

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD MEETING MINUTES  
MAY 6, 2014**

Supervisor Combs called the meeting to order at 7:00 p.m. in the Board Room. Present: Supervisor Combs, Clerk Wright, Trustee Jahr and Trustee Miller. Absent and excused: Treasurer Budd, Trustee Hart and Trustee McClanahan. Others in attendance: Planning and Economic Development Director Mullen, Public Safety Director Laurain, Fire Chief Besson, Assessment Coordinator Stevenson, Parks and Recreation Director Wright, Secretary LaMothe and an audience of fourteen (14).

**APPROVAL OF AGENDA:** Jahr moved, Wright seconded to approve the agenda with the following amendments: Add to Consent Agenda item #11 "Accept the attorney's recommendation regarding Grays v. Jane Tinsley, Van Buren Township -Wayne County Circuit Court case #13-010175-CH"; Move Consent Agenda item #9 to New Business #10; Remove New Business item #3 "Consider the first reading of Ordinance 05-06-14(1) to amend the Charter Township of Van Buren Zoning Ordinance 6-2-92 as amended, to revise Section 4.01 by deleting the sentence, which states, "Uses for enterprises that are contrary to Federal, State or Local Laws or Ordinances are prohibited". Carried.

**APPROVAL OF CONSENT AGENDA:** Wright moved, Miller seconded to approve the Consent Agenda [Special Work Study Session Minutes April 10, 2014; Closed Session Minutes April 10, 2014; Work Study Session Minutes April 14, 2014; Regular Board Meeting Minutes April 15, 2014; Resolution 2014-11, Engineering Standards Manual; Resolution 2014-12, Water Authority Negotiations; Reappointments of Walter Rochowiak and Robert Cook to the Water and Sewer Commission with terms to expire June 1, 2016; Resolution 2014-13, Interdepartmental Employment; Voucher List of May 6, 2014; Accept the attorney's recommendation regarding Grays v. Jane Tinsley, Van Buren Township, County Circuit Court case #13-010175-CH.] as presented. Carried.

**PUBLIC HEARING:** Jahr moved, Wright seconded to open the public hearing to hear public comment on request to establish Industrial Development District #24. Roll Call Vote. Yeas: Combs, Wright, Jahr and Miller. Nays: None. Absent: Budd, Hart and McClanahan. Carried.

Supervisor Combs opened the public hearing at 7:03 p.m. Supervisor Combs went to Assessing Coordinator Stevenson to discuss the development of Industrial Development District #24. Stevenson referenced the outline maps in agenda packets, which contain 71.56 acres and are comprised of 3 parcels that would be strictly for the Costco depot. All notices were sent to taxing authorities via certified mail regarding the public hearing, and the notice was published in the paper of record. Supervisor Combs shared that this matter was discussed and questions were thoroughly answered at the work study session. Trustee Jahr asked Stevenson to provide the location of the proposed district. The location is on the west side of Belleville Road, north of Van Born Road and the railroad tracks near Bayloff and Holly Construction.

There being no further discussion, a motion was made to close the public hearing at 7:06 p.m.

Jahr moved, Wright seconded to close the public hearing. Roll Call Vote. Yeas: Combs, Wright, Jahr and Miller. Nays: None. Absent: Budd, Hart and McClanahan. Carried.

Jahr moved, Miller seconded to open the public hearing to hear public comment on request to for an Industrial Facilities Exemption Certificate for Costco Wholesale Corporation. Roll Call Vote. Yeas: Combs, Wright, Jahr and Miller. Nays: None. Absent: Budd, Hart and McClanahan. Carried.

Supervisor Combs opened the public hearing at 7:06 p.m. Supervisor Combs went to Assessing Coordinator Stevenson for an overview. This is a request for an industrial facilities exemption on both real and personal property for its distribution center, which is located on Belleville Road. The project is a \$40 million building and approximately \$4 million for personal property costs for the entire project. Costco has submitted the application submitted, which was filed properly. All public notices were sent by certified mail, and the notice was published in the paper of record. The Costco distribution center, referred to as a “depot”, will consist of approximately 347,000 sq. ft. with both dry and wet (refrigerated) areas, office, an engine room, and a guard booth. There are presently nine other depots in the United States. The project will also include a new traffic signal, sidewalks, and improvements to Belleville Road. The abatement analysis is in the packets. Costco qualifies for an eight year abatement. They presently have a purchase option on the land. The building will be pre-cast concrete construction with loading docks. There was a lot of discussion regarding the 198 agreement during the Work Study Session and Assessing Coordinator Stevenson stated Van Buren Township is adequately protected by this agreement; however, would like to add if Costco plans to appeal to the Tax Tribunal due to an issue with valuation, to contact Van Buren Township to discussion first.

Board members made the following comments. Trustee Jahr clarified that while he has concerns on abatements, this is not a complete tax abatement it is only 50 percent. The 2015 taxes are projected at \$18,200 for property tax revenue at (0.91 mills) and \$80,000 for public safety millage revenue (4.0 mills). Trustee Miller asked about jobs. Costco representative Peter Kahn stated Costco would have a minimum of 126 jobs within three years and this number could grow to 200 within 5 to 10 years. The average wage is \$20.90/hour with a comprehensive benefit package. The proposed Costco depot/distribution center would serve Costco retail outlet warehouses in Indiana, Michigan and Ohio. Mr. Kahn discussed Costco’s community involvement and its commitment to becoming citizens of our community including: Adopt a school reading program with Costco employees as volunteers; it participates in both the Children’s Hospital (in Michigan, this would impact the Detroit Medical Center) and United Way campaigns; the Fresh Start Backpack Program for children in local schools; Communities and Schools volunteerism and fundraising; and a Costco College Scholarship Fund. Trustee Miller asked about efforts to hire local residents and if postings could be handled on the Van Buren Township website. Mr. Kahn stated Costco will set up an office locally and recruit there and Costco would be willing to partner with the Township. Trustee Jahr asked about the construction time table. The estimated completion date is spring 2015. Supervisor Combs asked if local contractors would have the ability to bid upon the construction. Kahn confirmed that local contractors will have the ability to bid. Trustee Jahr requested information about traffic along Belleville Road. Costco is sensitive to this and will work with the Township noting the hours of operation are from 6 a.m. and 2 p.m. with the majority of the traffic at the noon hour when trucks go out to distribute the goods. Also, Costco is negotiating an easement that would be more than 1,000 feet long with two lanes in and two lanes out and widen to three lanes, where 100 trucks could stack on the property before the gates open. Trustee Miller asked Public Safety Director Laurain to discuss whether this proposed additional traffic would be a burden on public safety resources. Laurain stated that depending on the actual truck routes he did not feel it would warrant an additional police car on the road. Supervisor Combs stated she welcomes Costco long-term investment in the community noting the proposed development is for \$40 million for real property and \$4 million for personal property with off-site improvements to include a new traffic signal, improvements to Belleville Road and a new sidewalk and reiterated the additional number of jobs. Clerk Wright echoed Supervisor Combs’ comments regarding Costco. Trustee Miller asked Mr. Kahn to address the jobs coming from current employees; he confirmed these are new positions. Trustee Miller stated she does not like tax abatements, she is okay with this 50 percent abatement. Trustee Jahr echoed Trustee Miller’s discussion on tax abatements, but our community is in competition with other communities within this state and this request falls within the framework set up by the State of Michigan.

The audience made the following comments. Resident John Delaney inquired as to whether presently employed individuals would be given preference over outside candidates to the 126 jobs; had concerns about traffic/transportation logistics and possible damage to roads, as well as County maintenance issues; the feasibility of a rating system for local residents to receive priority on interviews; the process that was used in this negotiation. Director Mullen clarified the traffic issues and Assessing Coordinator Stevenson clarified actively involved both parties.

There being no further discussion, a motion was made to close the public hearing at 7:47 p.m.

Miller moved Jahr seconded to close the public hearing. Roll Call Vote. Yeas: Combs, Wright, Jahr and Miller. Nays: None. Absent: Budd, Hart and McClanahan. Carried.

**CORRESPONDENCE:** Planning and Economic Development Director Mullen shared the a correspondence regarding Van Buren Township Environmental Commissioner Dave Wilson for being recognized last month by the Huron River Watershed Council with their Herb Munzel life-time achievement award. Director Mullen then publicly apologized to Trustee Jahr for an incident that had occurred at an ad hoc Lake Committee meeting.

**PUBLIC COMMENT:** Mr. Delaney discussed the Local Development Finance Authority (LDFA) By-Laws, including the public comment section. Supervisor Combs agreed to discuss this with the attorney and the LDFA Board. .

**UNFINISHED BUSINESS:** Jahr moved, Wright seconded to approve the second reading for adoption of Ordinance 04-15-14 to amend the Township Zoning Ordinance through Rezoning with Conditions of approximately 1.01 acres of land parcel ID # V125-83-129-99-0002-002, also known as 15400 Sumpter Road, located at southwest corner of Sumpter and Hull Roads from C (Local Business) to C-1 (General Business). Roll Call Vote. Yeas: Wright, Jahr, Miller and Combs. Nays: None. Absent and excused: Budd, Hart and McClanahan. Carried.

\*(A copy of Ordinance 04-15-14 follows the minutes. Copies may also be obtained in the Clerk's Office, Township Hall, 46425 Tyler Road during normal business hours.)

Wright moved, Miller seconded to approve the job description for the Human Resources Generalist and authorize a candidate search. Carried.

**NEW BUSINESS:** Jahr moved, Wright seconded to approve the adoption of Resolution 2014-09 to establish Industrial Development District #24. Carried.

Wright moved, Jahr seconded to approve the adoption of Resolution 2014-10 authorizing an Industrial Facilities Exemption for Costco Wholesale Corporation, and to authorize the Supervisor and Clerk to execute the Tax Abatement Agreement. Carried.

Jahr moved, Wright seconded to approve the first reading of Ordinance 05-06-14(2) to amend General Ordinance 58-292 Controlled Substances: Possession; penalties for violation of section. Carried.

\*(A copy of Ordinance 05-06-14(2) follows the minutes. Copies may also be obtained in the Clerk's Office, Township Hall, 46425 Tyler Road during normal business hours.)

Jahr moved, Miller seconded to approve the first reading of Ordinance 05-06-14(3) to amend General Ordinance 58-293 Same – use. Carried.

\*(A copy of Ordinance 05-06-14(3) follows the minutes. Copies may also be obtained in the Clerk's Office, Township Hall, 46425 Tyler Road during normal business hours.)

Wright moved, Miller seconded to approve the first reading of Ordinance 05-06-14(4) to amend General Ordinance 58-296 Narcotic paraphernalia; possession, sales gift. Carried.

\*(A copy of Ordinance 05-06-14(4) follows the minutes. Copies may also be obtained in the Clerk's Office, Township Hall, 46425 Tyler Road during normal business hours.)

Wright moved, Miller seconded to approve the amendment of Local Development Finance Authority By-Laws. Carried.

Jahr moved, Miller seconded to approve the contracted services for Fire Reporting System CLEMIS contract and to authorize the Supervisor to sign the contract. Carried.

Wright moved, Miller seconded to approve the Zambelli Fireworks Company for the 2014 Fireworks Show and to authorize the Supervisor and Clerk to execute the contract; and use of \$12,000 from Waste Management "Concert Donations" Grant (revenue account #101-000-653-000) for the 2014 Fireworks Show. Carried.

**REPORTS:** Supervisor Combs received and filed the January 2014 and February 2014 Budgetary Reports.

**ANNOUNCEMENTS:** Trustee Miller announced the Annual Drive-In Dog Clinic will be held on Saturday, May 10<sup>th</sup> from 10:00 a.m. to 1:00 p.m. at the Van Buren Township Water and Sewer Building behind Township Hall. Residents can obtain vaccinations for their dogs and purchase dog license.

Clerk Wright shared he would be hosting the Belleville High School student council election on May 13<sup>th</sup>.

Mr. Delaney shared accolades for Director Mullen, the Planning Commission and the Planning and Economic Development Department regarding the collection of revenues for a carnival.

**AUDIENCE (Non-Agenda Items):** Non-Agenda Items started at 8:27 p.m. and ended at 8:38 p.m. Comments were made on the following topics: Mr. King asked the Board to consider signing the petition for a Willow Run Memorial; Mr. Delaney discussed fireworks and vendor applications to sell firework and an upcoming purchase of a F150 truck; the Board will be reviewing a fireworks ordinance.

**ADJOURNMENT:** Jahr moved, Wright seconded to adjourn at 8:38 p.m. Carried.

Respectfully submitted,

Leon Wright, Township Clerk

Linda H. Combs, Township Supervisor

**CHARTER TOWNSHIP OF VAN BUREN**  
**County of Wayne, State of Michigan**  
**Ordinance No.: 05-06-14(2)**

First reading of Ordinance 05-06-14(2). Second reading for adoption will be held at the 7:00 p.m. regular Board of Trustees meeting to be held on May 20, 2014 in the Board Room, Township Hall, 46425 Tyler Road, Van Buren Township, Michigan 48111.

An ordinance to amend Section 58-292 of the Township General Code of Ordinances, as amended.

The Charter Township of Van Buren hereby ordains that Section 58-292 of the Township General Code of Ordinances be amended as follows:

**Sec. 58-292. Controlled substances—Possession; penalties for violation of section.**

A person shall not knowingly or intentionally possess a controlled substance or an official prescription form or a prescription form unless the controlled substance, official prescription form, or prescription form was obtained directly from, or pursuant to, a valid prescription or order of a practitioner while acting in the course of the practitioner's professional practice, or except as otherwise authorized by this division.

A person who violates this section as to:

- (1) Lysergic acid diethylamide, peyote, mescaline, dimethyltryptamine, psilocyn, psilocybin, or a controlled substance classified in schedule 5 of section 7220 of Act No. 368 of the Public Acts of Michigan of 1978 (MCL 333.7220, MSA 14.15(7220)), is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both.
- (2) Marijuana, is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both, unless possessed in accordance with and pursuant to the Michigan Medical Marijuana Act (MCL 333.26421 et seq.) and the rules of the Michigan Department of Community Health promulgated thereunder and any subsequent amendments to said Act or rules
- (3) A prescription form other than an official prescription form, is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both.

**State law reference**— Similar provisions, MCL 333.7403, MSA 14.15(7403).

**SEVERABILITY**

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

**REPEALER.**

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

**EFFECTIVE DATE.**

The provisions of this ordinance are hereby ordered to take effect immediately after adoption and publication in a newspaper of general circulation within the Township.

YEAS: Combs, Wright, Jahr and Miller.

NAYS: None.

ABSENT: Budd, Hart and McClanahan.

ABSTAINED: None.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the \_\_\_ day of \_\_\_\_\_, 2014.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Linda H. Combs, Supervisor

Published: 5/15/14

Adopted:

Effective:

**CHARTER TOWNSHIP OF VAN BUREN**  
**County of Wayne, State of Michigan**  
**Ordinance No.: 05-06-2014(4)**

First reading of Ordinance 05-06-14(4). Second reading for adoption will be held at the 7:00 p.m. regular Board of Trustees meeting to be held on May 20, 2014 in the Board Room, Township Hall, 46425 Tyler Road, Van Buren Township, Michigan 48111.

An ordinance to amend Section 58-296 of the Township General Code of Ordinances, as amended.

The Charter Township of Van Buren hereby ordains that Section 58-296 of the Township General Code of Ordinances be amended as follows:

Sec. 58-296. Narcotic paraphernalia; possession, sales, gift.

It shall be unlawful for any person to have, possess, sell, offer to sell, dispense or give away any pipe, device or contrivance adapted for the use of smoking or inhaling marijuana (*Cannabis sativa L.*), hashish or opium, or other dangerous or hallucinatory drugs as defined by Act No. 368 of the Public Acts of Michigan of 1978 (MCL 333.7101 et seq., MSA 14.15(7101) et seq.), as amended, unless in accordance with and pursuant to the Michigan Medical Marijuana Act (MCL 333.26421 et seq.) and the rules of the Michigan Department of Community Health promulgated thereunder and any subsequent amendments to said Act or rules.

**State law reference**— Drug paraphernalia, defined, MCL 333.7451, MSA 14.15(7451).

**SEVERABILITY**

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

**REPEALER.**

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

**EFFECTIVE DATE.**

The provisions of this ordinance are hereby ordered to take effect immediately after adoption and publication in a newspaper of general circulation within the Township.

YEAS: Combs, Wright, Jahr and Miller.

NAYS: None.

ABSENT: Budd, Hart and McClanahan.

ABSTAINED: None.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the \_\_\_ day of \_\_\_\_\_, 2014.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Linda H. Combs, Supervisor

Published: 5/15/14

Adopted:

Effective:

**CHARTER TOWNSHIP OF VAN BUREN  
WAYNE COUNTY, MICHIGAN  
REZONING ORDINANCE 4-15-14**

Second reading for adoption.

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE 06-02-92, AS AMENDED, BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

**The Charter Township of Van Buren Ordains:**

**SECTION 1. ORDINANCE AMENDMENT.**

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

**Ordinance No. 4-15-14**

A request to amend the Charter Township of Van Buren Zoning Ordinance 06-02-92, as amended, to amend the zoning map by rezoning approximately 1.01 acres of land consisting of parcel V-125-83-129-99-0002-002 from C (Local Business) all C-1 (General Business) by Rezoning With Conditions.

**Legal Description of Property:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ SECTION 33, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING PARTICULARLY DESCRIBED AS:

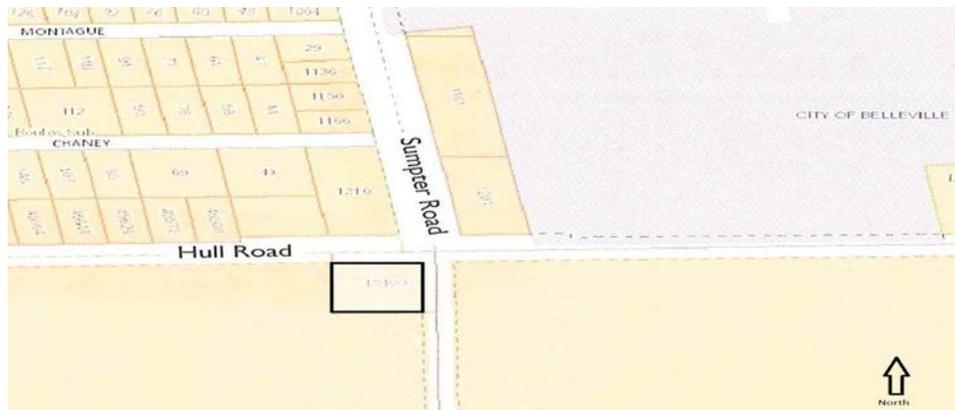
BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN.

THENCE SOUTH 89 DEGREES 50 MINUTES 39 SECONDS WEST 210.00 FEET ALONG THE NORTH LINE OF SAID SECTION 33, ALSO BEING THE CENTERLINE OF HULL ROAD (66.0 FEET WIDE);

THENCE SOUTH 00 DEGREES 29 MINUTES 13 SECONDS WEST 210.01 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST 210.00 FEET TO A POINT OF EAST LINE OF SAID SECTION 33, ALSO BEING THE CENTERLINE OF SUMPTER ROAD (66.0 FEET WIDE); THENCE ALONG SAID LINE NORTH 00 DEGREES 29 MINUTES 13 SECONDS EAST 210.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.0 ACRES OF LAND, MORE OF LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN HULL ROAD (66.0 FEET WIDE) AND SUMPTER ROAD (66.0 FEET WIDE), AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD (PARCEL I.D. # 83-129-99-0002-002).



This property is located at the southwestern corner Sumpter and Hull Roads.

**SECTION 2. SEVERABILITY**

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

**SECTION 3. REPEALER.**

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

**SECTION 4. EFFECTIVE DATE.**

The provisions of this ordinance are hereby ordered to take effect immediately after adoption and publication in a newspaper of general circulation within the Township.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the 6<sup>th</sup> day of May, 2014.

YEAS: Wright, Jahr, Miller and Combs.  
NAYS: None.  
ABSENT: Budd, Hart and McClanahan.  
ABSTAINED: None.

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 ten (10) days of passage.

I hereby approve the foregoing Ordinance,

\_\_\_\_\_  
Leon Wright, Clerk

\_\_\_\_\_  
Linda H. Combs, Supervisor

Published: 4/24/14 & 5/15/14  
Adopted: 5/6/14  
Effective: 5/15/14

**CHARTER TOWNSHIP OF VAN BUREN**  
**County of Wayne, State of Michigan**  
**Ordinance No.: 05-06-14(3)**

First reading of Ordinance 05-06-14(3). Second reading for adoption will be held at the 7:00 p.m. regular Board of Trustees meeting to be held on May 20, 2014 in the Board Room, Township Hall, 46425 Tyler Road, Van Buren Township, Michigan 48111.

An ordinance to amend Section 58-293 of the Township General Code of Ordinances, as amended.

The Charter Township of Van Buren hereby ordains that Section 58-293 of the Township General Code of Ordinances be amended as follows:

Sec. 58-293. Same—Use.

A person shall not use a controlled substance unless the substance was obtained directly from, or pursuant to, a valid prescription or order of a practitioner while acting in the course of the practitioner's professional practice, or except as otherwise authorized by this division. A person who violates this section as to:

- (1) Lysergic acid diethylamide, peyote, mescaline, dimethyltryptamine, psilocyn, psilocybin, or a controlled substance classified in schedule 5 of section 7220 of Act No. 368 of the Public Acts of Michigan of 1978 (MCL 333.7220, MSA 14.15(7220)), is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both.
- (2) Marijuana, is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both unless used in accordance with and pursuant to the Michigan Medical Marijuana Act (MCL 333.26421 et seq.) and the rules of the Michigan Department of Community Health promulgated thereunder and any subsequent amendments to said Act or rules.

**State law reference**— Similar provisions, MCL 333.7404, MSA 14.15(7404).

**SEVERABILITY**

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

**REPEALER.**

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

**EFFECTIVE DATE.**

The provisions of this ordinance are hereby ordered to take effect immediately after adoption and publication in a newspaper of general circulation within the Township.

YEAS: Combs, Wright, Jahr and Miller.  
NAYS: None.  
ABSENT: Budd, Hart and McClanahan.  
ABSTAINED: None.

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Van Buren, County of Wayne, State of Michigan, at a Regular Meeting, called and held on the \_\_\_ day of \_\_\_\_\_, 2014.

I hereby approve the foregoing Ordinance,

Leon Wright, Clerk

Linda H. Combs, Supervisor

Published: 5/15/14

Adopted:

Effective:

CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 2014-09  
ESTABLISHING AN INDUSTRIAL DEVELOPMENT DISTRICT - #24

Resolved by Trustee Jahr, seconded by Clerk Wright that

Whereas, pursuant to Act No. 198 of the Public Acts of 1974, as revised, the Board of Trustees of the Charter Township of Van Buren has the authority to establish "Industrial Development Districts" within the boundaries of the township; and

Whereas, a proposal was made regarding the establishment of an Industrial District consisting of the industrial property description attached (Exhibit A) and hereinafter referred to as "Van Buren Township Industrial Development District; No. 24"; and

Whereas, a notice has been published in the Independent Newspaper and sent to all taxing jurisdictions and the property owners via certified mail of the Board's pending action on this resolution and of their right to a hearing on the establishment of proposed Van Buren Township Industrial District No. 24; and

Whereas, on May 6, 2014 at 7:00 p.m. EST, a public hearing was held on the establishment of Van Buren Township Industrial Development District No. 24 at which time residents and taxpayers of the Charter Township of Van Buren had an opportunity to be heard (a copy of statements both written and oral made at such hearing being on file with the office of the Township Clerk);

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CHARTER TOWNSHIP OF VAN BUREN, as follows that

1. An Industrial Development District is hereby established, such district to consist of the industrial property described in Exhibit A attached hereto; and
2. Such Industrial Development District is hereby designated as the "Van Buren Township Industrial Development District No. 24".

Yeas: Supervisor Combs, Clerk Wright, Trustee Jahr and Trustee Miller.

Nays: None.

Absent: Treasurer Budd, Trustee Hart and Trustee McClanahan.

I, Leon Wright, Clerk of the Charter Township of Van Buren, County of Wayne, State of Michigan, do hereby certify that this is a true and correct copy of the resolution adopted by the Board of Trustees of the Charter Township of Van Buren at their regular meeting of May 6, 2014.

\_\_\_\_\_  
Leon Wright, Township Clerk  
Charter Township of Van Buren

**Exhibit "A"**  
**LEGAL DESCRIPTION**  
**IDD DISTRICT #24**

Parcel # 83-013-99-0001-000; 83-013-99-0002-704; 83-013-99-0011-000

LAND IN THE TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, BEING PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 4, T3S R8E, DESC AS: COMMENCING AT THE NE CORNER OF SEC 4 T3S R8E; TH ALONG THE N LINE OF SEC 4 S87D 23M 05S W 63.00 FT TO THE W RIGHT OF WAY LINE OF BELLEVILLE RD AND THE POB; TH ALONG SAID RIGHT OF WAY LINE S 01D 45M 04S E 213.09 FT; TH S87D 14M 31S W 801.00 FT; TH S01D 45M 04S E 706.99 FT; TH N87D 14M 31S E 801.00FT TO THE WEST RIGHT OF WAY LINE OF BELLEVILLE RD; TH ALONG SAID RIGHT OT WAY LINE S01D 45M 04S E 62.10 FT TO THE NORTH RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD; TH ALONG SAID RIGHT OF WAY LINE S 76D 48M 26S W 2980.86 FT; TH N 02D 27M 37S W 1528.96 FT TO THE NORTH LINE OF SECTION 4; TH ALONG SAID SECTION LINE N 87D 21M 51S E 327.22 FT TO THE NORTH QUARTER CORNER OF SECTION 4; TH CONTINUING ALONG THE NORTH LINE OF SECTION 4 N 87D 21M 51S E 498.17 TO THE SOUTH QUARTER CORNER OF SECTION 33 CANTON TOWNSHIP TOWN 2 SOUTH-RANGE 8 EAST; TH CONTINUING ALONG THE NORTH LINE OF SECTION 4 N 87D 23M 05S E 2115.51 FT TO THE WEST RIGHT OF WAY LINE OF BELLEVILLE RD AND THE POB. CONTAINING 71.56 ACRES AND BEING SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.



**CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 2014-11**

**RESOLUTION REGARDING APPROVAL AND ADOPTION OF  
VAN BUREN TOWNSHIP ENGINEERING STANDARDS**

Resolved by Trustee Jahr, seconded by Clerk Wright, that

WHEREAS, The Charter Township of Van Buren has established ordinances that guide the orderly development of the Township, and

WHEREAS, these ordinances make reference to Engineering Standards including design criteria, construction methods and materials specifications that should be applied to projects; and

WHEREAS, the Township desires to have consistency, standardization and uniformity in the application of engineering standards as they are applied to various development projects, and

WHEREAS, the Township has a public health, safety and welfare responsibility to require the design and construction of public infrastructure to be done in a manner that will serve the best interests of the community including but not limited to specification of long lasting, durable construction materials and methods that will incur the lowest possible maintenance costs, and

WHEREAS, the Township desires to adopt and publish engineering standards that will be applied to developers and made available to the general public, and

WHEREAS, design criteria, construction methods and materials selections may change from time to time and need to be updated and amended, and

WHEREAS, adopting these engineering standards by resolution will facilitate periodic amendment and modification of the engineering standards as necessary.

NOW THEREFORE BE IT RESOLVED that the Township Board of the Charter Township of Van Buren does hereby approve and adopt the Van Buren Engineering Standards, dated May 6, 2014.

Yeas: Combs, Wright, Jahr and Miller.

Nays: None.

Absent: Budd, Hart and McClanahan.

I hereby certify that the foregoing is a true and correct resolution adopted by the Board of Trustees of the Charter Township of Van Buren at its regular meeting of May 6, 2014.

---

Leon Wright, Clerk  
Charter Township of Van Buren

**CHARTER TOWNSHIP OF VAN BUREN  
COUNTY OF WAYNE, MICHIGAN  
RESOLUTION 2014-13**

**PROHIBITION AGAINST INTERDEPARTMENTAL EMPLOYMENT BY TOWNSHIP EMPLOYEES**

Effective immediately, Township personnel will not be allowed to be employed in more than one job classification. Current Township personnel employed in more than one job classification will be allowed to continue in that capacity until such practice is phased out.

Yeas: Combs, Wright, Jahr and Miller.

Nays: None.

Absent: Budd, Hart and McClanahan.

I hereby certify that the foregoing is a true and correct resolution adopted by the Board of Trustees of the Charter Township of Van Buren at its regular meeting of May 6, 2014.

---

Leon Wright, Clerk  
Charter Township of Van Buren

**CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 2014-10**

Resolved by Clerk Wright, seconded by Trustee Jahr, that

**Whereas**, Costco Wholesale Corporation is the nation’s largest wholesale club operator who wishes to construct a distribution facility in Van Buren Township; and

**Whereas**, Costco Wholesale Corporation intends on investing approximately \$44,088,000 (\$40,000,000 in Real Property and \$4,088,000 in Personal Property) in Van Buren Township at a site on Belleville Road north of Van Born Road, and;

**Whereas**, Costco Wholesale Corporation has filed an application for an Industrial Facilities Exemption Certificate with respect to the construction of an approximately 347,720 square foot distribution facility (also known as a “depot”); and

**Whereas**, the investment will add approximately 126 new jobs to Van Buren Township; and

**Whereas**, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to create and prevent the loss of employment in Van Buren Township; and

**Whereas**, the Board of Trustees of the Charter Township of Van Buren hereby approves an eight (8) year Industrial Facilities Exemption Certificate on real and personal property for Costco Wholesale Corporation.

**Therefore, be it resolved that**, the Board of Trustees of the Charter Township of Van Buren finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 as amended and Act No. 255 of the Public Acts of 1978 shall not have the effect of substantially impeding the operation of the Charter Township of Van Buren, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Van Buren.

Yeas: Supervisor Combs, Clerk Wright, Trustee Jahr and Trustee Miller.

Nays: None.

Absent: Treasurer Budd, Trustee Hart and Trustee McClanahan.

\*\*\*\*\*

I hereby certify that the foregoing is a true and correct resolution adopted by the Board of Trustees of the Charter Township of Van Buren at its regular meeting of, May 6, 2014.

\_\_\_\_\_  
Leon Wright, Clerk  
Charter Township of Van Buren



**CHARTER TOWNSHIP OF VAN BUREN  
RESOLUTION 2014-12**

**RESOLUTION REGARDING CONTINUED NEGOTIATIONS TOWARD THE  
FORMATION OF A REGIONAL WATER AUTHORITY**

Resolved by Trustee Jahr, seconded by Clerk Wright, that

**Whereas:** The Charter Township of Van Buren is a suburban water customer of the Detroit Water & Sewer Department (DWSD); and

**Whereas:** The future security, quality and cost of the water supply to the Charter Township of Van Buren is of critical importance to its residents and business owners; and

**Whereas:** The counties of Oakland, Macomb and Wayne have been involved in discussions with representatives of the City of Detroit regarding the formation of an Authority that would manage and operate the operations of DWSD going forward for at least 40 years; and

**Whereas:** The formation of an Authority to manage and operate DWSD would provide significant benefits to the residents and business owners of the Charter Township of Van Buren providing that certain key issues are properly addressed prior to the establishment of an Authority; and

**Whereas:** The key issues include addressing and resolving pension and health care for both active and retired DWSD employees, addressing and resolving deferred maintenance and capital improvement necessary to ensure continued compliance with applicable state and federal environmental regulations, addressing and resolving the affordability and sustainability mechanism to assist fiscally distressed customers, both retail and commercial, and addressing and resolving an organizational structure going forward which ensures the provisions of water and sewer services essential to the physical and economic health of the region and the State of Michigan; and

**Whereas:** Each community served by any new Authority should maintain sole responsibility for the local water distribution and sewerage collection systems located within each community and that each community should maintain sole responsibility for the bills for service rendered by an Authority.

**Now, Therefore, It is hereby resolved that** The Charter Township of Van Buren Board of Trustees recommends that the office of the Emergency Manager for Detroit and the Counties of Oakland, Macomb and Wayne immediately continue their negotiations regarding the formation of an independent Authority to manage the operations of DWSD, that those negotiations be guided and

assisted by the use of a facilitator acceptable to all parties and that the key issues identified above are addressed and resolved prior to the formation of an Authority.

Yeas: Combs, Wright, Jahr and Miller.

Nays: None.

Absent: Budd, Hart and McClanahan.

I hereby certify that the foregoing is a true and correct resolution adopted by the Board of Trustees of the Charter Township of Van Buren at its regular meeting of May 6, 2014.

---

Leon Wright, Clerk  
Charter Township of Van Buren