ENERGY	03/25/2021	04/08/2021	258.52	258.52	Open	N	
	2.23-3.24 128 4TH	KTYLER					04/08/2021	
	101-265-920-000	2.23-3.24 128 4TH		38.21				
	101-265-920-000	2.23-3.24 128 4TH		220.31				
910016828139								
100445	DTE ENERGY	03/25/2021	04/08/2021	65.53	65.53	Open	N	
	2.23-3.24 130 4TH	KTYLER					04/08/2021	
	101-265-920-000	2.23-3.24 130 4TH		65.53				

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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	PO Number
910022836571 100446	DTE ENERGY 2.26-3.26 45400 HARMONY 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 45400 HARMONY	04/08/2021	40.12 40.12	40.12	Open	N 04/08/2021	
910016815664 100447	DTE ENERGY 2.26-3.26 45400 HARMONY 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 45400 HARMONY	04/08/2021	174.78 174.78	174.78	Open	N 04/08/2021	
910013925151 100448	DTE ENERGY 2.23-3.24 405 MAIN 250-000-920-000	03/25/2021 KTYLER 2.23-3.24 405 MAIN	04/08/2021	216.46 216.46	216.46	Open	N 04/08/2021	
910016828261 100449	DTE ENERGY 2.23-3.24 405 MAIN 250-000-920-000	03/25/2021 KTYLER 2.23-3.24 405 MAIN	04/08/2021	56.64 56.64	56.64	Open	N 04/08/2021	
910022836712 100450	DTE ENERGY 2.26-3.26 47555 N SHORE DR 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 47555 N SHORE DR	04/08/2021	36.27 36.27	36.27	Open	N 04/08/2021	
910016815185 100451	DTE ENERGY 2.26-3.26 47555 N SHORE DR 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 47555 N SHORE DR	04/08/2021	88.69 88.69	88.69	Open	N 04/08/2021	
920017301341 100452	DTE ENERGY 2.26-3.26 51372 OLD RAWSONVILLE 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 51372 OLD RAWSONVILLE	04/08/2021	44.75 44.75	44.75	Open	N 04/08/2021	
920017301333 100453	DTE ENERGY 2.26-3.26 51372 OLD RAWSONVILLE 592-536-920-000	03/29/2021 KTYLER 2.26-3.26 51372 OLD RAWSONVILLE	04/08/2021	424.48 424.48	424.48	Open	N 04/08/2021	
910022836324 100454	DTE ENERGY 2.26-3.26 12095 QUIRK 247-000-920-000	03/29/2021 KTYLER 2.26-3.26 12095 QUIRK	04/08/2021	18.96 18.96	18.96	Open	N 04/08/2021	
910016815904 100455	DTE ENERGY 2.26-3.26 12302 RYZNAR	03/29/2021 KTYLER	04/08/2021	104.76	104.76	Open	N 04/08/2021	

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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized	PO Number
Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
	592-536-920-000	2.26-3.26 12302 RYZNAR		60.14				
	592-536-920-000	2.26-3.26 12302 RYZNAR		44.62				
910013927108								
100456	DTE ENERGY	03/29/2021	04/08/2021	26.85	26.85	Open	N	
	2.24-3.26 46293 TYLER	KTYLER					04/08/2021	
	592-536-920-000	2.24-3.26 46293 TYLER		26.85				
910013924766								
100457	DTE ENERGY	03/29/2021	04/08/2021	25.09	25.09	Open	N	
	2.26-3.26 46421 TYLER	KTYLER					04/08/2021	
	101-691-920-000	2.26-3.26 46421 TYLER		25.09				
910016829640								
100458	DTE ENERGY	03/29/2021	04/08/2021	702.53	702.53	Open	N	
	2.26-3.26 46425 TYLER	KTYLER					04/08/2021	
	592-536-920-000	2.26-3.26 46425 TYLER		702.53				
910013925276								
100459	DTE ENERGY	03/29/2021	04/08/2021	246.59	246.59	Open	N	
	2.26-3.26 46805 TYLER	KTYLER					04/08/2021	
	592-536-920-000	2.26-3.26 46805 TYLER		246.59				
910013926241								
100460	DTE ENERGY	03/29/2021	04/08/2021	482.19	482.19	Open	N	
	2.26-3.26 46805 TYLER	KTYLER					04/08/2021	
	592-536-920-000	2.26-3.26 46805 TYLER		482.19				
	Total for vendor DTE - DTE ENERGY:			3,275.69	3,275.69			

Vendor VERWIR - VERIZON WIRELESS:

9876199176								
100437	VERIZON WIRELESS	03/23/2021	04/08/2021	3,838.88	3,838.88	Open	N	
	2.24-3.23 CELL/I-PADS	KTYLER					04/08/2021	
	101-101-955-000	2.24-3.23 CELL/I-PADS		1,079.02				
	101-101-956-000	2.24-3.23 CELL/I-PADS		132.71				
	101-171-956-000	2.24-3.23 CELL/I-PADS		240.09				
	101-215-956-000	2.24-3.23 CELL/I-PADS		58.69				
	101-228-956-000	2.24-3.23 CELL/I-PADS		123.79				
	101-265-850-000	2.24-3.23 CELL/I-PADS		335.44				
	101-329-740-000	2.24-3.23 CELL/I-PADS		97.99				
	101-336-850-000	2.24-3.23 CELL/I-PADS		225.38				
	101-370-740-000	2.24-3.23 CELL/I-PADS		621.67				
	101-691-740-000	2.24-3.23 CELL/I-PADS		98.60				
	101-715-740-000	2.24-3.23 CELL/I-PADS		107.38				
	247-000-740-000	2.24-3.23 CELL/I-PADS		117.38				

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
	592-536-740-000	2.24-3.23 CELL/I-PADS		600.74				
	Total for vendor VERWIR - VERIZON WIRELESS:			3,838.88	3,838.88			

Vendor WWCFFM - WWCFFM-MUTUAL AID ASSOCIATION:

764								
100441	WWCFD-MUTUAL AID ASSOCIATION	08/03/2020	04/08/2021	13,198.43	13,198.43	Open	N	
	FUEL SPILL-LAKE JULY 2020-NATION KTYLER						04/08/2021	
	101-336-819-000	FUEL SPILL-LAKE JULY 2020-NATIONWIDE		13,198.43				
	Total for vendor WWCFFM - WWCFFM-MUTUAL AID ASSOCIATION:			13,198.43	13,198.43			

# of Invoices:	24	# Due:	24	Totals:	21,487.04	21,487.04
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00
Net of Invoices and Credit Memos:					21,487.04	21,487.04

--- TOTALS BY GL DISTRIBUTION ---

101-101-955-000	2.24-3.23 CELL/I-PADS	1,079.02
101-101-956-000	2.24-3.23 CELL/I-PADS	132.71
101-171-956-000	2.24-3.23 CELL/I-PADS	240.09
101-215-956-000	2.24-3.23 CELL/I-PADS	58.69
101-228-956-000	2.24-3.23 CELL/I-PADS	123.79
101-265-850-000	2.24-3.23 CELL/I-PADS	997.92
101-265-920-000	4.7-5.6 CABLE/INTERNET	502.41
101-329-740-000	2.24-3.23 CELL/I-PADS	97.99
101-336-819-000	FUEL SPILL-LAKE JULY 2020-NATIONWIDE	13,198.43
101-336-850-000	2.24-3.23 CELL/I-PADS	225.38
101-336-920-000	4.9-5.8 CAMERA CONNECTION	333.20
101-370-740-000	2.24-3.23 CELL/I-PADS	621.67
101-691-740-000	2.24-3.23 CELL/I-PADS	98.60
101-691-920-000	2.26-3.26 10200 BECK	51.81
101-715-740-000	2.24-3.23 CELL/I-PADS	107.38
247-000-740-000	2.24-3.23 CELL/I-PADS	117.38
247-000-920-000	2.26-3.26 12095 QUIRK	18.96
250-000-920-000	2.23-3.24 405 MAIN	273.10
592-536-740-000	2.24-3.23 CELL/I-PADS	600.74
592-536-920-000	2.26-3.26 11972 BECKLEY	2,607.77

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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized	PO Number
Inv Ref#	Description	Entered By					Post Date	
--- TOTALS BY FUND ---								
	101 - General Fund			17,869.09	17,869.09			
	247 - DDA Fund			136.34	136.34			
	250 - Museum Fund			273.10	273.10			
	592 - Water/Sewer Fund			3,208.51	3,208.51			
--- TOTALS BY DEPT/ACTIVITY ---								
	000 -			409.44	409.44			
	101 - Township Board			1,211.73	1,211.73			
	171 - Supervisor Department			240.09	240.09			
	215 - Clerk Department			58.69	58.69			
	228 - IT Department			123.79	123.79			
	265 - Building & Grounds			1,500.33	1,500.33			
	329 - Ordinance Enforcement			97.99	97.99			
	336 - Fire Department			13,757.01	13,757.01			
	370 - Building/Planning Dept.			621.67	621.67			
	536 - Water Department			3,208.51	3,208.51			
	691 - Recreation Dept			150.41	150.41			
	715 - Communications Dept			107.38	107.38			

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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	PO Number
Vendor ATT - AT&T:								
906R11053704								
100585	AT&T	04/01/2021	04/15/2021	559.26	559.26	Open	N	
	APRIL R11-0537	KTYLER					04/15/2021	
	101-265-850-000	APRIL R11-0537		559.26				
	Total for vendor ATT - AT&T:			559.26	559.26			
Vendor ATCFOR - ATCHINSON FORD SALES INC:								
NEW VEHICLES								
100575	ATCHINSON FORD SALES INC	04/12/2021	04/15/2021	113,400.00	113,400.00	Open	N	21-0014
	2021 PATROL VEHICLES	KTYLER					04/15/2021	
	101-301-970-000	2021 FORD POLICE INTERCEPTOR X 3		113,400.00				
	Total for vendor ATCFOR - ATCHINSON FORD SALES INC:			113,400.00	113,400.00			
Vendor BLCANE - BLUE CARE NETWORK:								
210960000025								
100574	BLUE CARE NETWORK	04/06/2021	04/15/2021	85,953.51	85,953.51	Open	N	
	MAY HLTH INSUR	KTYLER					04/15/2021	
	101-191-719-000	MAY HLTH INSUR		1,760.40				
	101-215-719-000	MAY HLTH INSUR		1,760.40				
	101-228-719-000	MAY HLTH INSUR		1,760.40				
	101-253-719-000	MAY HLTH INSUR		4,896.18				
	101-265-719-000	MAY HLTH INSUR		774.86				
	101-301-719-000	MAY HLTH INSUR		37,409.04				
	101-325-719-000	MAY HLTH INSUR		3,773.64				
	101-329-719-000	MAY HLTH INSUR		1,760.40				
	101-336-719-000	MAY HLTH INSUR		3,520.80				
	101-370-719-000	MAY HLTH INSUR		1,760.40				
	101-691-719-000	MAY HLTH INSUR		3,520.80				
	101-692-719-000	MAY HLTH INSUR		1,375.38				
	101-715-719-000	MAY HLTH INSUR		2,340.34				
	101-900-719-000	MAY HLTH INSUR		13,679.33				
	592-536-719-000	MAY HLTH INSUR		5,861.14				
	Total for vendor BLCANE - BLUE CARE NETWORK:			85,953.51	85,953.51			
Vendor ROMCIT - CITY OF ROMULUS:								
020185								
100579	CITY OF ROMULUS	03/31/2021	04/15/2021	52.66	52.66	Open	N	
	MARCH 39605 WABASH W/S	KTYLER					04/15/2021	
	592-536-920-000	MARCH 39605 WABASH W/S		52.66				

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
Total for vendor ROMCIT - CITY OF ROMULUS:				52.66	52.66			

Vendor COMCAST - COMCAST:

0288565								
100586	COMCAST	04/01/2021	04/15/2021	386.70	386.70	Open	N	
	3.4-5.3 CABLE/INTERNET	KTYLER					04/15/2021	
	101-718-920-000	3.4-4.3 CABLE/INTERNET		193.35				
	101-718-920-000	4.4-5.3 CABLE/INTERNET		193.35				
0064356								
100587	COMCAST	04/01/2021	04/15/2021	167.12	167.12	Open	N	
	4.14-5.13 WABASH INTERNET/PHONE	KTYLER					04/15/2021	
	592-536-920-000	4.14-5.13 WABASH INTERNET/PHONE		167.12				
0293938								
100588	COMCAST	04/02/2021	04/15/2021	196.49	196.49	Open	N	
	4.6-5.5 HAGGERTY INTERNET/PHONE	KTYLER					04/15/2021	
	592-536-920-000	4.6-5.5 HAGGERTY INTERNET/PHONE		196.49				
70064								
100589	COMCAST	04/03/2021	04/15/2021	99.51	99.51	Open	N	
	4.7-5.6 BACKUP INTERNET/PHONE	KTYLER					04/15/2021	
	101-228-817-000	4.7-5.6 BACKUP INTERNET/PHONE		99.51				
0079909								
100590	COMCAST	04/04/2021	04/15/2021	88.40	88.40	Open	N	
	4.8-5.7 MUSEUM INTERNET	KTYLER					04/15/2021	
	250-000-920-000	4.8-5.7 MUSEUM INTERNET		88.40				
0010623								
100591	COMCAST	04/06/2021	04/15/2021	84.43	84.43	Open	N	
	4.19-5.18 CABLE BOX/TV	KTYLER					04/15/2021	
	101-336-920-000	4.19-5.18 CABLE BOX/TV		84.43				
Total for vendor COMCAST - COMCAST:				1,022.65	1,022.65			

Vendor COSTAR - COSTAR REALTY INFORMATION INC:

113654478-1								
100581	COSTAR REALTY INFORMATION INC	04/05/2021	04/15/2021	395.00	395.00	Open	N	
	APR MARKET DATA	KTYLER					04/15/2021	
	101-247-819-000	APR MARKET DATA		395.00				
Total for vendor COSTAR - COSTAR REALTY INFORMATION INC:				395.00	395.00			

Vendor DTE - DTE ENERGY:

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910022836431 100593	DTE ENERGY 3.3-3.31 46270 AYRES 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 46270 AYRES	04/15/2021	169.03 169.03	169.03	Open	N 04/15/2021	
910015587074 100594	DTE ENERGY 3.3-3.31 49475 EDISON 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 49475 EDISON	04/15/2021	315.07 315.07	315.07	Open	N 04/15/2021	
910016828014 100595	DTE ENERGY 3.3-3.31 50075 EDISON 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 50075 EDISON	04/15/2021	14.95 14.95	14.95	Open	N 04/15/2021	
920018573112 100596	DTE ENERGY 1.30-3.31 50335 EDISON PKWY 101-718-920-000 101-718-920-000	04/01/2021 KTYLER 1.30-3.2 50335 EDISON PKWY 3.3-3.31 50335 EDISON PKWY	04/15/2021	40.54 20.71 19.83	40.54	Open	N 04/15/2021	
910013925425 100597	DTE ENERGY 3.3-3.31 50655 EDISON PKWY 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 50655 EDISON PKWY	04/15/2021	14.95 14.95	14.95	Open	N 04/15/2021	
910016828493 100598	DTE ENERGY 3.3-3.31 50745 EDISON PKWY 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 50745 EDISON PKWY	04/15/2021	15.58 15.58	15.58	Open	N 04/15/2021	
910016814931 100599	DTE ENERGY 3.2-3.30 14200 HAGGERTY 592-536-920-000 592-536-920-000	03/31/2021 KTYLER 3.2-3.30 14200 HAGGERTY 3.2-3.30 14200 HAGGERTY	04/15/2021	122.12 36.93 85.19	122.12	Open	N 04/15/2021	
910013925862 100600	DTE ENERGY 3.2-3.30 39895 S I-94 SVC DR 592-536-920-000	03/31/2021 KTYLER 3.2-3.30 39895 S I-94 SVC DR	04/15/2021	23.84 23.84	23.84	Open	N 04/15/2021	
910013925581 100601	DTE ENERGY 3.3-3.31 50901 S I-94 SVC DR 101-718-920-000 101-718-920-000	04/01/2021 KTYLER 3.3-3.31 50901 S I-94 SVC DR 3.3-3.31 50901 S I-94 SVC DR	04/15/2021	146.59 42.37 104.22	146.59	Open	N 04/15/2021	

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910016815425 100602	DTE ENERGY 3.3-3.31 2457 RAWSONVILLE 592-536-920-000	04/01/2021 KTYLER	04/15/2021	175.80	175.80	Open	N 04/15/2021	
	3.3-3.31 2457 RAWSONVILLE			175.80				
910013926118 100603	DTE ENERGY 3.2-3.30 39605 WABASH 592-536-920-000 592-536-920-000	03/31/2021 KTYLER	04/15/2021	1,249.04	1,249.04	Open	N 04/15/2021	
	3.2-3.30 39605 WABASH			1,208.92				
	3.2-3.30 39605 WABASH			40.12				
	Total for vendor DTE - DTE ENERGY:			2,287.51	2,287.51			

Vendor MARLIN - MARLIN BUSINESS BANK:

18905283 100580	MARLIN BUSINESS BANK 3.3-4.3 MUSEUM PHONE/INTERNET 250-000-850-000	04/05/2021 KTYLER	04/15/2021	138.03	138.03	Open	N 04/15/2021	
	3.3-4.3 MUSEUM PHONE/INTERNET			138.03				
	Total for vendor MARLIN - MARLIN BUSINESS BANK:			138.03	138.03			

Vendor ORKIN - ORKIN :

210991254 100576	ORKIN APR PEST SVCS FS1 101-265-931-000	03/26/2021 KTYLER	04/15/2021	69.00	69.00	Open	N 04/15/2021	
	APR PEST SVCS FS1			69.00				
210991828 100577	ORKIN APR PEST SVCS TWP HALL 101-265-931-000	03/26/2021 KTYLER	04/15/2021	220.00	220.00	Open	N 04/15/2021	
	APR PEST SVCS TWP HALL			220.00				
210992272 100578	ORKIN APR PEST SVCS FS2 101-265-931-000	03/26/2021 KTYLER	04/15/2021	95.00	95.00	Open	N 04/15/2021	
	APR PEST SVCS FS2			95.00				
	Total for vendor ORKIN - ORKIN :			384.00	384.00			

Vendor RICOH - RICOH USA INC:

5061681212 100583	RICOH USA INC 12.29-3.28 COPIER MAINT SUPER 101-248-933-000	03/25/2021 KTYLER	04/15/2021	361.13	361.13	Open	N 04/15/2021	
	12.29-3.28 COPIER MAINT SUPER			361.13				
	Total for vendor RICOH - RICOH USA INC:			361.13	361.13			

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Vendor NETFLE - VERIZON CONNECT:

OSV000002411028

100582	VERIZON CONNECT	04/01/2021	04/15/2021	582.84	582.84	Open	N	
	MARCH MONTHLY SVCS	KTYLER					04/15/2021	
	101-265-860-000	MARCH MONTHLY SVCS		582.84				
	Total for vendor NETFLE - VERIZON CONNECT:			582.84	582.84			

Vendor YCUA - YPSILANTI COMMUNITY UTIL AUTH:

5-500-4000050-01

100584	YPSILANTI COMMUNITY UTIL AUTH	03/31/2021	04/15/2021	2,040.63	2,040.63	Open	N	
	MARCH YCUA SEWAGE	KTYLER					04/15/2021	
	592-537-924-000	MARCH YCUA SEWAGE		2,040.63				
	Total for vendor YCUA - YPSILANTI COMMUNITY UTIL AUTH:			2,040.63	2,040.63			

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	GL Distribution							

# of Invoices:	29	# Due:	29	Totals:	207,177.22	207,177.22
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00

Net of Invoices and Credit Memos:					207,177.22	207,177.22
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--- TOTALS BY GL DISTRIBUTION ---

101-191-719-000	MAY HLTH INSUR	1,760.40
101-215-719-000	MAY HLTH INSUR	1,760.40
101-228-719-000	MAY HLTH INSUR	1,760.40
101-228-817-000	4.7-5.6 BACKUP INTERNET/PHONE	99.51
101-247-819-000	APR MARKET DATA	395.00
101-248-933-000	12.29-3.28 COPIER MAINT SUPER	361.13
101-253-719-000	MAY HLTH INSUR	4,896.18
101-265-719-000	MAY HLTH INSUR	774.86
101-265-850-000	APRIL R11-0537	559.26
101-265-860-000	MARCH MONTHLY SVCS	582.84
101-265-931-000	APR PEST SVCS FS1	384.00
101-301-719-000	MAY HLTH INSUR	37,409.04
101-301-970-000	2021 FORD POLICE INTERCEPTOR X 3	113,400.00
101-325-719-000	MAY HLTH INSUR	3,773.64
101-329-719-000	MAY HLTH INSUR	1,760.40
101-336-719-000	MAY HLTH INSUR	3,520.80
101-336-920-000	4.19-5.18 CABLE BOX/TV	84.43
101-370-719-000	MAY HLTH INSUR	1,760.40
101-691-719-000	MAY HLTH INSUR	3,520.80
101-692-719-000	MAY HLTH INSUR	1,375.38
101-715-719-000	MAY HLTH INSUR	2,340.34
101-718-920-000	3.4-4.3 CABLE/INTERNET	1,103.41
101-900-719-000	MAY HLTH INSUR	13,679.33
250-000-850-000	3.3-4.3 MUSEUM PHONE/INTERNET	138.03
250-000-920-000	4.8-5.7 MUSEUM INTERNET	88.40
592-536-719-000	MAY HLTH INSUR	5,861.14
592-536-920-000	MARCH 39605 WABASH W/S	1,987.07
592-537-924-000	MARCH YCUA SEWAGE	2,040.63

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Inv Ref#	Description	Entered By					Post Date	
GL Distribution								
--- TOTALS BY FUND ---								
	101 - General Fund			197,061.95	197,061.95			
	250 - Museum Fund			226.43	226.43			
	592 - Water/Sewer Fund			9,888.84	9,888.84			
--- TOTALS BY DEPT/ACTIVITY ---								
	000 -			226.43	226.43			
	191 - Election Department			1,760.40	1,760.40			
	215 - Clerk Department			1,760.40	1,760.40			
	228 - IT Department			1,859.91	1,859.91			
	247 - Assessing Department			395.00	395.00			
	248 - General Office			361.13	361.13			
	253 - Treasurer Department			4,896.18	4,896.18			
	265 - Building & Grounds			2,300.96	2,300.96			
	301 - Police Department			150,809.04	150,809.04			
	325 - Dispatch			3,773.64	3,773.64			
	329 - Ordinance Enforcement			1,760.40	1,760.40			
	336 - Fire Department			3,605.23	3,605.23			
	370 - Building/Planning Dept.			1,760.40	1,760.40			
	536 - Water Department			7,848.21	7,848.21			
	537 - Sewer Department			2,040.63	2,040.63			
	691 - Recreation Dept			3,520.80	3,520.80			
	692 - Seniors Dept			1,375.38	1,375.38			
	715 - Communications Dept			2,340.34	2,340.34			
	718 - Park & Lake Dept			1,103.41	1,103.41			
	900 - Insurance			13,679.33	13,679.33			

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							

Vendor ALLBRO - ALLIE BROTHERS:

82093								
100465	ALLIE BROTHERS	01/18/2021	04/20/2021	197.97	197.97	Open	N	
	MCINALLY UNIFORMS	KTYLER					04/20/2021	
	101-336-741-000	MCINALLY UNIFORMS		197.97				
82132								
100466	ALLIE BROTHERS	01/20/2021	04/20/2021	74.99	74.99	Open	N	
	MCINALLY UNIFORMS	KTYLER					04/20/2021	
	101-336-741-000	MCINALLY UNIFORMS		74.99				
82148								
100467	ALLIE BROTHERS	01/21/2021	04/20/2021	588.91	588.91	Open	N	
	LENAGHAN UNIFORMS	KTYLER					04/20/2021	
	101-336-741-000	LENAGHAN UNIFORMS		588.91				
82702								
100468	ALLIE BROTHERS	03/22/2021	04/20/2021	34.99	34.99	Open	N	
	RUBENS UNIFORMS	KTYLER					04/20/2021	
	101-301-741-000	RUBENS UNIFORMS		34.99				
	Total for vendor ALLBRO - ALLIE BROTHERS:			896.86	896.86			

Vendor AMAZON - AMAZON CAPITAL SERVICES:

1XNG-WHMF-XPJ9								
100471	AMAZON CAPITAL SERVICES	03/26/2021	04/20/2021	449.90	449.90	Open	N	
	GREFF USAR EQUIPMENT	KTYLER					04/20/2021	
	101-336-741-000	GREFF USAR EQUIPMENT		449.90				
113-8758271-7449040								
100472	AMAZON CAPITAL SERVICES	03/29/2021	04/20/2021	49.74	49.74	Open	N	
	(2) INK/TONER-SGT. OFFICE	KTYLER					04/20/2021	
	101-301-727-000	(2) INK/TONER-SGT. OFFICE		49.74				
1DH7-1CFJ-RP16								
100473	AMAZON CAPITAL SERVICES	03/31/2021	04/20/2021	36.48	36.48	Open	N	
	(4) HDMI CABLES-DDA	KTYLER					04/20/2021	
	247-000-740-000	(4) HDMI CABLES-DDA		36.48				
	Total for vendor AMAZON - AMAZON CAPITAL SERVICES:			536.12	536.12			

Vendor APFIEQ - APOLLO FIRE EQUIPMENT:

105131								
100470	APOLLO FIRE EQUIPMENT	03/11/2021	04/20/2021	439.95	439.95	Open	N	
	FIRE BOOTS (FOR ALL PERSONNEL)	KTYLER					04/20/2021	
	101-336-741-000	FIRE BOOTS (FOR ALL PERSONNEL)		439.95				

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	GL Distribution							
	Total for vendor APFIEQ - APOLLO FIRE EQUIPMENT:			439.95	439.95			
Vendor APPCON - APPLIED CONCEPTS, INC.:								
381123								
100469	APPLIED CONCEPTS, INC.	03/17/2021	04/20/2021	282.00	282.00	Open	N	
	RADAR REPAIRS	KTYLER					04/20/2021	
	101-301-933-000	RADAR REPAIRS		282.00				
	Total for vendor APPCON - APPLIED CONCEPTS, INC.:			282.00	282.00			
Vendor BHPHVI - B&H PHOTO-VIDEO:								
185364144								
100461	B&H PHOTO-VIDEO	02/24/2021	04/20/2021	478.01	478.01	Open	N	21-0058
	GODOX F 2-MONOLIGHT KIT AND ANGL	KTYLER					04/20/2021	
	101-715-970-000	GODOX F 2-MONOLIGHT KIT - #GOMS300F		419.01				
	101-715-970-000	ANGLER BOOMBOX -B&H #ANBB26DSL		59.00				
	Total for vendor BHPHVI - B&H PHOTO-VIDEO:			478.01	478.01			
Vendor BECBOY - BECK & BOYS CUSTOM APPAREL:								
13547								
100476	BECK & BOYS CUSTOM APPAREL	04/06/2021	04/20/2021	90.50	90.50	Open	N	
	EMBROIDERED (5) HATS/(4) VESTS	KTYLER					04/20/2021	
	101-301-741-000	EMBROIDERED (5) HATS/(4) VESTS		90.50				
	Total for vendor BECBOY - BECK & BOYS CUSTOM APPAREL:			90.50	90.50			
Vendor BEARIN - BELLEVILLE AREA INDEPENDENT:								
52176								
100478	BELLEVILLE AREA INDEPENDENT	03/17/2021	04/20/2021	80.00	80.00	Open	N	
	POLICE VEHICLE AUCTION	KTYLER					04/20/2021	
	101-000-629-000	POLICE VEHICLE AUCTION		80.00				
52195								
100479	BELLEVILLE AREA INDEPENDENT	03/24/2021	04/20/2021	372.50	372.50	Open	N	
	ADOPT ORD NO 03-02-21(1)	KTYLER					04/20/2021	
	101-370-900-000	ADOPT ORD NO 03-02-21(1)		372.50				
52206								
100480	BELLEVILLE AREA INDEPENDENT	03/24/2021	04/20/2021	82.50	82.50	Open	N	
	4.13 BZA RPH 44145 YOST RD	KTYLER					04/20/2021	
	101-370-900-000	4.13 BZA RPH 44145 YOST RD		82.50				

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52207 100481	BELLEVILLE AREA INDEPENDENT 4.13 BZA RPH 10444 BVL RD 101-370-900-000	03/24/2021 KTYLER	04/20/2021	90.00 90.00	90.00	Open	N 04/20/2021	
52208 100482	BELLEVILLE AREA INDEPENDENT 4.14 PLNG COMM REMOTE PH 101-370-900-000	03/24/2021 KTYLER	04/20/2021	75.00 75.00	75.00	Open	N 04/20/2021	
52162 100483	BELLEVILLE AREA INDEPENDENT BID INSTRUCTIONS-FRENCH LANDING 101-265-956-000	03/17/2021 KTYLER	04/20/2021	65.00 65.00	65.00	Open	N 04/20/2021	
Total for vendor BEARIN - BELLEVILLE AREA INDEPENDENT:				765.00	765.00			
Vendor PROHAR - BELLEVILLE PRO HARDWARE:								
VAN03048 100499	BELLEVILLE PRO HARDWARE MARCH STMT 101-301-743-000 101-265-740-000	03/30/2021 KTYLER	04/20/2021	12.27 8.27 4.00	12.27	Open	N 04/20/2021	
Total for vendor PROHAR - BELLEVILLE PRO HARDWARE:				12.27	12.27			
Vendor BOTRME - BOUND TREE MEDICAL :								
84001596 100474	BOUND TREE MEDICAL MEDICAL SUPPLIES 101-336-740-000	03/25/2021 KTYLER	04/20/2021	444.10 444.10	444.10	Open	N 04/20/2021	
84001597 100475	BOUND TREE MEDICAL MEDICAL SUPPLIES 101-336-740-000	03/25/2021 KTYLER	04/20/2021	184.00 184.00	184.00	Open	N 04/20/2021	
Total for vendor BOTRME - BOUND TREE MEDICAL :				628.10	628.10			
Vendor CONBRU - BRUCE CONNELL:								
INSPECTOR 100477	BRUCE CONNELL MAR/APR PLBG INSP 101-370-819-000	04/06/2021 KTYLER	04/20/2021	495.00 495.00	495.00	Open	N 04/20/2021	
Total for vendor CONBRU - BRUCE CONNELL:				495.00	495.00			

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Vendor CAMARKET - CA MARKETING INC:								
64764								
100484	CA MARKETING INC	04/02/2021	04/20/2021	3,375.00	3,375.00	Open	N	
	MAR MARKETING SVCS DDA	KTYLER					04/20/2021	
	247-000-822-000	MAR MARKETING SVCS DDA		3,375.00				
	Total for vendor CAMARKET - CA MARKETING INC:			3,375.00	3,375.00			
Vendor CHABUS - CHAPP & BUSHEY OIL CO:								
205750								
100464	CHAPP & BUSHEY OIL CO	04/08/2021	04/20/2021	712.66	712.66	Open	N	
	DIESEL FUEL	KTYLER					04/20/2021	
	101-336-860-001	DIESEL FUEL		674.89				
	592-536-751-000	DIESEL FUEL		37.77				
204289								
100498	CHAPP & BUSHEY OIL CO	04/08/2021	04/20/2021	2,421.71	2,421.71	Open	N	
	FUEL	KTYLER					04/20/2021	
	101-301-860-001	FUEL		1,712.15				
	101-336-860-001	FUEL		167.10				
	592-536-751-000	FUEL		232.48				
	101-265-860-000	FUEL		125.93				
	101-692-860-000	FUEL		75.07				
	101-265-860-000	FUEL 370 BLDG		12.11				
	101-265-860-000	FUEL 718 PARK		72.65				
	101-171-860-000	FUEL		24.22				
	Total for vendor CHABUS - CHAPP & BUSHEY OIL CO:			3,134.37	3,134.37			
Vendor CHADAV - DAVID CHAMPAGNE:								
C1477553								
100486	DAVID CHAMPAGNE	03/25/2021	04/20/2021	160.00	160.00	Open	N	
	DRONE OP FE EXAM REIMBURSEMENT	KTYLER					04/20/2021	
	101-301-956-000	DRONE OP FE EXAM REIMBURSEMENT		160.00				
	Total for vendor CHADAV - DAVID CHAMPAGNE:			160.00	160.00			
Vendor DELCOM - DELL MARKETING LP :								
10477793795								
100489	DELL MARKETING LP	04/05/2021	04/20/2021	1,503.00	1,503.00	Open	N	21-0092
	IRELAND/LOTHRINGER (4) DELL MONI	KTYLER					04/20/2021	
	247-000-740-000	DELL 27 MONITOR		1,503.00				
	Total for vendor DELCOM - DELL MARKETING LP :			1,503.00	1,503.00			

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Inv Ref#	Description	Entered By					Post Date	
GL Distribution								
Vendor DUWA - DOWNRIVER UTILITY WASTEWATER AUTH:								
FEB								
100487	DOWNRIVER UTILITY WASTEWATER AUTH	04/07/2021	04/20/2021	8,138.96	8,138.96	Open	N	
	FEB DR SEWAGE	KTYLER					04/20/2021	
	592-537-924-000	FEB DR SEWAGE		8,138.96				
0000301398								
100488	DOWNRIVER UTILITY WASTEWATER AUTH	04/01/2021	04/20/2021	13,845.00	13,845.00	Open	N	
	APR EXCESS FLOW	KTYLER					04/20/2021	
	592-537-925-000	APR EXCESS FLOW		13,845.00				
	Total for vendor DUWA - DOWNRIVER UTILITY WASTEWATER AUTH:			21,983.96	21,983.96			
Vendor ETC - ENVIRONMENTAL TESTING & CONSULTING:								
88393								
100496	ENVIRONMENTAL TESTING & CONSULTING	03/26/2021	04/20/2021	954.00	954.00	Open	N	
	ASBESTOS SURVEY @ 45193 ECORSE R	KTYLER					04/20/2021	
	101-370-941-000	ASBESTOS SURVEY @ 45193 ECORSE RD		954.00				
88479								
100497	ENVIRONMENTAL TESTING & CONSULTING	03/29/2021	04/20/2021	400.00	400.00	Open	N	
	ASBESTOS SURVEY @ 13351 ORMOND D	KTYLER					04/20/2021	
	101-370-941-000	ASBESTOS SURVEY @ 13351 ORMOND DR		400.00				
	Total for vendor ETC - ENVIRONMENTAL TESTING & CONSULTING:			1,354.00	1,354.00			
Vendor EXPTIR - EXPRESS TIRE:								
1033								
100500	EXPRESS TIRE	04/06/2021	04/20/2021	1,205.71	1,205.71	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
	101-265-860-000	S-38102 BATTERY		147.95				
	101-301-860-000	201 (2) FT TIRES INSTALLED		60.00				
	101-301-860-000	173 OIL CHANGE		35.53				
	101-265-860-000	P-62 AIR FILTER/BATTERY/OIL CHANGE		205.58				
	101-301-860-000	171 REMOVE BROKEN KEY FROM DOOR		95.00				
	101-301-860-000	180 OIL CHANGE		35.53				
	101-301-860-000	172 AIR FILTER/OIL CHANGE		46.29				
	101-301-860-000	202 OIL CHANGE/LTR TIRE PATCH		55.35				
	101-301-860-000	302 OIL CHANGE		35.53				
	101-301-860-000	204 OIL CHANGE		38.89				
	101-301-860-000	205 RTR TIRE REPAIR		16.82				
	101-301-860-000	145 (3) TIRES INSTALL/ALIGNMENT		179.95				
	101-301-860-000	172 SPARK PLUG/IGNITION COIL		253.29				
	Total for vendor EXPTIR - EXPRESS TIRE:			1,205.71	1,205.71			

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
Vendor FTCH - FISHBECK:								
399809								
100501	FISHBECK	03/26/2021	04/20/2021	718.50	718.50	Open	N	
	3.19 VBT/FARM PONDS	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/FARM PONDS		718.50				
399811								
100502	FISHBECK	03/26/2021	04/20/2021	640.00	640.00	Open	N	
	3.19 VBT/COBBLESTONE CREEK	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/COBBLESTONE CREEK		640.00				
399800								
100503	FISHBECK	03/26/2021	04/20/2021	472.00	472.00	Open	N	
	3.19 VBT/VICTORIA ESTATES	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/VICTORIA ESTATES		472.00				
399802								
100504	FISHBECK	03/26/2021	04/20/2021	499.00	499.00	Open	N	
	3.19 VBT/CAMPING WORLD	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/CAMPING WORLD		499.00				
399810								
100505	FISHBECK	03/26/2021	04/20/2021	1,228.00	1,228.00	Open	N	
	3.19 VBT/YOST RD EXP	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/YOST RD EXP		1,228.00				
399799								
100506	FISHBECK	03/26/2021	04/20/2021	2,516.50	2,516.50	Open	N	
	3.26 VBT/SYCAMORE PROJECT	KTYLER					04/20/2021	
	592-000-286-000	3.26 VBT/SYCAMORE PROJECT		2,516.50				
399805								
100507	FISHBECK	03/26/2021	04/20/2021	1,193.50	1,193.50	Open	N	
	3.19 VBT/JIFFY LUBE SITE	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/JIFFY LUBE SITE		1,193.50				
399803								
100508	FISHBECK	03/26/2021	04/20/2021	1,430.00	1,430.00	Open	N	
	3.19 VBT/CROSSROADS S TRLR PARKI	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/CROSSROADS S TRLR PARKING		1,430.00				
399526								
100509	FISHBECK	03/24/2021	04/20/2021	1,145.65	1,145.65	Open	N	
	3.19 VBT/CROSSROADS DIST CTR N	KTYLER					04/20/2021	
	592-000-286-000	3.19 VBT/CROSSROADS DIST CTR N		1,145.65				

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400159 100510	FISHBECK 3.19 VBT/CLOVER COMMUNITIES 592-000-286-000	03/29/2021 KTYLER	04/20/2021	3,644.50	3,644.50	Open	N 04/20/2021	
	3.19 VBT/CLOVER COMMUNITIES			3,644.50				
400157 100511	FISHBECK 3.19 VBT/BETHLEHEM CHURCH 592-000-286-000	03/29/2021 KTYLER	04/20/2021	1,427.50	1,427.50	Open	N 04/20/2021	
	3.19 VBT/BETHLEHEM CHURCH			1,427.50				
399807 100512	FISHBECK 3.19 VBT/PLNG DEPT PRN 101-370-820-000	03/26/2021 KTYLER	04/20/2021	2,385.00	2,385.00	Open	N 04/20/2021	
	3.19 VBT/PLNG DEPT PRN			2,385.00				
399801 100513	FISHBECK 3.19 VBT/YIP W&S 592-537-820-000	03/26/2021 KTYLER	04/20/2021	13,028.25	13,028.25	Open	N 04/20/2021	
	3.19 VBT/YIP W&S			13,028.25				
399814 100514	FISHBECK 3.19 VBT/SANITARY SEWER CCTV INS 592-537-931-002	03/26/2021 KTYLER	04/20/2021	3,519.50	3,519.50	Open	N 04/20/2021	
	3.19 VBT/SANITARY SEWER CCTV INSP			3,519.50				
399796 100515	FISHBECK 3.19 VBT/WATER SYSTEM PRN SVCS 592-536-820-000	03/26/2021 KTYLER	04/20/2021	401.00	401.00	Open	N 04/20/2021	
	3.19 VBT/WATER SYSTEM PRN SVCS			401.00				
	Total for vendor FTCH - FISHBECK:			34,248.90	34,248.90			

Vendor GLUS - GENERAL LINEN & UNIFORM SVCS:

3320159 100524	GENERAL LINEN & UNIFORM SVCS CLEAN PRISONER BLANKETS 101-301-862-000	03/05/2021 KTYLER	04/20/2021	22.50	22.50	Open	N 04/20/2021	
	CLEAN PRISONER BLANKETS			22.50				
333056 100525	GENERAL LINEN & UNIFORM SVCS CLEAN PRISONER BLANKETS 101-301-862-000	03/12/2021 KTYLER	04/20/2021	20.00	20.00	Open	N 04/20/2021	
	CLEAN PRISONER BLANKETS			20.00				
333955 100526	GENERAL LINEN & UNIFORM SVCS CLEAN PRISONER BLANKETS 101-301-862-000	03/19/2021 KTYLER	04/20/2021	27.50	27.50	Open	N 04/20/2021	
	CLEAN PRISONER BLANKETS			27.50				

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334882 100527	GENERAL LINEN & UNIFORM SVCS CLEAN PRISONER BLANKETS 101-301-862-000	03/26/2021 KTYLER	04/20/2021	32.50 32.50	32.50	Open	N 04/20/2021	
Total for vendor GLUS - GENERAL LINEN & UNIFORM SVCS:				102.50	102.50			
Vendor HARGER - GERALD HARDER, JR.:								
100530	INSPECTOR GERALD HARDER, JR. MAR/APR BLDG INSP 101-370-819-000	04/06/2021 KTYLER	04/20/2021	4,620.00 4,620.00	4,620.00	Open	N 04/20/2021	
Total for vendor HARGER - GERALD HARDER, JR.:				4,620.00	4,620.00			
Vendor GRAING - GRAINGER:								
9846399047 100529	GRAINGER (18) HAND CLEANING TOWELS 101-301-743-000	03/24/2021 KTYLER	04/20/2021	137.70 137.70	137.70	Open	N 04/20/2021	
Total for vendor GRAING - GRAINGER:				137.70	137.70			
Vendor GLWA - GREAT LAKES WATER AUTHORITY:								
100.1511.W 100531	GREAT LAKES WATER AUTHORITY APR WATER PURCHASES 592-536-927-000	03/25/2021 KTYLER	04/20/2021	287,134.24 287,134.24	287,134.24	Open	N 04/20/2021	
Total for vendor GLWA - GREAT LAKES WATER AUTHORITY:				287,134.24	287,134.24			
Vendor GUAULU - GULF AUTO LUBE:								
93933 100528	GULF AUTO LUBE 419 OIL CHANGE 101-336-860-000	03/30/2021 KTYLER	04/20/2021	63.48 63.48	63.48	Open	N 04/20/2021	
Total for vendor GUAULU - GULF AUTO LUBE:				63.48	63.48			
Vendor HYDCOR - HYDROCORP:								
0060666-IN 100517	HYDROCORP JAN INV 10 OF 12 CROSS CONNECT 592-536-819-000	01/31/2021 KTYLER	04/20/2021	1,217.00 1,217.00	1,217.00	Open	N 04/20/2021	

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0061434-IN 100518	HYDROCORP MARCH INV 12 OF 12 CROSS CONNECT 592-536-819-000	03/31/2021 KTYLER	04/20/2021	1,217.00 1,217.00	1,217.00	Open	N 04/20/2021	
Total for vendor HYDCOR - HYDROCORP:				2,434.00	2,434.00			

Vendor INTERSPIRO - INTERSPIRO INC:

102838 100519	INTERSPIRO INC DIVE TEAM EQUIPMENT 101-301-865-000	03/08/2021 KTYLER	04/20/2021	293.93 293.93	293.93	Open	N 04/20/2021	21-0065
Total for vendor INTERSPIRO - INTERSPIRO INC:				293.93	293.93			

Vendor DOMJEF - JEFFREY DOMMER:

INSPECTOR 100521	JEFFREY DOMMER MAR/APR ELEC INSP 101-370-819-000	04/06/2021 KTYLER	04/20/2021	3,048.00 3,048.00	3,048.00	Open	N 04/20/2021	
Total for vendor DOMJEF - JEFFREY DOMMER:				3,048.00	3,048.00			

Vendor DOUJOH - JOHN DOUGLASS, JR:

INSPECTOR 100520	JOHN DOUGLASS, JR MAR/APR MECH INSP 101-370-819-000	04/06/2021 KTYLER	04/20/2021	715.00 715.00	715.00	Open	N 04/20/2021	
Total for vendor DOUJOH - JOHN DOUGLASS, JR:				715.00	715.00			

Vendor KSMM - KSPRINGER MEDIA MANAGEMENT:

04-01-2021 100522	KSPRINGER MEDIA MANAGEMENT MARCH CONSULT/SOCIAL MEDIA 101-715-819-000 247-000-819-000	04/01/2021 KTYLER	04/20/2021	600.00 400.00 200.00	600.00	Open	N 04/20/2021	
Total for vendor KSMM - KSPRINGER MEDIA MANAGEMENT:				600.00	600.00			

Vendor LAKEFRONT - LAKEFRONT WINDOW CLEANING:

1277 100533	LAKEFRONT WINDOW CLEANING MARCH JANITORIAL SVCS DDA	04/06/2021 KTYLER	04/20/2021	320.00	320.00	Open	N 04/20/2021	
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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
247-000-819-000	MARCH JANITORIAL SVCS DDA			320.00				
	Total for vendor LAKEFRONT - LAKEFRONT WINDOW CLEANING:			320.00	320.00			

Vendor LOHUSU - LOWER HURON SUPPLY:

451389								
100534	LOWER HURON SUPPLY	01/25/2021	04/20/2021	309.72	309.72	Open	N	
	JANITORIAL SUPPLIES	KTYLER					04/20/2021	
101-718-740-000	JANITORIAL SUPPLIES			309.72				
453354								
100535	LOWER HURON SUPPLY	04/05/2021	04/20/2021	174.94	174.94	Open	N	
	JANITORIAL SUPPLIES	KTYLER					04/20/2021	
101-265-740-000	JANITORIAL SUPPLIES			174.94				
	Total for vendor LOHUSU - LOWER HURON SUPPLY:			484.66	484.66			

Vendor LPPOLI - LP POLICE:

321LP16352								
100523	LP POLICE	03/31/2021	04/20/2021	129.95	129.95	Open	N	
	MARCH BACKGROUND CHECKS	KTYLER					04/20/2021	
101-301-819-000	MARCH BACKGROUND CHECKS			129.95				
	Total for vendor LPPOLI - LP POLICE:			129.95	129.95			

Vendor MAFOSE - MARQUIS FOOD SERVICE:

9669								
100536	MARQUIS FOOD SERVICE	04/01/2021	04/20/2021	189.00	189.00	Open	N	
	PRISONER MEALS	KTYLER					04/20/2021	
101-301-862-000	PRISONER MEALS			189.00				
	Total for vendor MAFOSE - MARQUIS FOOD SERVICE:			189.00	189.00			

Vendor MACP - MI ASSOC OF CHIEFS OF POLICE:

300006366								
100537	MI ASSOC OF CHIEFS OF POLICE	03/30/2021	04/20/2021	115.00	115.00	Open	N	
	LAURAIN 2021 MACP DUES	KTYLER					04/20/2021	
101-301-810-000	LAURAIN 2021 MACP DUES			115.00				
	Total for vendor MACP - MI ASSOC OF CHIEFS OF POLICE:			115.00	115.00			

Vendor MMRMA - MI MUNICIPAL RISK MGMT AUTH:

3003								
100538	MI MUNICIPAL RISK MGMT AUTH	03/22/2021	04/20/2021	600.00	600.00	Open	N	
	FEDEL/HALL/VELEVSKA 5.3-5 TAC EN	KTYLER					04/20/2021	

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
101-301-861-000	FEDEL/HALL/VELEVSKA 5.3-5 TAC ENC			600.00				
	Total for vendor MMRMA - MI MUNICIPAL RISK MGMT AUTH:			600.00	600.00			

Vendor MISCIN - MIDWEST SCULPTURE INITIATIVE:

14326								
100541	MIDWEST SCULPTURE INITIATIVE	03/31/2021	04/20/2021	5,775.00	5,775.00	Open	N	
	2021/2022 SCULPTURE PROGRAM-PART	KTYLER					04/20/2021	
247-000-974-000	2021/2022 SCULPTURE PROGRAM-PARTIAL P			5,775.00				
	Total for vendor MISCIN - MIDWEST SCULPTURE INITIATIVE:			5,775.00	5,775.00			

Vendor BURMIK - MIKE BURGOR:

REIMBURSE								
100539	MIKE BURGOR	03/28/2021	04/20/2021	73.37	73.37	Open	N	
	WORK BOOTS	KTYLER					04/20/2021	
101-301-741-000	WORK BOOTS			73.37				
	Total for vendor BURMIK - MIKE BURGOR:			73.37	73.37			

Vendor MOTORO - MOTOROLA:

1187049461								
100485	MOTOROLA	04/12/2021	04/20/2021	44,165.00	44,165.00	Open	N	21-0027
	2021 PORTABLE POLICE RADIOS (10)	KTYLER					04/20/2021	
101-301-970-000	APX6000 700/800 MODEL 2.5 PORTABLE			22,192.50				
101-301-970-000	ASTRO DIGITAL CAI OPERATION			3,862.50				
101-301-970-000	SMARTZONE OPERATION			9,000.00				
101-301-970-000	P25 9600 BAUD TRUNKING			2,250.00				
101-301-970-000	LI-ION IMPRES 2 IP68 3400 MAH			750.00				
101-301-970-000	ENH: 5 YR SIS LITE			2,060.00				
101-301-970-000	SINGLE UNIT CHARGER			1,400.00				
101-301-970-000	IMPRESS REMOTE SPEAKER MIC			1,120.00				
101-301-970-000	BATT IMPRESS 2 LIIION R IP67 3400T			1,380.00				
101-301-970-000	DEVICE PROGRAMMING			150.00				
	Total for vendor MOTORO - MOTOROLA:			44,165.00	44,165.00			

Vendor OREILL - O'REILLY AUTOMOTIVE INC:

858052								
100532	O'REILLY AUTOMOTIVE INC	03/31/2021	04/20/2021	285.02	285.02	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
592-536-932-000	(6) WIPER FLUIDS/CLEANERS			56.72				
101-329-860-000	637 KEY FOB BATTERIES			7.99				
101-301-860-000	(6) LTR WELLS			35.94				
101-301-860-000	STOCK CLEANING SUPPLIES			13.78				

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
592-536-932-000	516 FLUID PUMP/BRUSH			36.98				
101-301-860-000	STOCK OIL			38.43				
592-536-932-000	532 LED MINI BULBS			38.18				
101-301-860-000	90 WIPER BLADES			51.24				
101-265-956-000	FEB FINANCE-LATE FEE (O'REILLY)			5.76				
	Total for vendor OREILL - O'REILLY AUTOMOTIVE INC:			285.02	285.02			

Vendor PIOLAN - PIONEER LANDSCAPING:

2191								
100548	PIONEER LANDSCAPING	03/28/2021	04/20/2021	7,715.00	7,715.00	Open	N	
	SPRING CLEAN-UP @ BVL RD	KTYLER					04/20/2021	
	247-000-979-001	SPRING CLEAN-UP @ BVL RD		7,715.00				
2190								
100549	PIONEER LANDSCAPING	03/28/2021	04/20/2021	4,840.00	4,840.00	Open	N	
	SPRING CLEAN-UP @ HARRIS PARK	KTYLER					04/20/2021	
	247-000-979-002	SPRING CLEAN-UP @ HARRIS PARK		4,840.00				
	Total for vendor PIOLAN - PIONEER LANDSCAPING:			12,555.00	12,555.00			

Vendor PITBOW - PITNEY BOWES:

1017845672								
100490	PITNEY BOWES	04/01/2021	04/20/2021	145.32	145.32	Open	N	21-0098
	MAIL MACHINE SUPPLIES	KTYLER					04/20/2021	
	101-248-727-000	EZ SEAL X 2		145.32				
	Total for vendor PITBOW - PITNEY BOWES:			145.32	145.32			

Vendor PREMIER - PREMIER BUILDING MAINTENANCE:

705								
100462	PREMIER BUILDING MAINTENANCE	04/12/2021	04/20/2021	400.00	400.00	Open	N	
	4.10-11 WEEKEND JANITORIAL SVCS	KTYLER					04/20/2021	
	101-265-819-000	4.10-11 WEEKEND JANITORIAL SVCS		400.00				
701								
100547	PREMIER BUILDING MAINTENANCE	04/05/2021	04/20/2021	400.00	400.00	Open	N	
	4.3-4 WEEKEND JANITORIAL SVCS	KTYLER					04/20/2021	
	101-265-819-000	4.3-4 WEEKEND JANITORIAL SVCS		400.00				
	Total for vendor PREMIER - PREMIER BUILDING MAINTENANCE:			800.00	800.00			

Vendor PRONEM - PRIORITY ONE EMERGENCY:

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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	PO Number
70073081 100542	PRIORITY ONE EMERGENCY J.HALL UNIFORMS 101-301-741-000	03/22/2021 KTYLER J.HALL UNIFORMS	04/20/2021	13.99 13.99	13.99	Open	N 04/20/2021	
70073147 100543	PRIORITY ONE EMERGENCY TOWNSEND UNIFORMS 101-336-741-000	03/23/2021 KTYLER TOWNSEND UNIFORMS	04/20/2021	149.98 149.98	149.98	Open	N 04/20/2021	
70073179 100544	PRIORITY ONE EMERGENCY BYRD UNIFORMS 101-301-741-000	03/25/2021 KTYLER BYRD UNIFORMS	04/20/2021	57.99 57.99	57.99	Open	N 04/20/2021	
70073431 100545	PRIORITY ONE EMERGENCY VLADEMAR UNIFORMS 101-336-741-000	04/01/2021 KTYLER VLADEMAR UNIFORMS	04/20/2021	149.98 149.98	149.98	Open	N 04/20/2021	
700734454 100546	PRIORITY ONE EMERGENCY WEISBECKER UNIFORMS 101-325-741-000	04/02/2021 KTYLER WEISBECKER UNIFORMS	04/20/2021	193.98 193.98	193.98	Open	N 04/20/2021	
Total for vendor PRONEM - PRIORITY ONE EMERGENCY:				565.92	565.92			

Vendor QUILL - QUILL CORPORATION:

15742066 100540	QUILL CORPORATION GENERAL OFFICE SUPPLIES 101-248-727-000 101-248-727-000	04/01/2021 KTYLER INK FOR SEAN FOLDERS	04/20/2021	319.19 296.09 23.10	319.19	Open	N 04/20/2021	21-0099
15471451 100550	QUILL CORPORATION OFFICE SUPPLIES 101-370-740-000 101-370-740-000 101-370-740-000 101-370-740-000 101-370-740-000 101-370-740-000	03/22/2021 KTYLER PENCILS NOTEBOOKS PENS RUBBER BANDS LARGE LABELS BANKER BOXES	04/20/2021	229.91 16.57 16.14 12.32 29.55 49.95 105.38	229.91	Open	N 04/20/2021	21-0086

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
15485410								
100551	QUILL CORPORATION	03/22/2021	04/20/2021	26.38	26.38	Open	N	21-0086
	OFFICE SUPPLIES	KTYLER					04/20/2021	
	101-370-740-000	HANGING FILES		26.38				
15498755								
100552	QUILL CORPORATION	03/23/2021	04/20/2021	6.54	6.54	Open	N	21-0086
	OFFICE SUPPLIES	KTYLER					04/20/2021	
	101-370-740-000	PENCIL CASE		6.54				
Total for vendor QUILL - QUILL CORPORATION:				582.02	582.02			

Vendor RRFITR - R&R FIRE TRUCK REPAIR :

59366								
100553	R&R FIRE TRUCK REPAIR	01/27/2021	04/20/2021	384.15	384.15	Open	N	
	E-3 FUEL FILTERS	KTYLER					04/20/2021	
	101-336-860-000	E-3 FUEL FILTERS		384.15				
Total for vendor RRFITR - R&R FIRE TRUCK REPAIR :				384.15	384.15			

Vendor RITTERGIS - RITTER GIS :

2021-0022								
100554	RITTER GIS	03/22/2021	04/20/2021	3,800.00	3,800.00	Open	N	
	JAN-MAR VOTING PRECINCT APPL	KTYLER					04/20/2021	
	101-191-727-000	JAN-MAR VOTING PRECINCT APPL		3,800.00				
Total for vendor RITTERGIS - RITTER GIS :				3,800.00	3,800.00			

Vendor SCS - SCS IMAGE GROUP:

32836								
100491	SCS IMAGE GROUP	06/30/2020	04/20/2021	3,675.00	3,675.00	Open	N	
	WALL WRAP MURAL FS1	KTYLER					04/20/2021	
	101-336-970-000	WALL WRAP MURAL FS1		3,675.00				
Total for vendor SCS - SCS IMAGE GROUP:				3,675.00	3,675.00			

Vendor SHRTIR - SHRADER TIRE & OIL:

564766								
100492	SHRADER TIRE & OIL	03/31/2021	04/20/2021	1,004.23	1,004.23	Open	N	
	E-2 (2) NEW TIRES	KTYLER					04/20/2021	
	101-336-860-000	E-2 (2) NEW TIRES		1,004.23				
Total for vendor SHRTIR - SHRADER TIRE & OIL:				1,004.23	1,004.23			

Vendor SUACHA - SUMPTER ACE HARDWARE:

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
4637								
100516	SUMPTER ACE HARDWARE	03/31/2021	04/20/2021	347.90	347.90	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
	592-536-740-000	THREADLOCKER SPRAY		26.99				
	101-265-931-000	CHAINSAW PARTS		68.51				
	101-718-740-000	CHAINSAW REPAIRS		30.83				
	592-537-740-000	MINERAL SPIRITS/GLOVES/BRASS NOZZLE		35.61				
	592-536-740-000	CHAINS/BAR-N-CHAIN OIL		121.05				
	101-265-931-000	KEY REPLACEMENT		4.30				
	101-718-740-000	CAUTION TAPE/PADLOCK/RUBBER CEMENT/AI		55.20				
	101-265-956-000	MARCH FINANCE CHARGE (SUACHA)		5.41				
	Total for vendor SUACHA - SUMPTER ACE HARDWARE:			347.90	347.90			
Vendor SENALL - THE SENIOR ALLIANCE:								
TSA-2021-84								
100555	THE SENIOR ALLIANCE	03/05/2021	04/20/2021	1,885.00	1,885.00	Open	N	
	FY 2021 COMMUNITY MATCH	KTYLER					04/20/2021	
	101-692-956-000	FY 2021 COMMUNITY MATCH		1,885.00				
	Total for vendor SENALL - THE SENIOR ALLIANCE:			1,885.00	1,885.00			
Vendor UNIFIR - UNIFIRST CORP:								
309038								
100556	UNIFIRST CORP	03/05/2021	04/20/2021	143.22	143.22	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
	101-265-740-000	MARCH STMT		71.61				
	592-536-741-000	MARCH STMT		71.61				
310560								
100557	UNIFIRST CORP	03/12/2021	04/20/2021	143.22	143.22	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
	101-265-740-000	MARCH STMT		71.61				
	592-536-741-000	MARCH STMT		71.61				
312097								
100558	UNIFIRST CORP	03/19/2021	04/20/2021	156.47	156.47	Open	N	
	MARCH STMT	KTYLER					04/20/2021	
	101-265-740-000	MARCH STMT		65.13				
	592-536-741-000	MARCH STMT		70.41				
	101-265-740-000	MARCH STMT		20.93				
313637								
100559	UNIFIRST CORP	03/26/2021	04/20/2021	143.22	143.22	Open	N	
	MRCH STMT	KTYLER					04/20/2021	

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
101-265-740-000	MRCH STMT			71.61				
592-536-741-000	MRCH STMT			71.61				
Total for vendor UNIFIR - UNIFIRST CORP:				586.13	586.13			

Vendor USABB - USABBLUEBOOK:

555302								
100463	USABBLUEBOOK	03/26/2021	04/20/2021	434.32	434.32	Open	N	
	20 PURELL SANITIZING WIPES	KTYLER					04/20/2021	
592-536-740-000	20 PURELL SANITIZING WIPES			434.32				
528176								
100561	USABBLUEBOOK	03/10/2021	04/20/2021	180.33	180.33	Open	N	
	(20) BLUE (MARKING) FLAGS	KTYLER					04/20/2021	
592-536-970-000	(20) BLUE (MARKING) FLAGS			180.33				
Total for vendor USABB - USABBLUEBOOK:				614.65	614.65			

Vendor VANASS - VANASSCHE CONSTRUCTION INC:

5374								
100560	VANASSCHE CONSTRUCTION INC	03/12/2021	04/20/2021	175.00	175.00	Open	N	
	DEBRIS CLEANUP @ 13885 PINEWOOD	KTYLER					04/20/2021	
101-329-819-000	DEBRIS CLEANUP @ 13885 PINEWOOD			175.00				
Total for vendor VANASS - VANASSCHE CONSTRUCTION INC:				175.00	175.00			

Vendor WADTRI - WADE TRIM :

2020475								
100566	WADE TRIM	03/16/2021	04/20/2021	8,421.25	8,421.25	Open	N	
	2.26 BECK RD BYPASS VALVE/AUTOMA	KTYLER					04/20/2021	
592-536-820-000	2.26 BECK RD BYPASS VALVE/AUTOMATION			8,421.25				
2020618								
100567	WADE TRIM	04/06/2021	04/20/2021	1,241.33	1,241.33	Open	N	
	3.26 DDA BVL RD SIDEWALK REPAIRS	KTYLER					04/20/2021	
247-000-979-001	3.26 DDA BVL RD SIDEWALK REPAIRS			1,241.33				
Total for vendor WADTRI - WADE TRIM :				9,662.58	9,662.58			

Vendor WCDPS - WAYNE CO DEPT OF PUBLIC SERVICE:

306293								
100569	WAYNE CO DEPT OF PUBLIC SERVICE	03/31/2021	04/20/2021	90,382.77	90,382.77	Open	N	
	MARCH RG SEWAGE	KTYLER					04/20/2021	
592-537-924-000	MARCH RG SEWAGE			90,382.77				
Total for vendor WCDPS - WAYNE CO DEPT OF PUBLIC SERVICE:				90,382.77	90,382.77			

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	GL Distribution							

Vendor WCAR - WAYNE COUNTY ACCTS RECEIV:

1010484								
100493	WAYNE COUNTY ACCTS RECEIV	02/17/2021	04/20/2021	32.34	32.34	Open	N	
	1/21 WALMART TRAF SIG MAINT	KTYLER					04/20/2021	
	101-450-926-000	1/21 WALMART TRAF SIG MAINT		32.34				
1010525								
100494	WAYNE COUNTY ACCTS RECEIV	03/17/2021	04/20/2021	32.34	32.34	Open	N	
	2/21 WALMART TRAF SIG MAINT	KTYLER					04/20/2021	
	101-450-926-000	2/21 WALMART TRAF SIG MAINT		32.34				
306213								
100570	WAYNE COUNTY ACCTS RECEIV	03/22/2021	04/20/2021	368.19	368.19	Open	N	
	02/21 WO 95687 SALT	KTYLER					04/20/2021	
	101-265-740-000	02/21 WO 95687 SALT		368.19				
	Total for vendor WCAR - WAYNE COUNTY ACCTS RECEIV:			432.87	432.87			

Vendor WCDEEN - WAYNE COUNTY DEPT ENVIRONMENT:

306421								
100568	WAYNE COUNTY DEPT ENVIRONMENT	03/24/2021	04/20/2021	14,447.64	14,447.64	Open	N	
	2021 ALLIANCE DR WATERSHEDS	KTYLER					04/20/2021	
	592-536-819-000	2021 ALLIANCE DR WATERSHEDS		14,447.64				
	Total for vendor WCDEEN - WAYNE COUNTY DEPT ENVIRONMENT:			14,447.64	14,447.64			

Vendor WCHED - WAYNE COUNTY HEALTH DEPT:

SFE-4882-070381								
100565	WAYNE COUNTY HEALTH DEPT	03/31/2021	04/20/2021	471.00	471.00	Open	N	
	2021 FOOD SERVICE LICENSE	KTYLER					04/20/2021	
	101-692-810-000	2021 FOOD SERVICE LICENSE		471.00				
	Total for vendor WCHED - WAYNE COUNTY HEALTH DEPT:			471.00	471.00			

Vendor WACORD - WAYNE COUNTY REGISTER OF DEEDS:

AGREEMENT								
100495	WAYNE COUNTY REGISTER OF DEEDS	04/13/2021	04/20/2021	45.00	45.00	Open	N	
	RECORD ASHLEY CROSSROADS S MAINT	KTYLER					04/20/2021	
	101-370-900-000	RECORD ASHLEY CROSSROADS S MAINT AGRE		45.00				
	Total for vendor WACORD - WAYNE COUNTY REGISTER OF DEEDS:			45.00	45.00			

Vendor WIPOEQ - WINDER POLICE EQUIPMENT:

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
210607								
100563	WINDER POLICE EQUIPMENT	03/30/2021	04/20/2021	16,998.00	16,998.00	Open	N	21-0041
	EQUIPMENT FOR 3 NEW PATROL CARS	KTYLER					04/20/2021	
	101-301-860-000	UTILITY PARTITION		720.00				
	101-301-860-000	UTILITY PUSH BUMPER		450.00				
	101-301-860-000	UTILITY WINDOW BARRIER		606.00				
	101-301-860-000	UTILITY TRANSPORT SEAT		3,750.00				
	101-301-860-000	UTILITY CARGO DECK		2,586.00				
	101-301-860-000	TAILLIGHT FLASHERS		312.00				
	101-301-860-000	DELL DOCKING STATIONS		1,785.00				
	101-301-860-000	LAPTOP SCREENS		201.00				
	101-301-860-000	PLATFORM		138.00				
	101-301-860-000	FORD PROFILE BOX W/ CUP HOLDERS		1,176.00				
	101-301-860-000	FORD UTILITY BASE		417.00				
	101-301-860-000	TRACER SOLO LAMPS		3,960.00				
	101-301-860-000	RUNNING BOARD LIGHTS		180.00				
	101-301-860-000	RED ION LIGHTS		315.00				
	101-301-860-000	BLUE ION LIGHTS		315.00				
	101-301-860-000	LICENSE PLATE BRACKETS		87.00				
210642								
100564	WINDER POLICE EQUIPMENT	04/05/2021	04/20/2021	104.85	104.85	Open	N	
	STOCK MAGNETIC MIC(S)	KTYLER					04/20/2021	
	101-301-860-000	STOCK MAGNETIC MIC(S)		104.85				
210309								
100592	WINDER POLICE EQUIPMENT	02/16/2021	04/20/2021	697.00	697.00	Open	N	
	214 DOCKING STATION/LAPTOP SCREE	KTYLER					04/20/2021	
	101-301-860-000	214 DOCKING STATION/LAPTOP SCREEN SUP		697.00				
	Total for vendor WIPOEQ - WINDER POLICE EQUIPMENT:			17,799.85	17,799.85			
Vendor WOLPOW - WOLVERINE POWER SYSTEMS:								
0207631-IN								
100562	WOLVERINE POWER SYSTEMS	03/23/2021	04/20/2021	610.00	610.00	Open	N	21-0061
	GENERATOR PREVENT MAINTENANCE @	KTYLER					04/20/2021	
	101-265-933-000	GENERATOR PREVENT MAINTENANCE @ FS2		610.00				
	Total for vendor WOLPOW - WOLVERINE POWER SYSTEMS:			610.00	610.00			
Vendor XST - XST :								
1004								
100571	XST	03/30/2021	04/20/2021	4,500.00	4,500.00	Open	N	
	DEBRIS REMOVAL @ POLE BARN	KTYLER					04/20/2021	
	101-265-931-000	DEBRIS REMOVAL @ POLE BARN		4,500.00				

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
1005								
100572	XST	03/30/2021	04/20/2021	1,500.00	1,500.00	Open	N	
	DEBRIS REMOVAL @ OLD STATION 2	KTYLER					04/20/2021	
	101-265-931-000	DEBRIS REMOVAL @ OLD STATION 2		1,500.00				
1006								
100573	XST	03/30/2021	04/20/2021	1,500.00	1,500.00	Open	N	
	DEBRIS REMOVAL @ STATION 3	KTYLER					04/20/2021	
	101-265-931-000	DEBRIS REMOVAL @ STATION 3		1,500.00				
	Total for vendor XST - XST :			7,500.00	7,500.00			
# of Invoices: 114 # Due: 114				Totals:	591,346.63	591,346.63		
# of Credit Memos: 0 # Due: 0				Totals:	0.00	0.00		
Net of Invoices and Credit Memos:				591,346.63	591,346.63			

--- TOTALS BY GL DISTRIBUTION ---

101-000-629-000	POLICE VEHICLE AUCTION	80.00
101-171-860-000	FUEL	24.22
101-191-727-000	JAN-MAR VOTING PRECINCT APPL	3,800.00
101-248-727-000	EZ SEAL X 2	464.51
101-265-740-000	KEYS FOR GRAY CABINET	848.02
101-265-819-000	4.10-11 WEEKEND JANITORIAL SVCS	800.00
101-265-860-000	FUEL	564.22
101-265-931-000	CHAINSAW PARTS	7,572.81
101-265-933-000	GENERATOR PREVENT MAINTENANCE @ FS2	610.00
101-265-956-000	BID INSTRUCTIONS-FRENCH LANDING PARK	76.17
101-301-727-000	(2) INK/TONER-SGT. OFFICE	49.74
101-301-741-000	RUBENS UNIFORMS	270.84
101-301-743-000	STOCK SUPPLIES	145.97
101-301-810-000	LAURAIN 2021 MACP DUES	115.00
101-301-819-000	MARCH BACKGROUND CHECKS	129.95
101-301-860-000	201 (2) FT TIRES INSTALLED	18,791.42
101-301-860-001	FUEL	1,712.15
101-301-861-000	FEDEL/HALL/VELEVSKA 5.3-5 TAC ENC	600.00
101-301-862-000	CLEAN PRISONER BLANKETS	291.50
101-301-865-000	LEVER ASSY FOR DIVE TEAM	293.93
101-301-933-000	RADAR REPAIRS	282.00
101-301-956-000	DRONE OP FE EXAM REIMBURSEMENT	160.00
101-301-970-000	APX6000 700/800 MODEL 2.5 PORTABLE	44,165.00
101-325-741-000	WEISBECKER UNIFORMS	193.98
101-329-819-000	DEBRIS CLEANUP @ 13885 PINEWOOD	175.00
101-329-860-000	637 KEY FOB BATTERIES	7.99

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Inv Ref#	Description	Entered By					Post Date	
	GL Distribution							
101-336-740-000	MEDICAL SUPPLIES			628.10				
101-336-741-000	MCINALLY UNIFORMS			2,051.68				
101-336-860-000	E-2 (2) NEW TIRES			1,451.86				
101-336-860-001	DIESEL FUEL			841.99				
101-336-970-000	WALL WRAP MURAL FS1			3,675.00				
101-370-740-000	PENCILS			262.83				
101-370-819-000	MAR/APR PLBG INSP			8,878.00				
101-370-820-000	3.19 VBT/PLNG DEPT PRN			2,385.00				
101-370-900-000	ADOPT ORD NO 03-02-21(1)			665.00				
101-370-941-000	ASBESTOS SURVEY @ 45193 ECORSE RD			1,354.00				
101-450-926-000	1/21 WALMART TRAF SIG MAINT			64.68				
101-692-810-000	2021 FOOD SERVICE LICENSE			471.00				
101-692-860-000	FUEL			75.07				
101-692-956-000	FY 2021 COMMUNITY MATCH			1,885.00				
101-715-819-000	MARCH CONSULT/SOCIAL MEDIA			400.00				
101-715-970-000	GODOX F 2-MONOLIGHT KIT - #GOMS300F			478.01				
101-718-740-000	CHAINSAW REPAIRS			395.75				
247-000-740-000	(4) HDMI CABLES-DDA			1,539.48				
247-000-819-000	MARCH CONSULT/SOCIAL MEDIA			520.00				
247-000-822-000	MAR MARKETING SVCS DDA			3,375.00				
247-000-974-000	2021/2022 SCULPTURE PROGRAM-PARTIAL P			5,775.00				
247-000-979-001	SPRING CLEAN-UP @ BVL RD			8,956.33				
247-000-979-002	SPRING CLEAN-UP @ HARRIS PARK			4,840.00				
592-000-286-000	3.19 VBT/FARM PONDS			14,915.15				
592-536-740-000	20 PURELL SANITIZING WIPES			582.36				
592-536-741-000	MARCH STMT			285.24				
592-536-751-000	DIESEL FUEL			270.25				
592-536-819-000	JAN INV 10 OF 12 CROSS CONNECT			16,881.64				
592-536-820-000	3.19 VBT/WATER SYSTEM PRN SVCS			8,822.25				
592-536-927-000	APR WATER PURCHASES			287,134.24				
592-536-932-000	(6) WIPER FLUIDS/CLEANERS			131.88				
592-536-970-000	(20) BLUE (MARKING) FLAGS			180.33				
592-537-740-000	MINERAL SPIRITS/GLOVES/BRASS NOZZLE			35.61				
592-537-820-000	3.19 VBT/YIP W&S			13,028.25				
592-537-924-000	FEB DR SEWAGE			98,521.73				
592-537-925-000	APR EXCESS FLOW			13,845.00				
592-537-931-002	3.19 VBT/SANITARY SEWER CCTV INSP			3,519.50				

04/15/2021 10:14 AM

User: KTYLER

DB: Van Buren Twp

INVOICE REGISTER REPORT FOR VAN BUREN TOWNSHIP
EXP CHECK RUN DATES 04/20/2021 - 04/20/2021
UNJOURNALIZED
OPEN
04.20.21 VOUCHER

Page: 21/21

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized	PO Number
Inv Ref#	Description	Entered By					Post Date	
GL Distribution								
--- TOTALS BY FUND ---								
	101 - General Fund			108,187.39	108,187.39			
	247 - DDA Fund			25,005.81	25,005.81			
	592 - Water/Sewer Fund			458,153.43	458,153.43			
--- TOTALS BY DEPT/ACTIVITY ---								
	000 -			40,000.96	40,000.96			
	171 - Supervisor Department			24.22	24.22			
	191 - Election Department			3,800.00	3,800.00			
	248 - General Office			464.51	464.51			
	265 - Building & Grounds			10,471.22	10,471.22			
	301 - Police Department			67,007.50	67,007.50			
	325 - Dispatch			193.98	193.98			
	329 - Ordinance Enforcement			182.99	182.99			
	336 - Fire Department			8,648.63	8,648.63			
	370 - Building/Planning Dept.			13,544.83	13,544.83			
	450 - Public Services			64.68	64.68			
	536 - Water Department			314,288.19	314,288.19			
	537 - Sewer Department			128,950.09	128,950.09			
	692 - Seniors Dept			2,431.07	2,431.07			
	715 - Communications Dept			878.01	878.01			
	718 - Park & Lake Dept			395.75	395.75			

Charter Township of Van Buren

REQUEST FOR BOARD ACTION

Agenda Item: _____

BOARD MEETING DATE: 4/6/21

1ST READING: 4/6/21

2ND READING: 4/20/21

Consent Agenda_____

New Business X

Unfinished Business_____

Public Hearing_____

ITEM (SUBJECT)	To consider the approval of the first and second reading of Ordinance #04-06-21(1) to revise the definitions of lot coverage under Section 2.102 (Definitions), regulations related to lot coverage under Section 4.103 (Footnotes to Schedule of Regulations), and regulations for outdoor industrial storage areas under Section 5.101 of the Van Buren Township Zoning Ordinance in order to relax lot coverage requirements related to unenclosed roofed structures used to cover permitted outdoor industrial storage areas.
DEPARTMENT	Planning & Economic Development
PRESENTER	Dan Power – Director of Planning and Economic Development
PHONE NUMBER	734-699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Vidya Krishnan – Principal Planner Matthew Best – Director of Public Services Elizabeth Renaud – Executive Assistant, Department of Public Services

Agenda topic

ACTION REQUESTED	
To consider the approval of the first and second reading of Ordinance #04-06-21(1) to revise the definitions of lot coverage under Section 2.102 (Definitions), regulations related to lot coverage under Section 4.103 (Footnotes to Schedule of Regulations), and regulations for outdoor industrial storage areas under Section 5.101 of the Van Buren Township Zoning Ordinance in order to relax lot coverage requirements related to unenclosed roofed structures used to cover permitted outdoor industrial storage areas.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
Please see attached information.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	After 1 st and 2 nd reading a notice of adoption will be published in the newspaper of record.
DEPARTMENT RECOMMENDATION	Approval
COMMITTEE/COMMISSION RECOMMENDATION	Approval
ATTORNEY RECOMMENDATION	N/A
(May be subject to Attorney/Client Privilege and not available under FOIA)	
ADDITIONAL REMARKS	
APPROVAL OF SUPERVISOR	_____

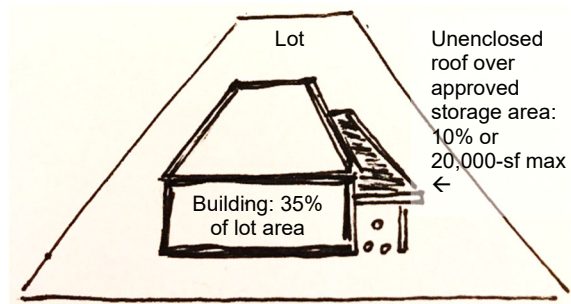


MEMO

TO: Van Buren Township Board of Trustees
FROM: Dan Power– Director of Planning and Economic Development
RE: Zoning Ordinance Amendments: Lot Coverage and Structure Definitions
DATE: March 29, 2021

The Board of Trustees is requested to consider zoning ordinance amendments that will allow unenclosed roofed structures to cover up to 20,000-square feet or 10% of additional lot area beyond underlying the area limited by lot coverage requirements in the Van Buren Township Zoning Ordinance when used within approved accessory outdoor industrial storage areas.

The proposed ordinance amendments have been developed over the course of Planning Commission meeting discussions which were held on February 24, March 10, and March 24, 2021. Following a public hearing, at their regular meeting on March 24th, the Planning Commission recommended the set of proposed zoning ordinance amendments to the Board of Trustees for their consideration. The Township Board is now requested to consider adopting the proposed text amendments in two different readings. For your reference, this packet includes the newest draft zoning ordinance text amendments along with minutes and reports from past meetings.



Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power'.

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE, STATE OF MICHIGAN
ORDINANCE NO. 04-06-21**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO ALLOW LIMITED ADDITIONAL LOT COVERAGE BEYOND DISTRICT LOT COVERAGE LIMITS IN THE INDUSTRIAL ZONING DISTRICTS FOR PURPOSES OF ALLOWING UNENCLOSED ROOFED STRUCTURES OVER ACCESSORY OUTDOOR INDUSTRIAL STORAGE AREAS. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTIONS 2.102 – DEFINITIONS, 4.103 – FOOTNOTES TO THE SCHEDULE OF REGULATIONS, AND 5.101 – ACCESSORY OUTDOOR INDUSTRIAL STORAGE.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Article 2. Definitions.

Section 2.102. Specific Terms:

(121) LOT COVERAGE: The part of a lot occupied by buildings or roofed structures including accessory buildings or structures. For industrially zoned parcels located in the M-1, M-2 and M-T zoning districts, lot coverage shall not include unenclosed roofed structures that provide shelter over approved outdoor storage areas located over existing paved surfaces as noted in Section 4.102, footnote BB.

Article 4. Schedule of Regulations, Section 4.102. Add footnote

(BB) Unenclosed covered roof structures that are entirely within and used to provide cover over approved outdoor storage areas located on existing impervious surface areas shall not exceed 10% of total lot area up to a maximum of 20,000 square feet. This coverage is in addition to any such coverage possible within the allowable 35% lot coverage.

Article 5. Development Standards for Specific Uses.

Section 5.101. Accessory Outdoor Industrial Storage.

(I) Outdoor storage areas shall be located on paved impervious surfaces and shall have adequate storm water management systems. Such approved outdoor storage areas may be provided with an unenclosed roof structure covering up to a maximum of 10% of the total lot area, up to a maximum of 20,000 square feet, beyond the zoning district's maximum lot coverage per Section 4.102 of the Zoning Ordinance.

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4- SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - 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.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the 3rd day of September, 2019, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:

Published:

Effective:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
February 24, 2021
MINUTES**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Franzoi, Jahr, Cullin, Kelley, Atchinson, Budd and Thompson.

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: Jim Jacobs on behalf of Neapco.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Jahr, Budd second to approve the agenda of February 24, 2021 as presented.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Budd, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Jahr second to approve the regular meeting minutes of February 10, 2021 as presented.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Cullin, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

NEW BUSINESS:

ITEM #1: DISCUSSION: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF - REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER

TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Director Power gave the presentation. The Van Buren Township Board of Zoning Appeals (BZA) requested a postponement of their decision to allow Neapco Drivelines to propose up to +/- 35.9% of their parcel to be covered by roofed structures, contrary to a 35% lot coverage limit in the M-1, light industrial zoning district. The BZA requested the applicant seek an appropriate course of action through the Planning Commission to review and consider an alternative remedy for the issue. The intent of the lot coverage limits in the Van Buren Township Zoning Ordinance is to limit the over-building of sites, with respect to preservation of open space, stormwater runoff, and overall use intensity. The Planning Commission was asked to consider a Zoning Ordinance text amendment which maintains a mechanism for avoiding over-building of sites while providing a reasonable means of covering existing impervious areas that have been authorized through lawful means by unenclosed roofed structures. The Township Principal Planner has researched how comparable communities in the region address this issue and has prepared recommendations.

Vidya Krishnan of McKenna Associates presented her review letter dated 2-19-21 and discussed her review of zoning ordinance regulations from comparable communities, the communities comparable by size and large swaths of industrial area. The comparable communities included Lyon Township, Canton Township, Plymouth Township and Northville Township. McKenna Associates offered the following possible solutions which will support industrial developments, while meeting the intent of the Ordinance and sound planning principles:

- Revise the definition of lot coverage in Section 2.02 to include: "For industrially zoned parcels, lot coverage shall not include unenclosed roofed structures that provide shelter over existing paved surfaces";
- Add a footnote to the schedule of regulations for industrial districts detailing that unenclosed covered roof structures on existing impervious surface areas shall not exceed 10% of total lot area up to a maximum of 20,000 square feet.

Commissioners provided the following questions and comments:

1. Commissioner liked the idea of the amendment to help address some of the issues in industrial zoned areas.
2. Commissioner inquired if the amendment will allow for a parking garage with solar panels, possibly a shelter of an existing paved surface area with a mini solar farm to help run the company. Vidya Krishnan and Director Power informed the Commission that solar panels could be a possibility and that any roofed structure that is otherwise permitted would be able to capture this additional credit.
3. Commissioner concerned the proposal seems like it is adding a limitation with the footnote on the area that could be constructed with roofing. Vidya Krisnan informed that the intent of the footnote is to be in addition to the 35% lot coverage, adding up to 10% of the total lot area up to a maximum of 20,000 square feet.
4. Commissioner liked the comment on the solar panel and roof coverings and identified that changes may allow for more than just a waiver for industrial outdoor storage area

coverage, it may allow for a wider set of changes to the industrial code and merits further discussion.

5. Commissioner concerned that the proposed changes may open up additional unintended consequences. Vidya Krishnan mentioned possibly adding a clarification to specify the amendment is for industrially zoned parcels and lot coverage shall not include unenclosed roof structures that provide shelter over existing paved surfaced approved for outdoor storage.
6. Commissioner inquired about green roofs for additional coverage and whether or not they would be allowed? Director Power informed that green roofs are an innovative solution to stormwater, but in the interest of enforceability and overall building intensity they would still be lumped in with roofs. Vidya Krishnan added that green roofs are green building initiatives and language could be added to cover them.

Director Power mentioned that the Neapco project and vast majority of other projects where this standard is going to be reviewed on industrial sites, will still need to come before the Planning Commission for site plan review.

Jim Jacobs the architect for Neapco thanked the Planning Commissioner for their review. The language that is presented will address Neapco's needs and they are in support of the text amendment.

Commissioner asked for clarification on the text amendment, does this only take place on approved outdoor storage areas in industrial zoning. Yes, the ordinance amendment is only for industrially zoned parcels. Vidya Krishnan will change the text amendment to clarify that 10% of the up to 20,000 sq. ft. is above the 35% lot coverage already allowed and only for approved outdoor storage areas and will bring the revised text amendment back to the Commission for review.

Director Power explained the review process for the text amendment and asked the Planning commission to consider having the Township Principle Planner make the discussed changes to the text amendment and schedule a public hearing.

Motion Kelley, Cullin second to schedule a public hearing for the lot coverage zoning ordinance text amendment on March 24, 2021.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Cullin, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

GENERAL DISCUSSION:

Director Power reminded the Commission of upcoming risk management training through the Michigan Planning Association on March 9, 2021. The meeting is the same night as the

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
March 10, 2021
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Jahr, Cullin, Kelley, Atchinson, Budd, Franzoi and Thompson.

Excused: None.

Staff: Director Power, Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: None.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Jahr, Cullin second to approve the agenda of March 10, 2021 as presented.

Roll Call:

Yeas: Budd, Atchinson, Kelley, Cullin, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Jahr second to approve the regular meeting minutes of February 24, 2021 as presented.

Roll Call:

Yeas: Cullin, Kelley, Atchinson, Budd, Jahr, Franzoi and Thompson.

Nays: None.

Absent: None.

Motion Carried.

NEW BUSINESS:

ITEM #1: DISCUSSION: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER

TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Director Power provided a brief presentation. The discussion is a continuation from the February 24, 2021 Planning Commission meeting in which the Commission recommended a few changes to the proposed lot coverage zoning ordinance text amendment. The discussed changes have been implemented and the Principal Planner will review the changes with the Commission.

Vidya Krishnan of McKenna Associates gave the presentation. The proposed amendments are in response to an existing request to increase lot coverage area by 1%, the BZA decided to ask the Planning Commission for insight. McKenna Associates provided research from other communities and it was found that Van Buren Township was more restrictive than other communities. The amendment allows the Township to be less restrictive while still protecting from potential stormwater issues. The proposed amendments to the lot coverage in the Zoning Ordinance are as follows:

The addition of language to Article 2. Definitions, Section 2.102 Specific Terms: (121) Lot Coverage. For industrially zoned parcels located in the M-1, M-2 and M-T zoning districts, lot coverages shall not include unenclosed roofed structures that provide shelter over approved outdoor storage areas located over existing paved surfaces as noted in Section 4.102, footnote BB. Green roofs, solar panels, porticos and similar coverings shall not be allowable under this provision and shall be considered an architectural feature subject to the regulations of the district.

The addition of footnote BB under Article 4. Schedule of Regulations, Section 4.102. (BB) Unenclosed covered roof structures over approved outdoor storage areas located on existing impervious surface areas shall not exceed 10% of total lot area up to a maximum of 20,000 square feet. This coverage is in addition to any such coverage possible within the allowable 35% lot coverage.

The addition of language to Article 5. Development Standards for Specific Uses, Section 5.101., Accessory Outdoor Industrial Storage. Such approved outdoor storage areas may be provided with an unenclosed roof structure covering up to a maximum of 10% of the total lot area, up to a maximum of 20,000 square feet.

Commissioners discussed the changes to the amendment and provided the following questions and comments:

1. Commissioner inquired regarding the last sentence in (121) Lot Coverage, what if the applicant wanted solar panels on top of an awning that they are already building? It would qualify as part of their lot coverage as it is a dual purpose. If the request was for stand-alone solar panels it would not be allowable. Language will be added to clarify that the last sentence is to address stand-alone solar panels, green roofs and porticos.
2. Commissioner inquired if the last sentence of (121) Lot Coverage is needed at all if they are allowed by the building codes? Vidya Krishnan agreed that some features are allowable with compliance to the building code and clarified that the extra language is

added to avoid confusion with interpretation. Commissioner also inquired about the portico clause. Vidya Krishnan will look further into the language and fine tune it for clarification.

3. Commissioner inquired with the 10% lot area coverage and maximum of up to 20,000 square feet, how did we come up with the 10%? Commissioner identified that the number may not match what is allowable in other areas of the Zoning Ordinance. Vidya Krishnan informed that the 10% was a reasonable number when looking at the comparison communities, she will look at the numbers further to make sure they match.
4. Commissioners discussed what is allowable under the zoning ordinance for lot coverage. Director Power and Vidya Krishnan will discuss further and tighten up the language.

Director Power informed that an applicant from Neapco was present in the audience and expressed their thanks to the Planning Commission for reviewing the lot coverage text amendment language. Neapco also inquired about solar panels on the existing roof. Director Power informed that there are provisions in the zoning ordinance that are separate to address a request for solar panels on an existing roof. Director Power also noted that the changes discussed by the Commission will be looked into and brought back to the March 24, 2021 public hearing. After the public hearing the Planning Commission will consider a recommendation to the Township Board based on the final edits.

ITEM #2: DISCUSSION: SENIOR HOUSING DEVELOPMENT ZONING ORDINANCE TEXT AMENDMENTS: MINIMUM USABLE FLOOR AREA AND SIGNAGE.

PROPOSED AMENDMENTS TO SECTION 5.143 THAT WOULD CLARIFY REQUIRED SITE MINIMUM USABLE FLOOR AREA IN SQUARE FEET PER DWELLING (INDEPENDENT SENIOR HOUSING DEVELOPMENTS) AND REVISE REQUIREMENTS FOR SIGNAGE IN SENIOR HOUSING DEVELOPMENTS.

Director Power gave a presentation and brief history of the work on the senior housing zoning ordinance. There are currently two senior housing development applications, the latter of the two has prompted important discussion relating to how the language within the ordinance applies with respect to the minimum usable floor area. The ordinance 5.143(D)(1) states the required minimum usable floor area in square feet per dwelling unit and/or independent living units, efficiency, studio or 1 bed is 650 square feet and 2 bed are 800 square feet. The clarification is whether the language is referring to the minimum usable floor area in square feet per dwelling unit as an aggregate for what a development produces or as in the original interpretation the space that's inside of each individual dwelling unit. Based on the BZA's decision to proceed with reasonable limits on usable floor area that can be credited from common rooms, staff has created a text amendment for review.

Vidya Krishnan of McKenna Associates gave the presentation. Senior independent living facilities are different as seniors are more likely to use the amenities where they live (game room, dining room, recreation room, etc.), therefore including a percentage of the common area as usable floor area can be included. The suggested amendment will acknowledge that common areas count towards the usable floor area. The amendment is as follows:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
March 24, 2021
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:33 p.m.

ROLL CALL:

Present: Jahr, Cullin, Kelley, Budd, and Thompson.

Excused: Atchinson and Franzoi.

Staff: Director Power, Director Best, Fire Marshal Lenaghan and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

Applicant(s) in Attendance: Matt Roland, Jared Kime and Beth Ernat for Clover Development. Rob Wagner and Kevin Ramirez for Midwest Consulting. Eric Arquette, T. Waller and Kenney Farmer for KW Land Development.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 24, 2021 as presented.

Roll Call:

Yeas: Cullin, Kelley, Budd, Jahr and Thompson.

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of March 10, 2021 as presented.

Roll Call:

Yeas: Kelley, Budd, Cullin, Jahr and Thompson.

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

PUBLIC HEARING:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT

**PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT
COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED**

TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Motion Jahr, Kelley second to open the public hearing. Motion Carried.

Roll Call:

Yeas: Cullin, Kelley, Budd, Jahr and Thompson.

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

Director Power inquired if anyone in the audience was here to make a public comment on the lot coverage zoning ordinance text amendment. There were no comments from the audience.

Motion Kelley, Jahr second to close the public hearing. Motion Carried.

Roll Call:

Yeas: Budd, Kelley, Cullin, Jahr and Thompson.

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

OLD BUSINESS:

ITEM #1: LOT COVERAGE ZONING ORDINANCE TEXT AMENDMENT.

PROPOSED AMENDMENTS THAT WOULD REVISE THE DEFINITIONS OF LOT COVERAGE UNDER SECTION 2.102 (DEFINITIONS) AND REGULATIONS RELATED TO LOT COVERAGE UNDER SECTION 4.103 (FOOTNOTES TO SCHEDULE OF REGULATIONS) OF THE VAN BUREN TOWNSHIP ZONING ORDINANCE IN ORDER TO RELAX LOT COVERAGE REQUIREMENTS RELATED TO UNENCLOSED ROOFED STRUCTURES.

Director Power gave a brief presentation, this is the third discussion on the lot coverage zoning ordinance text amendment. The amendment is intended to provide reasonable relief to industrially zoned properties with permitted outdoor storage areas to enable coverage of the outdoor storage areas up to 10% beyond lot coverage limits within the zoning ordinance. Vidya Krishan of McKenna Associates will discuss the changes to the text amendment.

Vidya Krishnan of McKenna Associates explained the intent for the lot coverage zoning ordinance text amendment is to meet lot coverage requirements for the industrial districts (M-1, M-2 and M-3) in order to allow for coverage of previously approved outdoor storage areas. This will not increase the surface area or add to any impervious area on the site. The addition of a sentence

in definitions referencing porticos and solar panels was removed as it was unnecessarily confusing the issue by adding more limitations, language has been added to clarify that the 10% coverage allowable up to 20,000 square feet is beyond the 35% lot coverage that is already allowed and the language clearly specifies that the amendment is for the industrial districts only.

Commissioners like the updates to the text amendment and the simplifying of the language. No comments from the audience.

Director Power explained the process moving forward is a motion of recommendation from the Planning Commission to the Township Board of Trustees to adopt the zoning ordinance text amendment. The Township Board will have two subsequent meetings in which the amendment will be reviewed prior to adoption.

Motion Kelley, Jahr second to recommend the Township Board of Trustees adopt the proposed zoning ordinance text amendment regarding lot coverage.

Roll Call:

Yeas: Cullin, Kelley, Budd, Jahr and Thompson.

Nays: None.

Absent: Atchinson and Franzoi.

Motion Carried.

ITEM #2: 19-040 – CLOVER COMMUNITIES SPECIAL LAND USE REVIEW.

THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY WITH 128 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: THE PROPERTY, 8470 BELLEVILLE ROAD (PN 83-036-99-0002-702), IS LOCATED ON THE WEST SIDE OF BELLEVILLE ROAD, BETWEEN TYLER ROAD AND ROBSON ROAD AND IS ZONED C-2 (EXTENSIVE HIGHWAY BUSINESS) DISTRICT. THE PARCEL IS A +/- 17.7 ACRES IN AREA INCLUDING A +/- 16.16 ACRE DEVELOPMENT SITE AND A +/- 1.57 ACRE OUT PARCEL.

Director Power gave the presentation. Senior housing was accepted into the zoning ordinance as a special land use in 2019, there are special standards that apply to a senior housing use. This project has had a series of review steps and on September 9th a public hearing was held along with the initial consideration of preliminary site plan approval. The Planning Commission decided to postpone consideration of preliminary site plan approval for a couple items to be addressed. The minimum dwelling unit size for the senior housing project along with the relocation of the driveway to the south of Robson Road, where staff and the applicant agreed it would be more conducive to safety. Notices and reminders were sent to the neighboring properties, there is no additional formal public hearing. Director Power identified that his staff review letter has comments on the possible future road connection to Robson Road to the west, there is room for that road to be placed in the future. If there is a connection made to Robson Road on the west,

MOTION EXTRACT

Motion Kelley, Jahr second to recommend the Township Board of Trustees adopt the proposed zoning ordinance text amendment regarding lot coverage.

Roll Call:

Yeas: Cullin, Kelley, Budd, Jahr and Thompson

Nays: None.

Absent: Atchinson and 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 March 24, 2021.



Christina A. Harman
Recording Secretary



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Zoning Ordinance Lot Coverage and Structure Definitions
DATE: March 19, 2021

The Planning Commission is requested to consider zoning ordinance amendments that will allow unenclosed roofed structures to cover up to 20,000-square feet or 10% of additional lot area beyond underlying the area limited by lot coverage requirements in the Van Buren Township Zoning Ordinance when used within approved accessory outdoor industrial storage areas. The proposed ordinance amendments have been developed over the course of Planning Commission meeting discussions which were held on February 24 and March 10, 2021.

Based on the March 10, 2021 Planning Commission discussion, changes have been made to the draft ordinances including the removal of references to certain architectural features in the definition of lot coverage and the clarification that the additional permitted unenclosed roofed structures will be entirely within accessory outdoor industrial storage areas.

For your reference, this packet includes the newest draft zoning ordinance text amendments on the following page, and this packet also includes minutes and reports from past meetings. I look forward to the hearing on March 24th. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written in a cursive style.

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant –
McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

**CHARTER TOWNSHIP OF VAN BUREN
COUNTY OF WAYNE, STATE OF MICHIGAN
ORDINANCE NO. xx-xx-21**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE 5-2-17(2) AS AMENDED OF THE CHARTER TOWNSHIP OF VAN BUREN TO ALLOW LIMITED ADDITIONAL LOT COVERAGE BEYOND DISTRICT LOT COVERAGE LIMITS IN THE INDUSTRIAL ZONING DISTRICTS FOR PURPOSES OF ALLOWING UNENCLOSED ROOFED STRUCTURES OVER ACCESSORY OUTDOOR INDUSTRIAL STORAGE AREAS. THE AMENDMENTS WILL INCLUDE UPDATES TO SECTIONS 2.102 – DEFINITIONS, 4.103 – FOOTNOTES TO THE SCHEDULE OF REGULATIONS, AND 5.101 – ACCESSORY OUTDOOR INDUSTRIAL STORAGE.

THE CHARTER TOWNSHIP OF VAN BUREN ORDAINS:

SECTION 1- ORDINANCE AMENDMENT

Pursuant to this Ordinance, the following sections of the Charter Township of Van Buren Zoning Ordinance shall be amended in accordance with the below text upon the effective date of this Amendment:

Article 2. Definitions.

Section 2.102. Specific Terms:

(121) LOT COVERAGE: The part of a lot occupied by buildings or roofed structures including accessory buildings or structures. For industrially zoned parcels located in the M-1, M-2 and M-T zoning districts, lot coverage shall not include unenclosed roofed structures that provide shelter over approved outdoor storage areas located over existing paved surfaces as noted in Section 4.102, footnote BB.

Article 4. Schedule of Regulations, Section 4.102. Add footnote

(BB) Unenclosed covered roof structures that are entirely within and used to provide cover over approved outdoor storage areas located on existing impervious surface areas shall not exceed 10% of total lot area up to a maximum of 20,000 square feet. This coverage is in addition to any such coverage possible within the allowable 35% lot coverage.

Article 5. Development Standards for Specific Uses.

Section 5.101. Accessory Outdoor Industrial Storage.

(I) Outdoor storage areas shall be located on paved impervious surfaces and shall have adequate storm water management systems. Such approved outdoor storage areas may be provided with an unenclosed roof structure covering up to a maximum of 10% of the total lot area, up to a maximum of 20,000 square feet, beyond the zoning district's maximum lot coverage per Section 4.102 of the Zoning Ordinance.

SECTION 2 - SEVERABILITY

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

SECTION 3 - REPEALER

All other provisions of the Zoning Ordinance, or Ordinances or parts of Ordinances, in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

SECTION 4- SAVINGS CLAUSE

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under the Zoning Ordinance, or any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

SECTION 5 - 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.

SECTION 6 - ADOPTION

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Van Buren at a meeting duly called and held on the 3rd day of September, 2019, and ordered to be given publication in the manner prescribed by law.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Kevin McNamara, Supervisor

Adopted:

Published:

Effective:



February 19, 2021

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

Subject: Lot Coverage in Industrial Districts

Dear Planning Commission Members:

Recently a case appeared before the Township's Board of Zoning Appeals (BZA). The applicant was representing an existing industrial development in the Township. The facility was expanding and to meet their operational needs, wanted to provide an unenclosed but roofed structure on the rear of their building to protect their outdoor storage items. The unenclosed but covered structure is technically considered as part of the lot's coverage per the Township Zoning Ordinance. The current definition for lot coverage in the Van Buren Township Zoning Ordinance reads: *"The part of a lot occupied by buildings or roofed structures including accessory buildings or structures."* Maximum permitted lot coverage in the M-1, M-2 and M-T districts is 35%. The proposed lot coverage with the addition of the new structure resulted in the site exceeding the lot coverage by approximately 1% (18, 401 square feet).

Although the requested variance appeared minimal, the justification provided did not meet the test for granting of a variance under State Law and the applicant's request was postponed by the BZA. The BZA recommended that the Planning Commission consider the merit of some of the reasoning presented by the applicant with regard to lot coverage standards.


Since the meeting, we reviewed the zoning ordinance regulations in comparable communities by size and large swaths of industrial area. We have summarized our findings as follows:

1. Community: Lyon Township

Located in the southwest corner of Oakland County, Lyon Township has a population of 20,628. The Township includes many industrial sites especially on its northern half, with a portion of Interstate 96 traversing through it. Lot coverage for nonresidential sites is defined as *"The part or percent of the lot that is occupied by buildings, structures, paved surfaces, or other impervious surfaces."* The maximum lot coverage for Industrial Districts in Lyon Township is 75%, much higher than what's allowable for Van Buren Township which is 35% for the Industrial Districts. However; lot coverage in Van Buren does not include parking and paved areas; therefore a comparison of the two would not be equitable.

2. Community: Canton Township

Located in Wayne County, Canton Township along Van Buren's northern border, has a population of 90,173. The Township has moderate industrial areas that are concentrated along the Interstate 275



corridor and US-12 corridor. The definition for lot coverage reads “*The part or percent of the lot that is occupied by buildings or structures.*” This definition is very similar to Van Buren’s. However, The Zoning Ordinance does not have regulations for lot coverage in the Industrial Districts. The coverage is determined by meeting others site development standards such as landscaping, parking, greenbelts etc.

3. Community: Plymouth Township

Located in Wayne County, Plymouth Township located on the north side of Canton, has a population of 27,069. The definition for lot coverage reads “*That part or percentage of the lot occupied by buildings or structures, including accessory building or structures.*” This definition is nearly identical to Van Buren’s. The Zoning Ordinance does not have regulations for lot coverage in the Industrial Districts; however coverage is determined by meeting others site development standards such as landscaping, parking, greenbelts etc.

4. Community: Northville Township

Located in Wayne County, Northville Township located to the north of Plymouth Township, has a population of 29,099. The Zoning Ordinance for Northville Township does not provide a definition for lot coverage. Additionally, The Zoning Ordinance does not have regulations for lot coverage in the Industrial Districts. As in the previous 2 cases, coverage is determined by meeting others site development standards such as landscaping, parking, greenbelts etc.

Recommendation


The purpose of including lot overage limits in zoning Ordinances is to prevent over-building of sites. Van Buren Township is relatively flat and flooding and storm water drainage issues are of major concern. Therefore limiting the amount of ‘coverage’ on a parcel helps regulate the impervious surface cover. Nevertheless, the issue at hand is:

If the proposed “coverage” by a structure is on an existing impervious surface and unenclosed i.e., not resulting in any additional run-off, should it be counted towards coverage similar to a fully enclosed structure? Based on our review of other Ordinances it appears that communities allow for some flexibility in non-residential districts in order to accommodate situations like the once faced by the applicant before the BZA.

The Township supports vibrant business and industrial growth and understands the changing needs and demands. Therefore, we offer the following possible solutions which will support Industrial developments, while meeting the intent of the Ordinance and sound planning principles:

- Revise the definition of lot coverage in Section 2.02 to include: “*For industrially zoned parcels, lot coverage shall not include unenclosed roofed structures that provide shelter over existing paved surfaces*”;
- Add a footnote to the schedule of regulations for industrial districts detailing that *unenclosed covered roof structures on existing impervious surface areas shall not exceed 10% of total lot area up to a maximum of 20,000 square feet.*

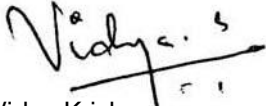




We will be present at the Planning Commission and look forward to discussing and reviewing this matter with you.

Respectfully,

McKENNA



Vidya Krishnan
Principal Planner

cc: Dan Power, Director of Planning & Economic Development
Matt Best, Director of Public Services



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

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **March 24, 2021 at 7:30 p.m.** This hearing will take place remotely via Zoom due to public health concerns associated with COVID-19. The Planning Commission will consider the following zoning ordinance amendments:

Zoning Ordinance Text Amendments: Proposed amendments that would allow limited additional lot coverage beyond district lot coverage limits in the industrial zoning districts for purposes of allowing unenclosed roofed structures over accessory outdoor industrial storage areas. The amendments will include updates to Sections 2.102 – Definitions, 4.103 – Footnotes to the Schedule of Regulations, and 5.101 – Accessory Outdoor Industrial Storage.

Members of the public may access the agenda materials via the Township website – www.vanburen-mi.org beginning **March 19, 2021**. On this website, members of the public will also gain access to **means of participating in the electronic meeting**, including a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page (www.vanburen-mi.org). Closed captioning will be available after YouTube fully renders meeting video.

A complete **procedure for public comment by electronic means** is provided on a guide which is accessible on the Van Buren Township website (www.vanburen-mi.org). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments via e-mail to dpower@vanburen-mi.org by the day of the meeting. Members of the public may also contact dpower@vanburen-mi.org to be connected with members of the Planning Commission prior to the meeting by e-mail.

To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900 extension 9205.

Posted: February 26, 2021
Published: March 4, 2021

Charter Township of Van Buren

REQUEST FOR BOARD ACTION

Agenda Item: _____

Board Meeting: 04/20/21

Consent Agenda _____

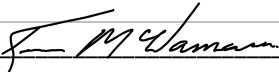
New Business X

Unfinished Business: _____

Public Hearing _____

ITEM (SUBJECT)	To approve a request by applicant Todd Waller on behalf of owner Dennis Wilkin for the excavation, removal, and off-site hauling of up to roughly 192,800 cubic yards of soil in order to create two (2) 5-acre irrigation ponds for agricultural purposes.
DEPARTMENT	Public Services
PRESENTER	Dan Power, Director of Planning and Economic Development
PHONE NUMBER	(734) 699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Matthew R. Best, Director of Public Services Paul Kammer, Township Engineer

Agenda topic

ACTION REQUESTED	
To approve a request by applicant Todd Waller on behalf of owner Dennis Wilkin for the excavation, removal, and off-site hauling of up to roughly 192,800 cubic yards of soil in order to create two (2) 5-acre irrigation ponds for agricultural purposes.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
The applicant seeks approval to dig two (2) five-acre ponds for agricultural irrigation with approval from the Planning Commission consistent with Article IV of Chapter 42 of the Van Buren Township Code of Ordinances. Constructing irrigation ponds with soil being removed from the site requires excavation approval from the Van Buren Township Board of Trustees consistent with Article III of Chapter 42 of the Code of Ordinances. The location of the proposed excavation is on three parcels south of Hull Road between Martinsville Road and Sumpter Road.	
BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	Approval and issuance of permit
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	



MEMO

TO: Van Buren Township Board of Trustees

FROM: Dan Power– Director of Planning and Economic Development

RE: VBT Case 20-035 – Excavation and Irrigation Pond Review – 44605 Hull Road (and Vicinity)

DATE: April 12, 2021

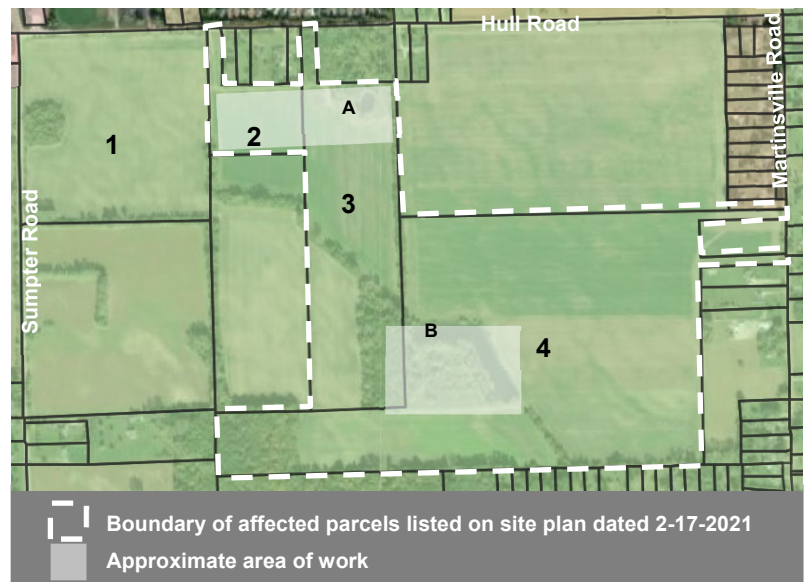
Honorable Trustees:

KW Land Development, representing owner Wilkin Farm Properties, LLC, has applied seeking an excavation permit for activities proposed three parcels near the southeast corner of Hull Road and Sumpter Road. These parcels and an adjacent parcel are labeled below and on the image to the right for context:

1. Parcel 83-134-99-0003-701 (unaffected)
2. 44605 Hull Road / 83-134-99-0001-000
3. 44975 Hull Road / 83-134-99-0002-705
4. Parcel 83-133-99-0003-701

The applicant proposes to dig two (2) 5-acre ponds for irrigating crops and relocating excavated materials off site. To my understanding, the owner owns and farms portions of roughly 247 acres of property across several contiguous parcels in the area, including the referenced parcels. On this property, groundwater is

piped from ponds on the site to a mobile irrigation apparatus to supply irrigation for farming. The proposed roughly 10-acre surface area of additional exposed groundwater is intended to provide the site's irrigation needs where the current supply, pictured above, is insufficient. Under a separate report and review process, the Planning Commission is reviewing an application for the construction of the pond. The construction activity also requires the removal of soils from the site. This additionally requires an excavation permit to be issued by the Township Board of Trustees under [Section 42-216\(2\)](#) of the Van Buren Township Code of Ordinances.



My analysis of the compliance of this application with applicable standards of Article III of Chapter 42 is included in this report regarding soil removal and/or mining. To support this analysis, please refer to applicant submittals including a completed application form and a site and survey plan dated February 17, 2021. In my analysis, underlined comments are those that I recommend must be addressed as a condition of approval prior to the commencement of construction or at a time that is otherwise stated.

An application form has been submitted which has been signed by owner Dennis Wilkin. The applicant has provided a site and survey plan dated February 17, 2021 ("site plan"). Consistent with the requirements of Section 42-177 of the Township Code, the plan includes a topographical map or survey of the portions of property covered by the application, prepared by a registered civil engineer. The application also specifies the level, including the grade, to which the land will be filled after completion of all removal of topsoil, earth, sand or gravel, by indicating via general note 9 on the site plan that proposed contours/elevations as depicted will remain level 10-12 feet below existing grade so as to act as an irrigation pond off agricultural purposes. The plan also includes proposed freeboard, top of water, lowest top of bank, and bottom elevations.

The applicant indicates in plan notes that 97,600 cubic yards of material are proposed to be excavated from the north proposed pond and 95,200 cubic yards are proposed to be removed in the proposed south pond, for a total removal volume of 192,800 cubic yards. Conditions regarding the content of the submitted application and site plan are noted below:

- The topographic information must be revised so labels appear for existing contour lines.
- A section view drawing may be required to demonstrate the relationship of the top of each pond to the surrounding grade.
- The applicant shall obtain an irrigation pond permit from the Planning Commission and meet all conditions of pond design drawings identified in a separate report regarding that permit application.
- The applicant may be required by staff to provide an engineer's certification letter prior to project close-out and use of the irrigation ponds. This letter will state that the ponds pose no negative downstream drainage impacts. The letter will reference adjacent land elevation data and as-built elevation data for the ponds' freeboard, lowest top of bank, and bottom elevations as necessary.

The applicant is required to meet permit holder regulations of Section 42-182 or request an exemption from these requirements from the Township Board of Trustees. These requirements are analyzed below:

1. No topsoil, earth, sand or gravel shall be removed, and no excavating shall be carried on within 30 feet of any public street or alley, or within 30 feet of any adjoining private property line. This standard shall be met.
2. Water, snow or ice shall not be permitted to stand or accumulate in any excavation. An exemption from this standard is requested. Due to the nature of the proposed pond being used as a long-term irrigation source, this standard does not apply and staff supports the request for an exemption from this standard.
3. Any excavation in excess of six feet in depth shall be properly fenced with a fence complying with the provisions of the township zoning ordinance. This standard will be

superseded by the safety and security requirements posed separately by the Township's regulations regarding irrigation ponds, to be reviewed by the Township Planning Commission, along with any applicable Generally Accepted Agricultural Management Practices (GAAMP's) for site security under Michigan's Right to Farm Act.

4. Within 30 days after completion of the removal of topsoil, earth, sand, or gravel, or any excavating, pursuant to a permit, the applicant shall fill the land with suitable material prescribed by the permit, whichever is higher, which must have, as a minimum, an average grade of at least 12 inches above the crown of the roads or highways adjacent to or abutting the land, and provide proper drainage suitable for the growing of turf or for other land uses permitted under the township zoning ordinance in the district in which the land is situated. The applicant shall not be required to fill the land to an average grade higher than that which existed prior to the removal of topsoil, earth or sand from such land. In the case of low-lying lands adjoining river or stream beds where it shall clearly appear that the lowering of the level of such lands will not be injurious to adjacent lands or property or to the property from which soil, earth or sand is being removed, the township board shall have the authority to waive the refilling of the land entirely. An exemption from this standard is requested. Due to the nature of the proposed pond being used as a long-term irrigation source, this standard does not apply and staff supports the request for an exemption from this standard. Any exposed banks of the pond or areas that are disturbed outside of the edges of the pond must be restored within 30 days after completion of the removal of any excavated materials. If the pond is drained and filled in the future, the full land filling requirements described in Section 42-182(4) of the Van Buren Township Code will apply.
5. The township, through its agents, shall have the right to enter upon any land covered by a permit, for the purpose of making inspections, and for the purpose of bringing the land into compliance with the terms of this article if the applicant shall fail to do so. The applicant must agree to authorize the Township to enter the property for inspections as necessary per Section 42-182(5).
6. The township, through its agent, shall have the right to fence off, padlock, barricade or otherwise seal off any land covered by a permit until such land is brought into compliance with this article.

The Township Board of Trustees may also require a bond at a rate of \$4,000 per acre to assure the prompt and complete compliance with all of the provisions of the Township's excavation ordinance, other applicable ordinances, and the conditions of approval of this excavation permit. However, I note that a Wayne County Department of Public Services (WCDPS) soil erosion permit will likely be required. That permit will require its own assurances for satisfactory site restoration. I recommend eliminating the excavation permit bond in lieu of satisfactory closeout of the WCDPS soil erosion permit. If no WCDPS soil erosion permit is required, I would recommend a sufficient bond to cover restoration of disturbed areas outside of the pond, as a condition of the irrigation pond permit review, per Sec. 42-213(a)(2) of the Van Buren Township Code of Ordinances. This condition will be reviewed as part of the Planning Commission's consideration of the irrigation pond permit.

Subject to the following recommended conditions, I recommend that the Township Board of Trustees may grant the approval of the requested excavation permit:

- The topographic information must be revised so labels appear for existing contour lines.
- A section view drawing may be required to demonstrate the relationship of the top of each pond to the surrounding grade.
- The applicant shall obtain an irrigation pond permit from the Planning Commission and meet all conditions of pond design drawings identified in a separate report regarding that permit application.
- The applicant may be required by staff to provide an engineer's certification letter prior to project close-out and use of the irrigation ponds. This letter will state that the ponds pose no negative downstream drainage impacts. The letter will reference adjacent land elevation data and as-built elevation data for the ponds' freeboard, lowest top of bank, and bottom elevations as necessary.
- If the pond is drained and filled in the future, the full land filling requirements described in Section 42-182(4) of the Van Buren Township Code will apply.
- The applicant must agree to authorize the Township to enter the property for inspections as necessary per Section 42-182(5).
- Any exposed banks of the pond or areas that are disturbed outside of the edges of the pond must be restored within 30 days after completion of the removal of any excavated materials.
- All work shall occur during regular working hours (7:00 a.m. to 7:00 p.m.), and Contractor will not permit the performance of Work on Sunday or any legal holiday without the permission of the Municipality, except for the purpose of making emergency repairs, consistent with the Township's Engineering Standards Manual adopted April 2014.
- The ponds must be used for irrigation for a commercial agricultural activity as permitted under the Michigan's Right-to-Farm Act (PA 93 of 1981) ("RTFA"), and irrigation activities must be done in consistency with Generally Accepted Agricultural and Management Practices (GAAMP's) for Irrigation Water Use as adopted by the Michigan Department of Agriculture and Rural Development (MDARD).

Thank you for your consideration.

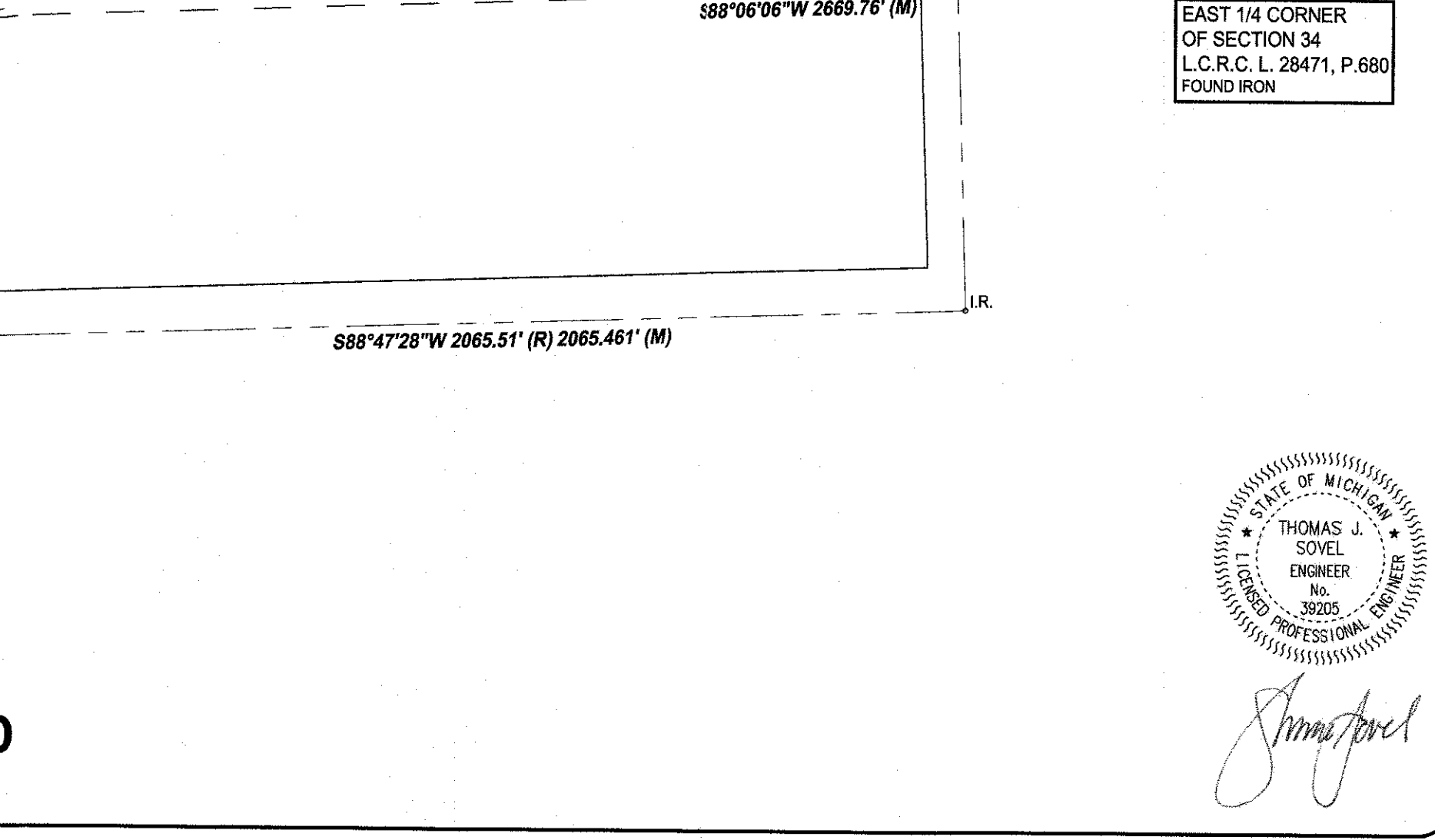


Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Todd Waller, Kenney Farmer, and Dennis Wilkin – Applicant and property owner
representatives
Paul Kammer – Van Buren Township Engineer, Fishbeck

Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

SECTION 34		
TOWN 03 SOUTH RANGE 08 EAST		
VAN BUREN TOWNSHIP		
WAYNE COUNTY, MICHIGAN		
NO.	DATE	REVISION
1	10-16-2020	REVISED POND DIMENSIONS
2	02-17-2021	PER VAN BUREN TWP. LTR 12-17-20
<p style="text-align: center;">VERIFY SCALES</p> <p style="text-align: center;">BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p style="text-align: center;">IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>		
DRAFTER M. VAPHIADIS	DATE 10-12-2020	
CHECKED E. ARQUETTE	DATE 10-12-2020	
FIELD LEADER S. MAYER	PROJECT SURVEYOR S. DUNN	
PROJECT MANAGER E. ARQUETTE	DEPARTMENT MANAGER G. PLATZ	
JOB NO. SM20171PRP	DRAWING NO. SM20171PRP	
SCALE: 1" = 200'	SHEET NO.	2 OF 2



ARTICLE III. - SOIL REMOVAL AND/OR MINING [\[7\]](#)

Footnotes:

--- (7) ---

Cross reference— Buildings and building regulations, ch. 18; license to operate an excavation required, § 22-166 et seq.

State Law reference— Soil erosion and sedimentation control act, MCL 282.101 et seq., MSA 13.1820(1) et seq.; excavated land, MCL 554.251 et seq., MSA 26.1141 et seq.

DIVISION 1. - GENERALLY

Sec. 42-151. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Person means a natural person and also includes corporations, municipal corporations, partnerships, and associations of any type and their directors, officers and officials existing under or authorized to exist under the laws of the state or of any other state or any foreign country.

(Ord. No. 10-11-73, § 1a, eff. 11-23-73)

Cross reference— Definitions generally, § 1-2.

Sec. 42-152. - Enforcement of article.

The supervisor and the township ordinance enforcement officer are both hereby authorized to enforce this article. The township may seek abatement of a violation and such other relief as may be obtained by civil proceedings in court. This is in addition to and not in derogation of prosecutions for violations of this article under sections 42-153 and 42-154.

(Ord. No. 10-11-73, § 10b, eff. 11-23-73)

Sec. 42-153. - Abatement.

It is the duty of the person who creates, causes, allows, suffers or permits the existence of a violation of this article, to abate the violation. The term "abate" or "abatement" shall include demolition, removal, repair, maintenance, grading, reconstruction, replacement and reconditioning of the premises or structures, appliances, appurtenances or equipment. It shall also include removal, transportation, burying, and disposal of sand, gravel or soil including screenbelts of trees and fences.

(Ord. No. 10-11-73, § 10a, eff. 11-23-73)

Sec. 42-154. - Penalty for violation of article.

- (a) Any person violating any provision of this article shall be deemed guilty of a misdemeanor, punishable as provided in section 1-13.
- (b) The owner of any premises or any part of a premises where any activity in violation of this article shall be undertaken or shall exist, or any person employed in connection with any such premises or any part thereof where any activity in violation of this article shall be undertaken or shall exist, and who

has assisted knowingly in the commission of any such violation, shall each be guilty of a separate offense and, upon conviction, shall be liable to the fines and imprisonment provided in subsection (a) of this section. For purposes of this subsection, the term "assisted knowingly" shall be deemed to include, although not be limited to, the failure of a landlord owning premises upon which a violation of this article is undertaken or exists who, having been notified in writing of such violation, does not proceed to evict such violator from such premises.

- (c) Each day that a violation is permitted to exist shall constitute a separate offense.
- (d) The enforcement officer of this township shall, when the public health or safety so requires, be authorized to fence, enclose, barricade or otherwise secure from entry by any person any premises where a violation of this article exists.
- (e) The rights and remedies provided by subsections (a) through (d) of this section, all inclusive, are cumulative and are in addition to any other remedies provided by law.

(Ord. No. 7-13-65, § 10, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Secs. 42-155—42-175. - Reserved.

DIVISION 2. - PERMIT

Sec. 42-176. - Required.

It shall be unlawful for any person to remove topsoil, earth, sand or gravel, to engage in or carry on any mining or excavating operations or to permit any person to remove topsoil, earth, sand or gravel from any land within the township without first having secured a permit issued by the township board. Temporary excavations for building construction purposes, pursuant to a building permit under the township building code, shall not be deemed to be mining or excavating.

(Ord. No. 7-13-65, § 2, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-177. - Application; contents; accompaniments.

Applications for permits under this division shall be made in writing to the township board and shall be filed with the township clerk. Applications shall contain the name and address of the applicant, signature by the applicant or his officer or agent, a legal description of the property upon which the proposed operation is to be carried on, and a description of the extent and nature of the proposed operations. If the operations which are required by this article to be permitted are proposed to be conducted by an applicant who does not own the land upon which such operations are to be conducted, the owner of such land shall join in such application as a coapplicant and shall sign such application in that capacity. The application shall set forth the name of the owner of the land described, shall contain or have attached the written consent of the coapplicant who is the owner of such land and authorizing the township to enter upon the land for the purpose of inspection and for bringing the land into compliance with the terms of this article. It shall also contain an agreement that the applicant or applicants, if granted a permit, will comply with all of the provisions of this article and of any and all rules and regulations adopted by the township board pursuant hereto in a form acceptable to the township. The application shall be accompanied by a topographical map or survey of the property covered by the application, which map or survey shall be prepared by a registered civil engineer, and which map or survey shall be authenticated by the signature of the engineer preparing same. The application shall specify the level, including the grade, to which the land will be filled after completion of all removal of topsoil, earth, sand or gravel.

(Ord. No. 7-13-65, § 3, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-178. - Investigation of premises.

All applications under this division shall be referred to the director of developmental services or his agent, who shall investigate the premises described in the application and make recommendations to the township board as to adequate requirements and safeguards to be observed as a condition of granting such permit.

(Ord. No. 7-13-65, § 4, eff. 7-21-65)

Sec. 42-179. - Application filing fee.

A fee as established by resolution of the township board shall be paid to the township clerk at the time of filing the application under this division, and a receipt shall be issued showing the deposit of the fee. Upon the issuance of the permit, the fee shall be paid into the general fund of the township.

(Ord. No. 7-13-65, § 5, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-180. - Bond required.

There shall be filed with each application under this division a bond running to the township with good and sufficient sureties acceptable to the township board, in a penal sum of \$4,000.00 for each acre or fraction thereof, but not to exceed \$150,000.00, conditioned upon prompt and complete compliance with all of the provisions of this article, of any and all rules and regulations adopted by the township board pursuant hereto, and of the condition established when the permit was issued.

(Ord. No. 7-13-65, § 6, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-181. - Issuance; expiration.

The township board, upon receipt of an application under this division properly certified to by the director of developmental services as complying herewith, may issue a sand removal permit for not more than one year, which permit shall expire as the township board may direct. The township board may renew such permit for not more than one year, which permit shall expire as the township board may direct. The fee for such renewal shall be established by resolution of the township board.

(Ord. No. 7-13-65, § 7, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-182. - Permit holder regulations.

Every permit holder under this division shall observe the following regulations in addition to any special conditions of his permit:

- (1) No topsoil, earth, sand or gravel shall be removed, and no excavating shall be carried on within 30 feet of any public street or alley, or within 30 feet of any adjoining private property line.
- (2) Water, snow or ice shall not be permitted to stand or accumulate in any excavation.
- (3) Any excavation in excess of six feet in depth shall be properly fenced with a fence complying with the provisions of the township zoning ordinance.
- (4) Within 30 days after completion of the removal of topsoil, earth, sand, or gravel, or any excavating, pursuant to a permit, the applicant shall fill the land with suitable material prescribed by the permit, whichever is higher, which must have, as a minimum, an average grade of at least 12 inches above the crown of the roads or highways adjacent to or abutting the land, and provide

proper drainage suitable for the growing of turf or for other land uses permitted under the township zoning ordinance in the district in which the land is situated. The applicant shall not be required to fill the land to an average grade higher than that which existed prior to the removal of topsoil, earth or sand from such land. In the case of low-lying lands adjoining river or stream beds where it shall clearly appear that the lowering of the level of such lands will not be injurious to adjacent lands or property or to the property from which soil, earth or sand is being removed, the township board shall have the authority to waive the refilling of the land entirely.

- (5) The township, through its agents, shall have the right to enter upon any land covered by a permit, for the purpose of making inspections, and for the purpose of bringing the land into compliance with the terms of this article if the applicant shall fail to do so.
- (6) The township, through its agent, shall have the right to fence off, padlock, barricade or otherwise seal off any land covered by a permit until such land is brought into compliance with this article.

(Ord. No. 7-13-65, § 8, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Sec. 42-183. - Inspections.

It shall be the duty of the director of developmental services or his agents to make periodic inspections of all land for which permits under this division have been issued, and to report any violation of the terms of such permits to the township board.

(Ord. No. 7-13-65, § 9, eff. 7-21-65)

Sec. 42-184. - Revocation.

- (a) Upon receipt of the report of any violation of this article, the enforcement officer shall give written notice of such violation to the permit holder and the bondsman either personally or by registered or certified mail. If the permit holder and/or the bondsman cannot be located, the notice provided for in this section shall be posted upon the land where such violation occurred. Upon the expiration of such ten-day period the enforcement officer shall revoke the permit covered by such notice, if the holder shall not have remedied the violation set forth in the notice within that time or have requested a hearing.
- (b) The permit holder may make a request for a hearing to the enforcement officer within ten days of personal service or service by mail, at which time the enforcement officer shall provide a hearing date. At the hearing the permit holder shall be allowed to provide testimony and exhibits, as shall the township. Following the hearing the enforcement officer shall render a written decision based on findings of fact and conclusions of law of whether the permit should be revoked.

(Ord. No. 7-13-65, § 11, eff. 7-21-65; Ord. No. 10-11-73, eff. 11-23-73)

Secs. 42-185—42-210. - Reserved.

Charter Township of Van Buren

REQUEST FOR BOARD ACTION

Agenda Item: _____

Work Study Date:

Board Meeting: **04/20/21**

Consent Agenda _____

New Business **X**

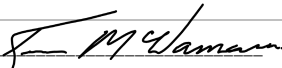
Unfinished Business: _____

Public Hearing _____

ITEM (SUBJECT)	Approval of 2021 Memorandums of Understanding with Walden Woods, Charter Club Estates, Andover Farms and Robinson River Park for participation on the Wayne County Local Road Initiative.
DEPARTMENT	Planning
PRESENTER	Matthew R. Best, Director of Public Services
PHONE NUMBER	(734) 699-8913
INDIVIDUALS IN ATTENDANCE (OTHER THAN PRESENTER)	Elizabeth Renaud – Executive Assistant to the Public Services Director

Agenda topic

ACTION REQUESTED	
Consider the approval of 2021 Memorandums of Understanding with Walden Woods, Charter Club Estates, Andover Farms and Robinson River Park for participation on the Wayne County Local Road Initiative.	
BACKGROUND – (SUPPORTING AND REFERENCE DATA, INCLUDE ATTACHMENTS)	
Enclosed for your review are... <ol style="list-style-type: none"> 1. Memo regarding 2020-2021 WCLRI Funding Request. 2. Original Scope of work for 2018 WCLRI project. 3. Letter regarding restoration of WCLRI Funding to Van Buren Township. 4. Memorandums of Understanding 	

BUDGET IMPLICATION	None
IMPLEMENTATION NEXT STEP	Supervisor signs MOUs and IGA with County will be drafted.
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	



MEMO

TO: Board of Trustees
FROM: Matthew R. Best – Director of Public Services
RE: Wayne County Local Road Initiative – MOU approval
DATE: April 13, 2021

In the Spring of 2020, Wayne County halted the Local Roads Initiative Funding Projects. Four Township Subdivisions (Walden Woods, Charter Club Estates, Andover Farms and Robinson River Park) had been part of that round of funding and the work was one Intergovernmental agreement away from proceeding. The Supervisor's Office has worked hard to get that funding reinstated. We have recently been made aware that Wayne County has restored funding for the Wayne County Local Roads Initiative. We have restarted the previous project to try to get the remaining repairs to the roads completed. The first step in getting this project to be approved by the County is securing local match. Van Buren Township has obtained Memorandums of Understanding from each subdivision participating in this reinstated local road initiative funding outlined in the attached letter. If approved, the previous project would be moved forward with an IGA with the County and then the Township would move forward with construction. The Township expects to spend the entire \$375,000 on this previously approved project. To refresh your memory below is an updated detailed scope from the previously approved project (costs in 2018 dollars). If we are approved to move forward on this an update of the costs will be done and submitted. I have attached the previous document from 2018 for reference as well.

PROJECT ELIGIBILITY

The proposed project includes road improvements to local roads located within the Walden Woods Subdivision, Robinson River Park Subdivision, Andover Farms Subdivision, and the Charter Club Subdivision. These streets are residentially zoned streets that are under the jurisdiction of Wayne County. As local streets they are not eligible for Federal aid.

DETAILED PROJECT SCOPE

The streets in the Walden Woods, Charter Club, and Robinson River Park Subdivisions are concrete pavements that were constructed during the late 1990's and early 2000's. The existing pavement cross-section is seven inches of plain concrete on top of a clay subbase. The existing roadway widths are approximately 27 feet wide. The existing roads in these subdivisions are experiencing cracks and deteriorated joints in various areas. Many of the joints are showing extensive deterioration due to Alkali-Silica Reaction (ASR). Some of the concrete panels have already been replaced with a previous County funded project in the Walden Woods subdivision. The streets within the Andover Farms Subdivision are Asphalt over gravel base. Spot repairs to asphalt pavements will be done by removing the damaged surfacing, replacing base material as needed, and replacing the original cross-sectional depth of asphalt. Drainage for these streets is handled by storm sewer with catch basins located at each intersection and other intermittent areas.

The proposed project includes replacement of the roadway surface and its clay subbase in various areas of the subdivision, as well as sealing numerous deteriorating joints and some minor replacement of existing curbs, driveways, and sidewalk ramps. The roadway section will be reconstructed in accordance with Wayne County standard detail RS-13, *"Typical 27' Wide Concrete Cross-Section."* For purposes of cost estimating, we have assumed a pavement section consisting of seven inches of non-reinforced concrete on top of existing base. This pavement section will be confirmed with the Wayne County Engineering staff during project design. These subdivisions are not experiencing any significant drainage issues, so we are not anticipating any revisions to the existing storm sewer systems. Other project work will include relocation of mailboxes (if required), restoration of the disturbed areas of the right-of-way, mobilization, traffic control, and other associated work items.

ENGINEER'S ESTIMATE OF COSTS (2018 COSTS)

The roadway repair and rehabilitation needs in these subdivisions far exceed the ability of the communities to provide matching funds, therefore, the determination of the overall project size is dictated by the available funding rather than by a detailed engineer's estimate. The subdivision communities have pledged a total of \$83,000 as the 20% required funding match. Therefore, the total project cost will be \$415,000 with \$83,000 (20%) provided as a local match and \$332,000 (80%) from Wayne County. This project size will completely obligate the remaining 2016 Wayne County funds and will utilize a portion of the 2018 funding.

TOWNSHIP ACKNOWLEDGEMENTS

Van Buren Township certifies that they have the capital assets necessary to complete the project, including the 20% local match. Furthermore, the Township understands that this funding from Wayne County will be in the form of a reimbursement after the project has been completed. The reimbursement amount will be the project cost less the 20% local match. The estimated Wayne County share of this project is \$332,000.

The Township will be responsible for contracting the work and administering the construction contract. An interagency agreement with Wayne County will be necessary to clearly define the duties and responsibilities of each party, and to facilitate use of the 2020-2021 funding. The Township understands that this project will require a permit from Wayne County and that the Contractor for the project will be subject to any permit requirements including providing insurance and bonds as required by Wayne County.

These projects are virtually shovel ready. The Public Services Department is recommending the approval of the attached MOUs for the Supervisor's Office to sign. These MOUs will then allow the Township to move forward with an IGA with Wayne County to get this road repair work completed.

Please review the attached documents. My team and I are happy to answer any questions you may have.

TECHNICAL MEMORANDUM

TO: Mr. Ron Akers, Director of Planning and Economic Development

FROM: David M. Nummer, PE/Wade Trim

DATE: April 17, 2018

RE: Wayne County Local Partnering Initiative for Township Roads

FILE: VBN 1010-18T

Wayne County has made available a pool of funds that may be used by Wayne County Townships to repair, resurface, or reconstruct local roads. The available funding for each community is based upon population. In 2016, Van Buren Township received an allocation of \$750,000 for local road projects. Recently, a contract for the paving of the McBride Avenue was awarded in the amount of \$660,295 (including contingency). Wayne County will fund 80% of the McBride Avenue project which will encumber \$528,236 of the available 2016 County Road funding. This will leave \$221,764 of 2016 County Road funds remaining for other projects. In addition, the Township has received a letter from the County Executive's Office indicating that an additional \$388,888 in local road funding will be allocated in 2018. Obtaining the 2018 funds will require an intergovernmental agreement to be executed with Wayne County.

The total of the 2016 and 2018 road funding is \$610,652. In order to take advantage of this funding, the Township must submit an application which includes the following information:

- The project must meet eligibility requirements
- Detailed scope of the project
- Engineer's estimate of cost
- Statement certifying that the Township has the capital to front the costs of the project
- Acknowledgement that the Township's Contractor must comply with permit requirements including insurance and bonds

Improvements to local County roads in the Walden Woods Subdivision, Robinson River Park Subdivision, Andover Farms Subdivision, and the Charter Club Subdivision are included in the application for project funding. This proposed project will fully obligate the remaining 2016 projects funds and a portion of the 2018 funds. A map showing the project area is attached as Exhibit A.

Project Eligibility

The proposed project includes road improvements to local roads located within the Walden Woods Subdivision, Robinson River Park Subdivision, Andover Farms Subdivision, and the Charter Club Subdivision. These streets are residentially zoned streets that are under the jurisdiction of Wayne County. As local streets they are not eligible for Federal aid.

Detailed Project Scope

The streets in the Walden Woods, Charter Club, and Robinson River Park Subdivisions are concrete pavements that were constructed during the late 1990's and early 2000's. The existing pavement cross-section is seven inches of plain concrete on top of a clay subbase. The existing roadway widths are approximately 27 feet wide. The existing roads in these subdivisions are experiencing cracks and deteriorated joints in various areas. Many of the joints are showing extensive deterioration due to Alkali-Silica Reaction (ASR). Some of the concrete panels have already been replaced with a previous County funded project in the Walden Woods subdivision. The streets within the Andover Farms Subdivision are Asphalt over gravel base. Spot repairs to asphalt pavements will be done by removing the damaged surfacing, replacing base material as needed, and replacing the original cross-sectional depth of asphalt. Drainage for these streets is handled by storm sewer with catch basins located at each intersection and other intermittent areas. See attached photos.

The proposed project includes replacement of the roadway surface and its clay subbase in various areas of the subdivision, as well as sealing numerous deteriorating joints and some minor replacement of existing curbs, driveways, and sidewalk ramps. The roadway section will be reconstructed in accordance with Wayne County standard detail RS-13, *"Typical 27' Wide Concrete Cross-Section."* For purposes of cost estimating, we have assumed a pavement section consisting of seven inches of non-reinforced concrete on top of existing base. This pavement section will be confirmed with the Wayne County Engineering staff during project design. These subdivisions are not experiencing any significant drainage issues, so we are not anticipating any revisions to the existing storm sewer systems. Other project work will include relocation of mailboxes (if required), restoration of the disturbed areas of the right-of-way, mobilization, traffic control, and other associated work items.

Engineer's Estimate of Cost

The roadway repair and rehabilitation needs in these subdivisions far exceed the ability of the communities to provide matching funds, therefore, the determination of the overall project size is dictated by the available funding rather than by a detailed engineer's estimate. The subdivision communities have pledged a total of \$83,000 as the 20% required funding match. Therefore, the total project cost will be \$415,000 with \$83,000 (20%) provided as a local match and \$332,000 (80%) from

Wayne County. This project size will completely obligate the remaining 2016 Wayne County funds and will utilize a portion of the 2018 funding.

Township Acknowledgements

Van Buren Township certifies that they have the capital assets necessary to complete the project, including the 20% local match. Furthermore, the Township understands that this funding from Wayne County will be in the form of a reimbursement after the project has been completed. The reimbursement amount will be the project cost less the 20% local match. The maximum reimbursement amount for this project cannot exceed the total of the available 2016 and 2018 funding which is currently \$610,652. The estimated Wayne County share of this project is \$332,000.

The Township will be responsible for contracting the work and administering the construction contract. An interagency agreement with Wayne County will be necessary to clearly define the duties and responsibilities of each party, and to facilitate use of the 2018 funding. The existing interagency agreement already in place governs the use of the 2016 funds. The Township understands that this project will require a permit from Wayne County and that the Contractor for the project will be subject to any permit requirements including providing insurance and bonds as required by Wayne County.

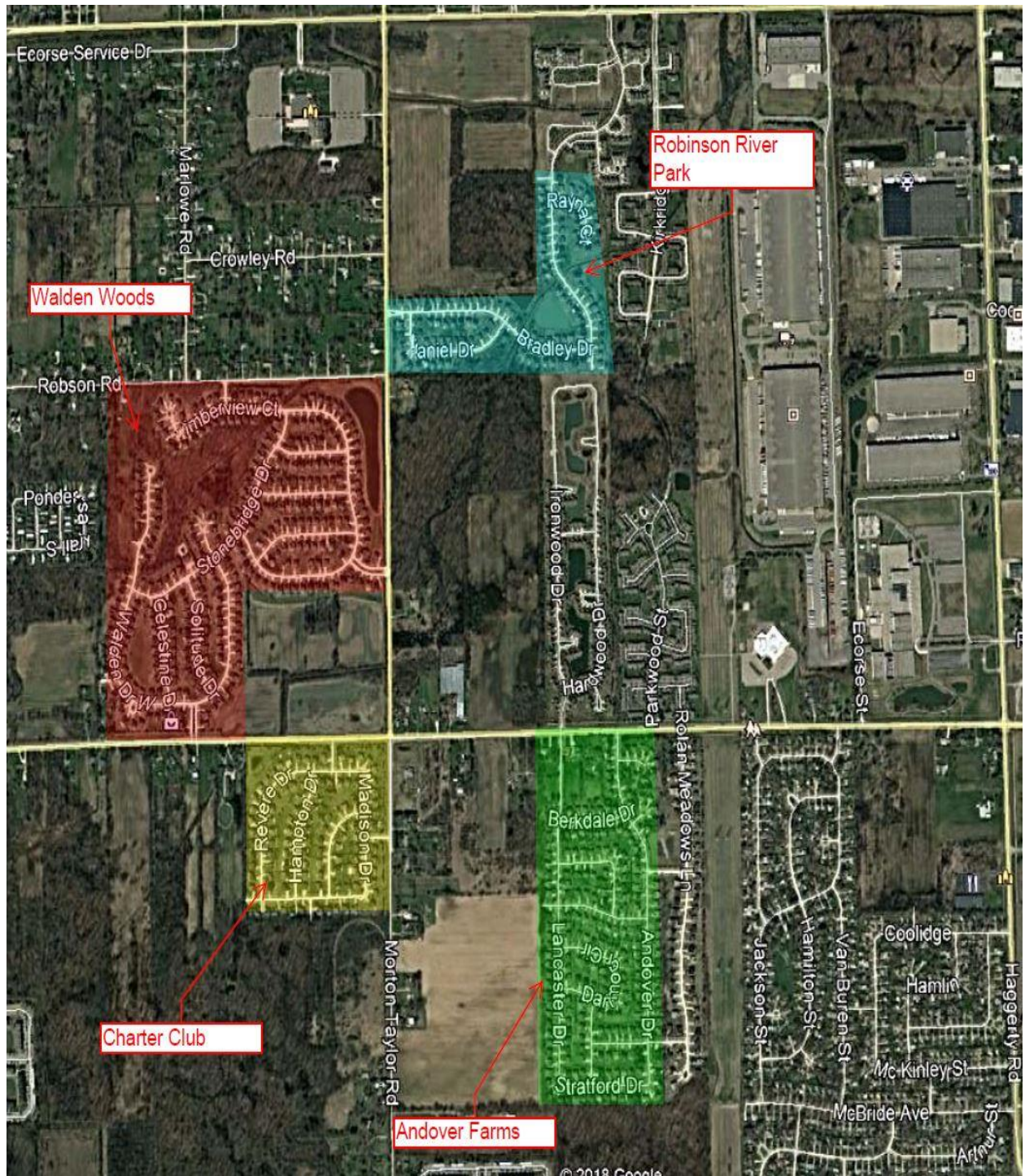
DMN:jel

VBV 1010-18T

[2018 County Roads Initiative tech memo](#)

Attachments

ATTACHMENT A. PROJECT AREA MAP



ATTACHMENT B. PROJECT PHOTOS









Public Services

January 28, 2021

Supervisor Kevin McNamara
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48111

Re: UPDATE ON TOWNSHIP ROAD LOCAL PARTNERSHIP INITIATIVE

Dear Supervisor McNamara:

I am writing to notify you that the *Local Partnering Initiative* program for your Township, that was previously suspended, is being re-instated for fiscal year 2020/2021 (October 2020 to September 2021). Wayne County will allocate funds to ACT 51 eligible expenditures including, but not limited to, the repair, resurface or reconstruction of existing local township residential roads under Wayne County's Jurisdiction.

Wayne County will make available to Van Buren Township the \$375,000 allocated in fiscal year 2019/2020 to fund this initiative. To qualify for project reimbursement the following criteria must be met:

1. The work must be substantially completed by September 30, 2022 with final completion by April 30, 2023;
2. The Township must match at least 20% of the total cost of a project with local funding. Wayne County will fund up to 80% of the project costs capped at the amount available;
3. The Township shall provide Wayne County a proposed scope and estimated costs within sixty (60) days from the date of this letter.

Upon approval of scope and estimated costs, Wayne County will initiate an intergovernmental agreement (IGA) with the Township to outline all terms. Wayne County will not reimburse for administration, design or construction engineering costs. Construction engineering and design must be performed by a qualified engineer. Contracts for all construction work will be advertised, bid and awarded by the Township. Copies of each agreement executed between the Township and the contractor shall be provided to Wayne County. All design and construction work must be approved, permitted, and inspected by the Wayne County Department of Public Services - Engineering Division.

Funds cannot be provided in advance of project completion. Reimbursable work shall not commence until the IGA is fully approved and executed. After project completion, the Township shall timely submit invoices, waivers of lien and other required documentation by mail to: Attn.: Director of Engineering Division, Wayne County Department of Public Services, Engineering Division, 400 Monroe, Suite 300, Detroit, MI 48226.

If you have any questions, please contact Ronald Agacinski at ragacin1@waynecounty.com or (313) 224-7775 with any questions or concerns.

Sincerely,



Beverly J. Watts, Director
Department of Public Services

Cc (via email):

Al Haidous, Wayne County Commissioner, District 11

Genelle Allen, Chief Operating Officer, Office of Wayne County Executive

Andrew Kandrevas, Deputy Chief of External Affairs, Office of Wayne County Executive

Kimberly Jackson, Assistant Division Director, Department of Public Services – Engineering

Suzanne Abouzenni, Director, Department of Public Services - Finance

MEMORANDUM OF UNDERSTANDING
REGARDING ROAD IMPROVEMENTS IN ANDOVER FARMS
SUBDIVISION

BY AND BETWEEN:

ANDOVER FARMS HOMEOWNER'S ASSOCIATION and
CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN DATE:

April, 9, 2021

The Andover Farms Homeowner's Association (HOA) represents the property owners in the Andover Farms Subdivision in Van Buren Charter Township (Township). The Association has expressed interest in the Wayne County's Local Road Initiative program which pays for 80% of a construction project subject to a contribution of the balance of costs. The HOA will provide the remaining funds directly. The HOA has currently has monies available and on-hand from their assessment collections to fully fund the local match. This onetime payment will not require additional assistance.

The HOA agrees to deposit funds with the Township to meet the estimated charge for the local share of the project prior to the Township soliciting contractors. This amount will be determined following the Township Engineer's report of probable costs. If additional funds are deposited above the final amount required, it will be returned. If additional funds are needed, the HOA agrees to pay upon additional invoice.

This Memorandum of Understanding is to confirm the mutual understanding and agreement for the funding of road rehabilitation within the subdivision.

ANDOVER FARMS SUBDIVISION

By: Leon Wright
Its: President

ACKNOWLEDGED AND AGREED:

CHARTER TOWNSHIP OF VAN BUREN

By: _____
Its: Supervisor

MEMORANDUM OF UNDERSTANDING
REGARDING ROAD IMPROVEMENTS IN CHARTER CLUB ESTATES
SUBDIVISION

BY AND BETWEEN:

CHARTER CLUB ESTATES HOMEOWNER'S ASSOCIATION and
CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN DATE:

April 9, 2021

The Charter Club Estates Homeowner's Association (HOA) represents the property owners in the Charter Club Estates Subdivision in Van Buren Charter Township (Township). The Association has expressed interest in the Wayne County's Local Road Initiative program which pays for 80% of a construction project subject to a contribution of the balance of costs. The HOA will provide the remaining funds directly. The HOA has currently has monies available and on-hand from their assessment collections to fully fund the local match. This onetime payment will not require additional assistance.

The HOA agrees to deposit funds with the Township to meet the estimated charge for the local share of the project prior to the Township soliciting contractors. This amount will be determined following the Township Engineer's report of probable costs. If additional funds are deposited above the final amount required, it will be returned. If additional funds are needed, the HOA agrees to pay upon additional invoice.

This Memorandum of Understanding is to confirm the mutual understanding and agreement for the funding of road rehabilitation within the subdivision.

CHARTER CLUB ESTATES HOMEOWNERS ASSOCIATION

By: 

Its: President

ACKNOWLEDGED AND AGREED: CHARTER

TOWNSHIP OF VAN BUREN

By: _____

Its: Supervisor

MEMORANDUM OF UNDERSTANDING
REGARDING ROAD IMPROVEMENTS IN WALDEN WOODS
SUBDIVISION

BY AND BETWEEN:

WALDEN WOOD HOMEOWNER'S ASSOCIATION and
CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN DATE:

April 7, 2021

The Walden Woods Homeowner's Association (HOA) represents the property owners in the Walden Woods Subdivision in Van Buren Charter Township (Township). The Association has expressed interest in the Wayne County's Local Road Initiative program which pays for 80% of a construction project subject to a contribution of the balance of costs. The HOA will provide the remaining funds directly. The HOA has currently has monies available and on-hand from their assessment collections to fully fund the local match. This onetime payment will not require additional assistance.

The HOA agrees to deposit funds ^{up to thirty thousand} with the Township to meet the estimated charge for the local share of the project prior to the Township soliciting contractors. This amount will be determined following the Township Engineer's report of probable costs. If additional funds are deposited above the final amount required, it will be returned. If additional funds are needed, the HOA agrees to pay upon additional invoice.

This Memorandum of Understanding is to confirm the mutual understanding and agreement for the funding of road rehabilitation within the subdivision.

WALDEN WOODS HOMEOWNERS ASSOCIATION

By: Charles R. Arnold

Its: President

ACKNOWLEDGED AND AGREED:

CHARTER TOWNSHIP OF VAN BUREN

By: _____

Its: Supervisor

MEMORANDUM OF UNDERSTANDING
REGARDING ROAD IMPROVEMENTS IN ROBINSON RIVER PARK
SUBDIVISION

BY AND BETWEEN:

ROBINSON RIVER PARK HOMEOWNER'S ASSOCIATION and
CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN DATE:

April 9th, 2021

The Robinson River Park Homeowner's Association (HOA) represents the property owners in the Robinson River Park Subdivision in Van Buren Charter Township (Township). The Association has expressed interest in the Wayne County's Local Road Initiative program which pays for 80% of a construction project subject to a contribution of the balance of costs. The HOA will provide the remaining funds directly. The HOA has currently has monies available and on-hand from their assessment collections to fully fund the local match. This onetime payment will not require additional assistance.

The HOA agrees to deposit funds with the Township to meet the estimated charge for the local share of the project prior to the Township soliciting contractors. This amount will be determined following the Township Engineer's report of probable costs. If additional funds are deposited above the final amount required, it will be returned. If additional funds are needed, the HOA agrees to pay upon additional invoice.

This Memorandum of Understanding is to confirm the mutual understanding and agreement for the funding of road rehabilitation within the subdivision.

ROBINSON RIVER PARK HOMEOWNERS ASSOCIATION

By: Sanjay Singh
Its: President SANJAY SINGH

ACKNOWLEDGED AND AGREED: CHARTER

TOWNSHIP OF VAN BUREN

By: _____

Its: Supervisor