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PLYMOUTH-CANTON COMMUNITY SCHOOLS

Trustee wants minority businesses awarded

Ed Wright Hometownlife.com
USA TODAY NETWORK - MICHIGAN

The list of recommended contractors for upcoming work on three Plymouth-Canton Schools buildings did not include a minority-owned business, which did not sit well with board of edu-

cation trustee LaRonda Chastang during a March 8 meeting.

During a question-and-answer session with McCarthy & Smith, Inc. Construction Services project manager Brian Gesaman, Chastang expressed concern when told that zero minority-owned firms were being recommended

for renovation work scheduled this summer for Bird, Smith and Miller elementary schools.

Gesaman confirmed that "35 to 40" contractors submitted bids for the projects, but none of the low, qualified bidders presented during the March 8 meeting were minority-owned.

"I would like to see not only that we have minority-owned companies submitting bids, but that there's an increase in the number of these people awarded contracts within this district," Chastang said. "I don't have anything else to say."

See **TRUSTEE**, Page 3A



The upper level of the Phoenix Mill, which contains landscape architecture firm Grissim Metz Andriese Associates. The private firm, which was located in Northville, relocated to the mill after a planned restaurant fell through in the space. PHOTOS BY DAVID VESELENAK/HOMETOWNLIFE.COM

Phoenix Mill in Plymouth Twp. rises renewed after renovation

David Veselenak Hometownlife.com
USA TODAY NETWORK - MICHIGAN

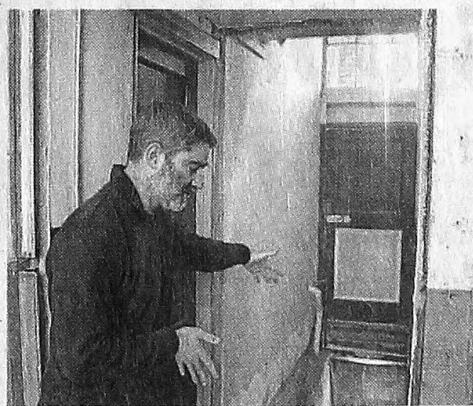
No historic detail was left to chance in bringing the long-abandoned Phoenix Mill back to life from the ashes. That's something Greg Donofrio is eager to point out to anyone who wanders into the old mill formerly operated by Henry Ford in Plymouth Township.

Several years after first being sold by Wayne County, the mill opened earlier this year after massive renovations to the mill, originally built in the 1920s by the famed automaker. Instead of manu-

facturing auto parts, the mill at 15000 Edward Hines Drive now serves as a banquet facility and space for a private architecture firm.

The mill — one of three former Ford mills in Hines Park the county put up for sale in recent years — was purchased by Critical Mass in late 2018, with work starting at the end of that year. It's taken many years to complete, especially with the impact of the COVID-19 pandemic, but the mill has opened after sitting dormant for decades.

See **PHOENIX MILL**, Page 2A



Greg Donofrio talks about changes made to the stairwell in Phoenix Mill.

What to know about Farmington, Hills area road work

Shelby Tankersley Hometownlife.com
USA TODAY NETWORK - MICHIGAN

Drivers frequenting Farmington and Farmington Hills can expect one of the area's busiest roadways, Orchard Lake Road, to move a lot slower this construction season.

Residents of the two communities will also see improvements to local roads, industrial roads, sidewalks and gravel roads. Millions of dollars will go into projects throughout the area.

Massive Orchard Lake project in Farmington Hills starting soon

The Road Commission for Oakland County will start a resurface and rebuild of Orchard Lake Road between 14 Mile and 13 Mile roads the week of March 21, a project originally planned for 2020. The project costs \$7.3 million is expected to continue through November.

Improvements include installing a four-lane boulevard between Hunters Lane to just south of Rexwood Street, installation of a roundabout at the Orchard Lake Plaza driveway, removal of the left turn lane just south of Rexwood Street onto 14 Mile and crosswalk improvements.

The existing roundabout at Orchard Lake and 14 Mile roads is one of the most crash-prone intersections in Michigan.

The impacted section of the road will be closed to northbound drivers for the entirety of the project. People can expect to use 13 Mile Road and Northwestern Highway for detours.

Southbound drivers can expect some lane temporary closures.

See **ROAD WORK**, Page 3A

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Phoenix Mill

Continued from Page 1A

The work was done with trying to keep as much of the original building intact, said Donofrio, one of the people involved in the purchasing of the mill who has worked to restore the building.

“Every time you get into something, there’s a decision point,” he said. “For us with this project, there was no option. It was: do it right.”

Much of the original look and feel has returned to the building with contractors referencing historical photos to better match what was at the plant when in operation

for the auto industry and during World War II.

Aspects of the plant’s time in service to the war effort have a unique piece that can be seen from the building’s exterior: a steel rod wrapped around the top of the building. That rod held a blackout curtain, which could have been drawn during the war if a Nazi or Japanese plane were to fly over the region at night looking for targets to bomb.

Donofrio said the existing curtain rail is one of just a few he knows still exists on WWII-era plants in the area.

“This rail, it’s Bethlehem Steel, it’s as American as you can get,” Donofrio said. “The rail was all detailed, cleaned and there’s three original trolleys on there as well.”

Plans for the space

have also seen alternations since first announced. A 1920s-themed restaurant was originally planned for the upper level of the mill, but the effects of the pandemic made opening a restaurant unfeasible and that was scrapped. The mill’s ownership then approached Grissim Metz Andriese Associates about locating on the upper floor. The landscape architecture firm relocated its offices from Northville to the mill, taking over the upper floor.

It’s a move, Randall Metz said, his firm couldn’t be happier about.

“This is a dream for us, no question about it,” he said. “You can see all the natural light that pours in here. It’s just an awesome building.”

Walking in, guests are welcomed by a 1922 Model T, made the same year the mill opened. It’s just the first indication the experience is expected to send guests back in time.

While the building has been completely redone, there are still remnants left behind to showcase the building’s long history. Parts of walls weren’t painted to showcase the original colors used by Ford. Original bricks and steel can be found throughout the building. You can even find some history left by Wayne County’s ownership at the entrance of the hall: damage from salt left on the bricks near the floor from its time as a maintenance yard were deliberately kept.

“There’s a lot of scars that we left,” Donofrio said. “We chose to leave that there because it’s part of the history. We



The interior of the lower level of the Phoenix Mill in Plymouth Township. DAVID VESELENAK/HOMETOWNLIFE.COM

wanted only to preserve a little bit of the Wayne County part of history and emphasize the Ford part of history.”

The mill’s sale was part of Wayne County’s Mill Run project, which sought to sell the Phoenix Mill, the Wilcox Mill in Plymouth and the Newburgh Mill in Livonia to private developers to help bring them back to life after sitting underused for decades since the county acquired them.

The other two mills have also been purchased by the same company that bought the Phoenix Mill, though work has not begun at either location. The Wayne County Sheriff’s Office mounted division will need to be relocated from the Newburgh Mill before work could take place there.

The Wilcox Mill was originally supposed to be purchased by Plymouth

artist Tony Roko, though the pandemic caused that deal to fall through. Critical Mass then became the buyer, reaching an agreement with the county last year.

Donofrio said some events have taken place in the Phoenix space, including a Mary Kay event, the first one to happen at the mill. That was an appropriate gathering for the first one, he said, given how many women worked at the plant during World War II when it was participating in the war effort.

The first wedding is scheduled to take place in April.

Some of those involved in the building’s Wayne County history has paid a visit to the space. Several former county workers whose jobs were out of the mill when it was used recently stopped by to see the ren-

ovations.

Leonard Baron, a Plymouth resident who worked in the building when it was a sign shop, said the building jogged plenty of memories for him when he first walked in the door after all the renovations were complete.

“I remember names I haven’t remembered for years and years,” he said.

Bill Misuraca worked at the building as a district manager in road maintenance from the mid-1980s to the 1990s. He remembers the building being in really rough shape whenever he reported for work at the lot.

“It was run down, very run down,” the Romeo resident said. “The county maintained just maintained it enough for us.

“This was a great building when Ford built it.”

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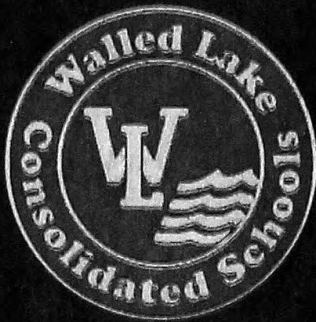
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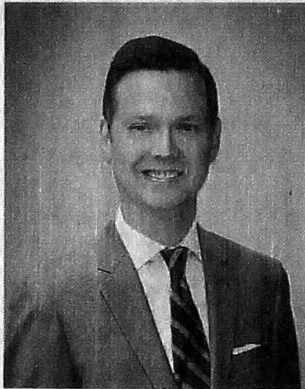
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Trustee

Continued from Page 1A

The total number of minority-owned businesses who bid on projects is unclear, as the bidding process did not specifically ask such information. Gesaman said McCarthy & Smith is in the process of adopting an online process for contractors to bid on future bond projects. The new format, which will replace the current system in which bids are sealed in envelopes and sent to the district, will allow companies to include whether they are minority- or women-owned, in addition to other background information. “Up until recently, we only got a breakdown as to whether a firm was a union or non-union outfit,” he said. Chastang is one of two Black board of education trustees. Shawn Wilson, the other Black trustee on the board, was not present at the March 8 meeting. Gesaman said woman-owned com-



Trustee LaRonda Chastang wants to see more minority-owned businesses awarded bids for school projects. COURTESY OF PLYMOUTH-CANTON COMMUNITY SCHOOLS

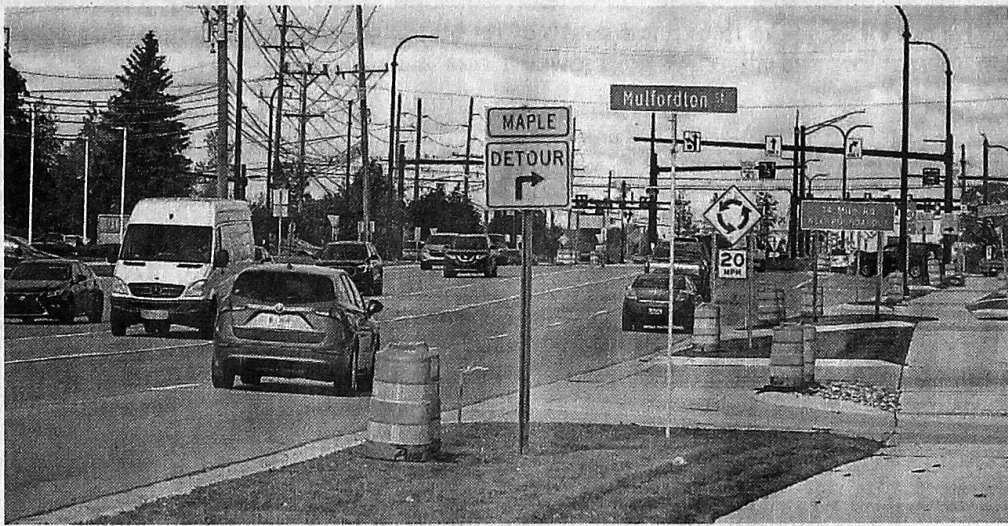
pany Sinclair Recreation is among the contractors recommended for playground equipment that will be installed at the district’s elementary schools. Renovations at Bird Elementary School will include the addition of a gymnasium and two classrooms. The school’s kitchen will also be upgraded and LED lighting will be installed throughout the building. A new main office will be added to the front of Miller Elementary School, increasing security in the school. Miller’s existing office is closer to the center of

the building. Like Bird, Miller will also be adding a new gymnasium and two classrooms along with the installation of LED lighting and bathroom upgrades. Smith’s renovations are similar to Bird’s, although the location of the new gymnasium and classrooms will be in different locations. Bird, Miller and Smith are among the district’s oldest buildings. Space in these buildings used for gymnasiums also doubles as cafeterias. The addition of dedicated gyms will allow the current space to be used strictly for lunchrooms. Forty-one contracts for the projects were recommended by McCarthy & Smith at a cost of \$16,224,120.40. A final vote on the contracts is expected at a future meeting. The projects are part of a \$275 million bond proposal that was passed by Plymouth and Canton residents in March 2020. Contact reporter Ed Wright at edwright@hometownlife.com or 517-375-1113.

Road work

Continued from Page 1A

“Drive slowly through construction zones to keep workers safe and plan ahead before going out,” Karen Mondora, department of public services director for Farmington Hills, said. **14 Mile, gravel road among planned work in Farmington Hills** Farmington Hills plans to spend roughly \$21 million on local, major and industrial roads this year. The city’s biggest planned project is on 14 Mile Road between Orchard Lake and Farmington roads. That project already started and should wrap up in September. “Everybody is asking how come we’re doing both of these roads (Orchard Lake and 14 Mile) in the same year,” Mondora said. “They’re on top of each other. “We recognize that but, fortunately, both of these projects have federal funds allocated done and that has to be used in a certain amount of time. We don’t want to lose that money.” Westbound drivers on 14 Mile will be




A boulevard divider lane will be constructed on this stretch Orchard Lake Road in Farmington Hills. JOHN HEIDER/HOMETOWNLIFE.COM

directed to a detour for the duration of the project. “If you live on 14 Mile Road or your subdivision’s only entrance is off 14 Mile Road, you can still get through,” Mondora said. “Otherwise we’ll be asking everyone to follow that detour.” Farmington Hills is also planning to check another gravel road off its list. Whitlock Street, off Eight Mile Road west of Farmington Road, is set to get paved over. The city has about 21 miles of gravel roads that, if residents choose, will be paved over time. “Each year we have \$1 million from our budget that is set aside to convert those,” Mondora said. “Residents can petition for it, but some neighborhoods prefer gravel roads and they like the aes-

thetic and character that conveys. So, we take those wishes into account.” **Farmington Road streetscape, local roads focus in Farmington**

The city of Farmington is looking to spend roughly \$3.7 million on sidewalks, local roads and streetscape work this year. Since Farmington is a small community with lots of people who walk places, sidewalks are always a priority. “We have a sidewalk improvement program,” Chuck Eudy, the city’s public works superintendent. “This year, it’s primarily happening north of Shiawassee from Farmington Road to Orchard Lake Road.” The city also plans to improve the streetscape along Farmington Road. Throughout that project, trucks will be barred from turning right onto Grand River Avenue. Oakland County will also do some minor patching along Farmington Road, but Farmington won’t see any major work this year. Contact reporter Shelby Tankersley at stankersle@hometownlife.com or 248-305-0448.



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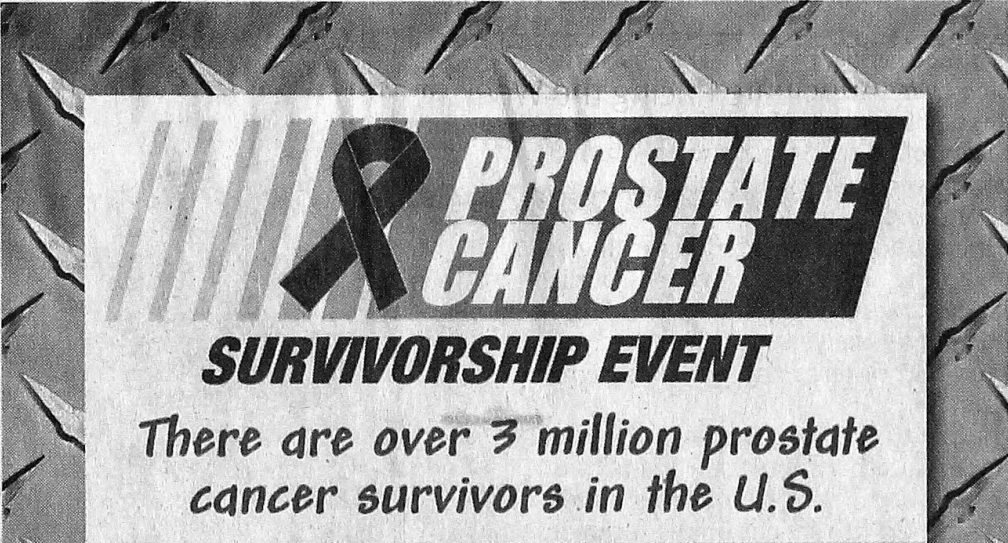
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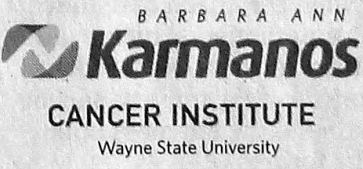



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Mans Lumber on Michigan Avenue in Canton. The business seeks to expand south of its building, eventually connecting to a new truss manufacturing facility planned on property in neighboring Van Buren Township. DAVID VESELENAK/HOMETOWNLIFE.COM

Mans Lumber look to expand Canton business

David Veselenak Hometownlife.com
USA TODAY NETWORK – MICHIGAN

A business along Michigan Avenue hopes to expand its presence in southern Canton Township.

Mans Lumber, 47255 Michigan Ave., hopes to grow its business in southern Canton Township, adding features such as a new building expansion, a new parking lot, more fuel tanks and curb cuts.

The Canton building expansion — reviewed by the Canton planning commission during its meeting March 7 at the township hall — is part of a larger expansion project for the Mans Lumber

property, which is located on the Canton-Van Buren Township border.

Patrick Sloan, the township’s community planner, said the plans at Mans Lumber have been in the works for several years.

“This one actually started in 2019, which was pre-COVID. So we’ve gone back and forth with the applicant on a number of changes and their business model and future use has changed as well,” he said. “I think it’s been 3 years in the making almost in terms of the revisions.”

The plans in Van Buren Township call for a truss manufacturing facility in the future. The proposed curb cuts would allow access to that part of the property from Canton.

This proposal, a site plan petition, includes a 30,000-square-foot addition to the rear of the Mans Lumber building for interior millwork, doors, cabinets, and window storage.

Mans Lumber is a longtime metro Detroit business. The business includes four lumber yards, two kitchen and bath design showrooms, a finished carpentry and millwork shop and an installed products division, among other services. The company also has locations in Birmingham, Ann Arbor and Trenton.

There was no word on exactly when work could begin on the development. A

message was sent to Mans Lumber seeking additional comment on the plans.

The planning commission voted unanimously to approve the site plan during its meeting.

Commissioner Dawn Zuber said she was excited to see the development happen on the site, including the work in Van Buren Township.

“I’m excited to know that Mans is going to be to be putting in a truss manufacturing facility in locally. That’s awesome,” she said. “Other than that, I have no concerns.”

Contact reporter David Veselenak at dveselenak@hometownlife.com.

Engineering group honors Farmington Hills man

Courtesy of Farmington Hills EDC

Mark Zachos, president of DG Technologies in Farmington Hills is the 2022 winner of the prestigious Engineering Society of Detroit Gold Award for outstanding contributions to the engineering profession.

In addition, he’s currently serving as director of the Vehicle Cyber Security Engineering at the University of Detroit-Mercy. Over the years, Zachos has been awarded 10 patents on engineering concepts.

Zachos has spent the past 30 years after graduating from the University of Michigan school of engineering developing ideas with a focus on the future in the automotive, trucking, and U.S. military vehicles.

A business plan that started in his basement years ago has flourished into a well-known and respected engineering company. One of his first successful ventures was to develop and promote a diagnostic tool used by automotive mechanics to help troubleshoot a car’s diagnostics so the mechanic could easily determine what the problem was in the car, and focus on just that failure.

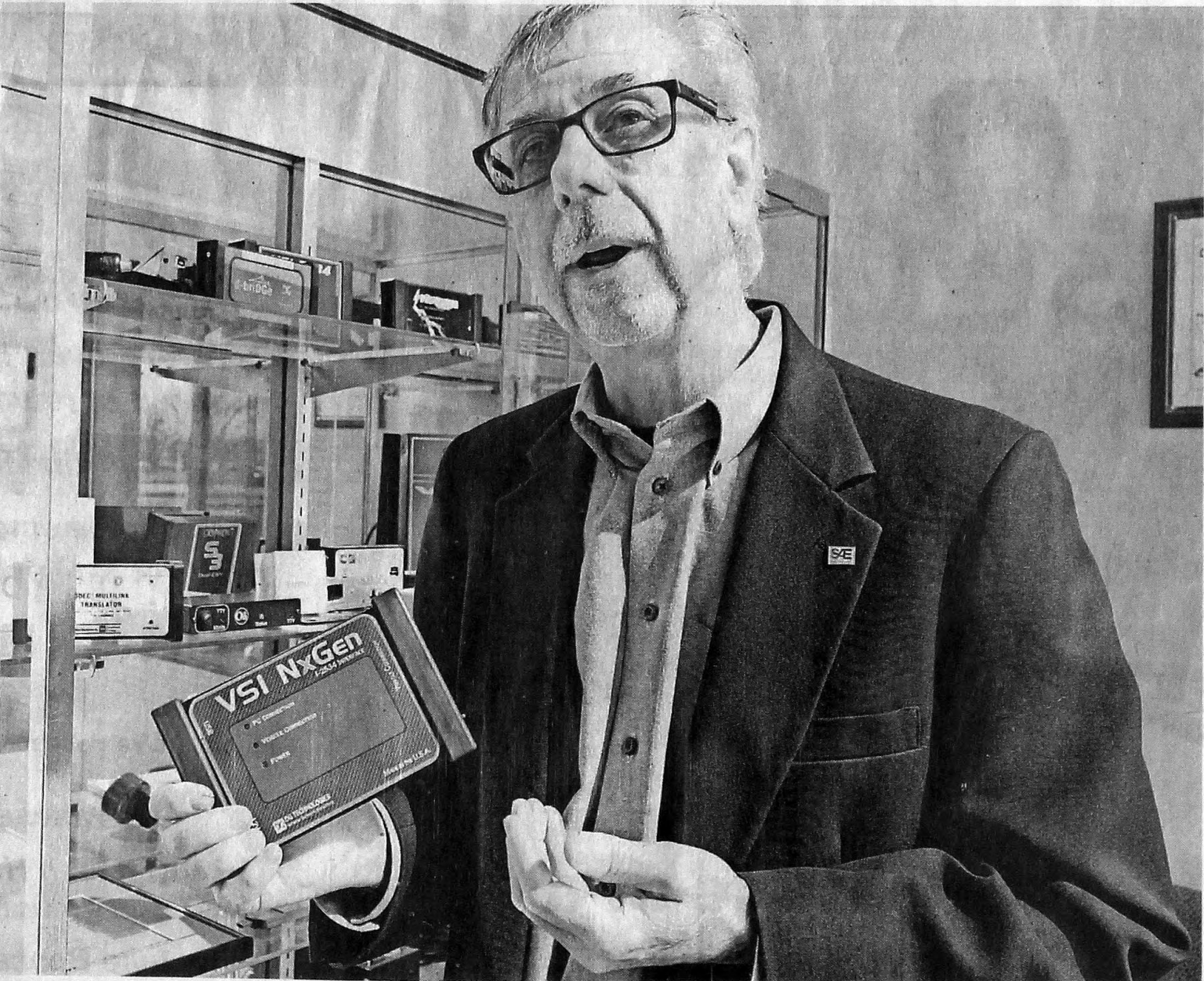
He started out developing this tool with a Chrysler employee who worked with Zachos to deliver this concept to his company. The product was successful, and the other automotive companies accepted this product. Soon after, Zachos developed this valuable tool for the truck industry, as well. The U.S. Army vehicles became his third major client for this diagnostic tool for troubleshooting support for mechanics. These plug-in computer readers are safe and secure, and have many years of mechanic worker’s praise for assisting in their jobs.

Zachos is currently a 10- year active member of the Farmington Hills Economic Development Corporation, which meets at city hall each month. He has continued over the years to offer his personal experiences to other local businesses when they need assistance.

Although automotive, trucks, and the U.S. military make up a majority of his current business customers, Zachos is also adjusting to the business opportunities of the future.

The US Department of Homeland Security has warned that cyber security global threats are now areas of concern for the future as it relates to computers and security.

Protecting yourself or your business from a computer breach of your data is



DG Technologies president Mark Zachos holds one of the car-interface technologies his Farmington Hills firm creates for the automotive industry. Zachos is also a member of the Farmington Hills Economic Development Corporation. He recently received the Engineering Society of Detroit Gold Award for his contributions to engineering. JOHN HEIDER/HOMETOWNLIFE.COM

similar to the recent pandemic reaction plan. The pandemic hit society unexpectedly, and everyone had to react quickly, and accurately, in order to minimize its deadly affect.

The internet today offers many positive features; however, Zachos’ company now is focusing on minimizing the negative side of computer viruses, account hacking, stolen data and identity, and how to protect yourself and your business.

Don’t assume that “it won’t happen to me.” His tips to keep secure include: Don’t use easy passwords on your computer, don’t respond to those 800 phone numbers on your computer or phone, verify all money transfers and credit cards regularly, and don’t trust anyone.

The app business has exploded, but don’t add too many apps to your computer or phone.

Apps are one of the key areas that criminals will gather your personal data. Zachos’ expertise in cyber security and homeland security has helped in his app data designs for commercial businesses and the general public. He has found that products like Apple Pay allows the consumer to enjoy the ease of payment to others, when at the same time it protects your data through their Apple Cloud network. Safe, secure, and easy to operate are three major features of the computer life of the future.

Natural transition for Zachos’ business was to protect the automotive, truck and U.S. military vehicle diagnos-

tic tool that he developed, and protect this product from cyber attacks. Small and medium businesses need to invest in additional cyber security technology, not just the large corporations.

Zachos is currently teaching a college class on cyber security at the University of Detroit-Mercy.

CORP! Magazine (January/February 2022 edition) featured DG Technologies as one of its annual best of Michigan Business Awards.

“DG Technologies is a vehicle networking company creating diagnostic tools for all vehicles. They are involved with the annual Cyber Truck Challenge, bringing together students with industry experts, hackers, and government engineers,” it said.

Michigan gets \$211M for earmarked projects

Todd Spangler Detroit Free Press
USA TODAY NETWORK

Even before the U.S. Senate gave its final approval late Thursday on a 68-31 vote to a \$1.5 trillion spending bill funding the federal government, Michigan members of Congress were celebrating the return of the earmark.

The legislation itself is an achievement, given how difficult it has been for a sharply divided Congress to set aside differences and reach a funding agreement that is more than a stopgap, with the promise of keeping government open through September. It increases funding for both defense and nondefense sides of the government, includes about \$14 billion for aid to Ukraine and features a few items — like \$348 million for the Great Lakes Restoration Initiative and \$5 million for Flint's lead registry — of specific initiatives important to Michigan.

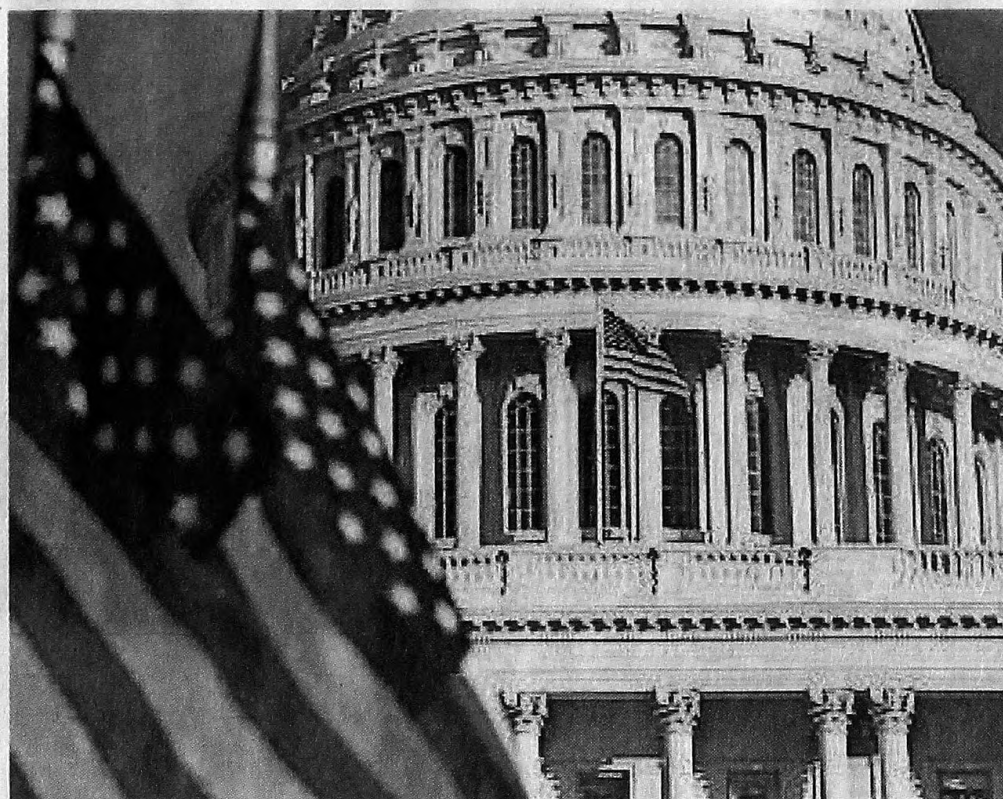
But for the first time in just over a decade, this spending package passed by both chambers of Congress also included items specifically requested by individual legislators to fund projects in their districts or states, items — known as earmarks — they can now take on the campaign trail with them to show what they have been able to do for their constituents.

"I will say the process was a little longer than I thought it would be," said U.S. Rep. Brenda Lawrence, D-Southfield, who as vice chairman of the House Appropriations Committee supported the return to earmarks, or "community project funding" as a way to not only get money to local priorities but also to give everyone in a split Congress more reason to be part of the funding process.

She said that when some members began to balk at passing a package of spending measures at all, "We reminded them, you have a project that's going to directly benefit the citizens in your district."

And it helped get it done, she said.

In Michigan, the 174 items secured by both U.S. senators and all but one of the state's 14 members of Congress — U.S. Rep. Bill Huizenga, R-Holland Township, opted not to ask for any — account for more than \$211 million in funding. By federal standards, it's not a huge



The \$1.5 trillion spending package recently passed by Congress included \$211 million for earmarked projects in Michigan, including several in the metro Detroit area. USA TODAY

amount of money, but it's targeted use ensures that projects of local importance get funding from federal agencies they otherwise might not.

The funding amounts range in size from \$8,183,000 for expansion of the ramp where cargo is loaded and unloaded at Capital Region International Airport in Lansing secured by U.S. Sens. Gary Peters and Debbie Stabenow, both D-Mich., to \$50,000 secured by U.S. Rep. Fred Upton, R-St. Joseph, to support salaries and expenses of United Way workers in Battle Creek and Kalamazoo to help working poor people.

Local projects include (including who requested the funds):

- About \$4.8 million for the Beck Road Business Corridor Improvement in Novi (Stevens, Stabenow)
- About \$4.5 Million for the Detroit Wayne Integrated Health Network (Stabenow)
- \$3 million for Livonia Senior Center project (Stevens)
- \$2.5 million for Inkster Senior Wellness Center (Tlaib)

- \$2 million for Oakland University, Automation Alley (Stabenow)
- \$2 million for water system improvements in Milford (Stevens)
- \$2 million for biosolids to fertilizer in Commerce (Stevens)
- \$1.6 million for facilities and equipment at Oakland University (Peters, Stabenow)
- \$1.6 million for White Lake Civic Center Road and sidewalk construction (Stevens)
- \$550,000 for Gourdy Amphitheater project in City of Wayne
- \$400,000 for Plymouth Cultural Center ADA compliance (Stevens)

As a practical matter, Michigan's senators either jointly or separately had their hands on just under half of the total earmarks for the state, about \$92 million. In the House, there were few jointly requested earmarks, and it's easier to see who secured — either with or without the help of the senators — the most funding for earmarks.

Stevens had the most at \$17.8 million, followed by Slotkin at \$16.9 million. Giv-

en the way earmarks have tended to work in the past, that's not too surprising. Both are currently in districts that had been previously held by Republicans, and it's not unusual for the party in power to give help through community funding to such members.

Earmarks were gotten rid of after 2011 when Republicans had control of the House in reaction to long-standing complaints about the system, with powerful appropriators sometimes getting funds to supporters or otherwise misusing funds. But there had always been pressure to restore the system — in part because some legislators argued that they were better suited to decide what local projects get funded rather than leaving it solely to executive branch agencies to decide. There was also a hope that horse-trading earmarks might inject more of a sense of collaboration in a sharply partisan Congress.

In the new system, Congress has called for more transparency, requiring grants go only to nonprofit groups or local government agencies and requiring members to certify they have no financial interest in the projects.

Not everyone is sold on the new system, however. At Taxpayers for Common Sense, a watchdog group in Washington that has made an effort to track and detail earmarks in the past, President Steve Ellis put out a note saying his staff, despite congressional promises to the contrary, is still wading through unclear letters and scattered reports trying to make sense of all the funding details.

"Let's just say all the talk about transparency nirvana, that things were going to be different this time, just sounds like that bad ex you shouldn't have believed," Ellis said. "Because they haven't changed. ... Crappy PDFs are not the databases we were promised."

Lawrence, however, said that even as she prepares to leave Congress after this term, she hopes the process remains in place, believing the anti-corruption measures will work.

"I hope it continues," she said. "People expect us to make the quality of life in their communities better. ... These projects, in order to qualify, have to have community support. These are not some backdoor, secret handshake type of projects."

360

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Wayne County home prices rose in 2021

From Staff Reports [Hometownlife.com](https://www.hometownlife.com)
USA TODAY NETWORK – MICHIGAN

The median sales price for a single-family home in Wayne County during December was \$172,000. That's an increase of 4.2% compared with December 2020, according to a USA TODAY Network localized analysis generated with data from Realtor.com.

On a year-over-year basis, prices have been rising for 28 consecutive months. December prices are down from \$179,000 the previous month.

The number of houses sold fell by 18.3% from a year earlier.

A total of 1,315 houses were sold countywide during the month of December. During the same period a year earlier, 1,609 single-family homes were sold.

Real estate sales can take weeks or months to be recorded and collected. This is the latest data made available through Realtor.com to the USA TODAY Network.

Condominiums and townhomes sold in December had a median sales price of \$220,000.

That figure represents a 15.8% increase year over year. In Wayne County, 184 were sold, down 14.4% from a year earlier.

Information on your local housing markets is available through the USA TODAY Network, with more data from



A total of 1,315 houses were sold in Wayne County in December 2021. A year earlier, 1,609 single-family homes were sold..
NEWS SENTINEL FILE

Realtor.com.

The top 10% of the properties sold had prices of at least \$410,000, up 7.9% from a year before.

In December, four properties sold for \$1 million or more: Four single-family homes. The median home sale price — the midway point of all the houses or units sold over a period of time — is used in this report instead of the average

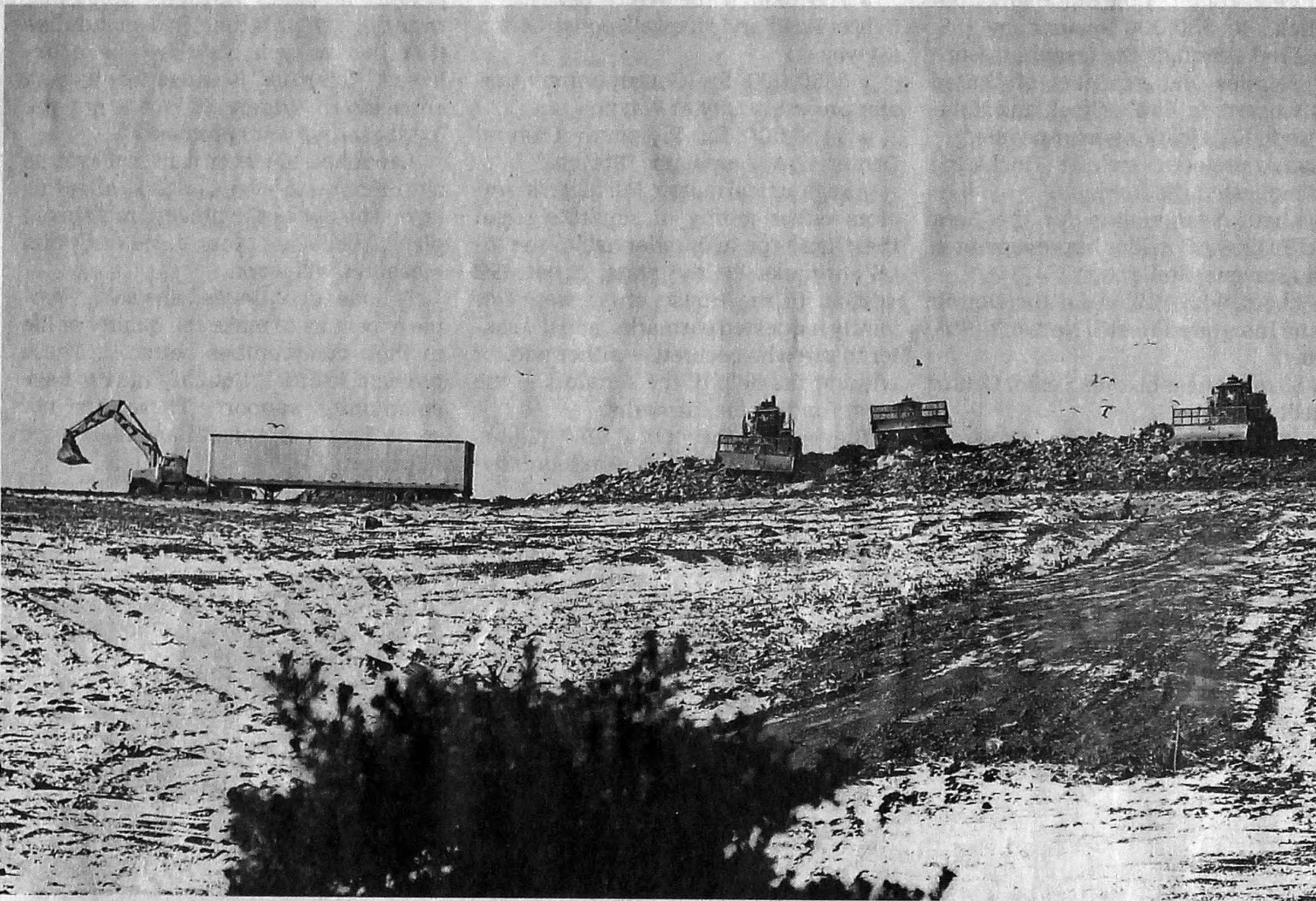
home sale price because experts say the median offers a more accurate view of what's happening in a market.

In finding the average price, all prices of homes sold are added and then divided by the number of homes sold. This measure can be skewed by one low or high price.

Find the latest data online at [data.hometownlife.com/real-estate-mar-](https://data.hometownlife.com/real-estate-market-report)

ket-report.

The USA TODAY Network is publishing localized versions of this story on its news sites across the country, generated with data from Realtor.com. Localized versions are generated for communities where the data quality and transaction volume meets Realtor.com and USA TODAY Network standards. The story was written by Sean Lahman.



The Arbor Hills landfill at Six Mile and Napier in Salem Township. JOHN HEIDER/HOMETOWNLIFE.COM

Arbor Hills landfill owners pay \$2.3M in settlement with state

Ed Wright [Hometownlife.com](https://www.hometownlife.com)
USA TODAY NETWORK – MICHIGAN

Michigan Attorney General Dana Nessel revealed March 10 that her office and the owners of the often-scrutinized Arbor Hills Landfill in Salem Township have agreed to a settlement that will cost Green For Life an estimated \$2.3 million in fines and costs of community-enhancing projects.

Although it agreed to the settlement, Arbor Hills did not admit to wrongdoing, statements in the settlement confirm.

"AHL denies all allegations in the Complaint and specifically denies that its operations create a public nuisance or unreasonably interfered with the public's right to use property," the settlement reads.

GFL did not return a message from Hometown Life requesting comment on the matter as of Friday early afternoon.

The landfill has piled up a mountain of air-polluting violations in recent years. Many of the violations were the result of hundreds of odor complaints reported by residents of Northville Township, whose western border touches the dump's eastern edge.

"This settlement helps address years of health and safety concerns," Michigan Attorney General Dana Nessel said during a press conference held Thursday in Northville Township's offices. "I applaud the collaborative work done between my office and EGLE (Michigan's Department of Environment, Great Lakes, and Energy) to reach a comprehensive agreement with the landfill's new ownership."

Northville Township Supervisor said a lawsuit his municipality filed against GFL is still pending.

In fall 2020, Nessel filed suit on behalf of EGLE due to the landfill's consistent failure to comply with state and federal regulations and creating a public nuisance.

Approximately 17 months after the lawsuit was announced, Nessel and EGLE Director Liesl Clark announced the terms of the settlement instigated by the lawsuit.

"This settlement will help ensure Arbor Hills Landfill is not a nuisance to neighbors, and that the facility operates safely in compliance with state and federal laws for air quality and waste management," Clark said March 10.

As part of the settlement, the landfill's operators agreed to:

- operate a network of monitors along the landfill perimeter to detect hydrogen sulfide and methane before they reach the neighboring subdivisions and cause a nuisance;
- quickly identify the source of emissions and reduce the concentrations if those gases are detected above thresholds that can cause a nuisance;
- retain a certified professional engineering firm to evaluate the landfill grade and cover quarterly and implement actions to minimize liquid infiltration;
- inspect the site's gas wells twice a month, and install and repair pumps based on a quarterly review performed by another engineering firm to ensure the wells are not flooded and are working properly; and

- perform monthly measurements of the landfill surface (rather than the quarterly monitoring required by the Clean Air Act and Michigan's Natural Resources and Environmental Protection Act) to detect gas emissions using drones and handheld devices.

The perimeter emissions monitoring network will be operated in conjunction with meteorological equipment and a sophisticated software system that continuously measures perimeter concentrations and immediately notifies Arbor Hills of any exceedances.

This aspect of the settlement agreement requires Arbor Hills to operate all the equipment and software for 10 years, which incurs a cost of roughly \$800,000.

Another settlement term requires Arbor Hills to construct and operate — as a free service to users for 10 years — a facility to collect household hazardous waste (including paints, solvents, automotive fluids and fluorescent bulbs) so it is not disposed in a landfill.

Arbor Hills is also required to plant a vegetative buffer of spruce trees to reduce the transport of particulate matter and odors from the landfill and its adjoining composting facility. The hazardous waste collection program and tree planting will cost another \$1.15 million or so.

Additionally, the settlement requires Arbor Hills to pay a civil fine a \$355,109.

Contact reporter Ed Wright at ewright@hometownlife.com or 517-375-1113.

Semitrailer fatally strikes 18-year-old on Interstate 275 in Canton Twp.

Susan Vela [Hometownlife.com](https://www.hometownlife.com)
USA TODAY NETWORK – MICHIGAN

A semitrailer fatally struck an 18-year-old male after he tried walking away late March 11 from a single-vehicle crash along Interstate 275 in Canton Township.

Michigan State Police troopers said on Twitter that there were three occupants in a vehicle that crashed on the northbound side of the highway, near Ford Road, at about 11:20 p.m. March 11.

The occupants were trying to cross the southbound lanes when the 18-year-old Detroit resident was struck.

Canton police located his companions. The semitrailer driver stayed on the scene.

No other information was available.

An investigation continues.

Contact reporter Susan Vela at svela@hometownlife.com or 248-303-8432. Follow her on Twitter @susan-vela.

Livonia senior center visitors help police make larceny arrest

Susan Vela [Hometownlife.com](https://www.hometownlife.com)
USA TODAY NETWORK – MICHIGAN

Visitors to Livonia's senior center described to police the woman stealing items from several cars parked outside, which helped Livonia police make their March 10 arrest.

Police said in a Facebook post a 25-year-old Detroit woman was arraigned in 16th District Court on multiple counts including some for larceny from an auto.

She pleaded guilty to at least two misdemeanor larceny counts and was sentenced to 45 days in jail and two years of probation, according to online court records.

"Our sharp and quick acting seniors provided a description of the suspect and the car she was driving including its license plate number," police said in their Facebook post. "Officers quickly located the suspect vehicle fleeing the scene."

The woman pulled over. She then fled from her vehicle, disappearing into an alley. Officers swarmed the area and soon learned the suspect was hiding in the rear seat of a car.

Police took her into custody.

Contact reporter Susan Vela at svela@hometownlife.com or 248-303-8432. Follow her on Twitter @susan-vela.

Obituaries

To place an ad, call 586-826-7171 or visit mideathnotices.com/place.php

James Von (Jim) McMahan

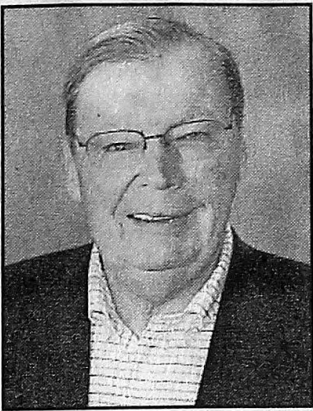
PLYMOUTH - James Von (Jim) McMahan. Plymouth, Michigan. 10/01/1939 - 03/09/2022.

Jim died peacefully under Hospice Care. He is survived by his wife Mitzi celebrating 57 years of marriage; Daughter Trish, Son-in-law Jonathan, two Granddaughters, Stephanie, and Elizabeth; Brother Robert and Sister-in-law Gail; Nieces Rebecca and Kelly and nephew Robert Jr.

Jim graduated from Detroit's Mackenzie High School in 1958. Swimming was his sport of choice from an early age beginning at Detroit's Fisher YMCA. He captained the High School's Award-Winning Swim Team. Jim continued his education at Bowling Green University of Ohio. He retired from a Career in the Detroit News Distribution Department.

Jim loved being in the outdoors and particularly loved the activity of Fishing. Wading in the rivers of Northern MI or chasing after Walleye in his boat on Lake Erie was the way Jim recreated. He will be remembered in a Family only Celebration and per his request, his remains will be scattered in the Platte River near Honor MI.

Arrangements with the Schrader-Howell Funeral Home, Plymouth, MI.



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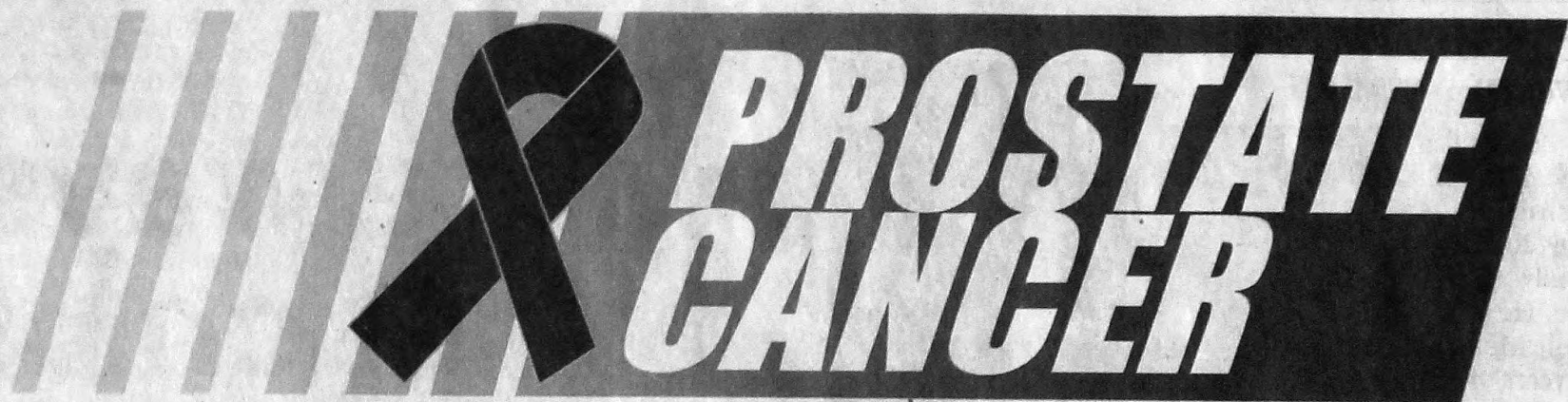
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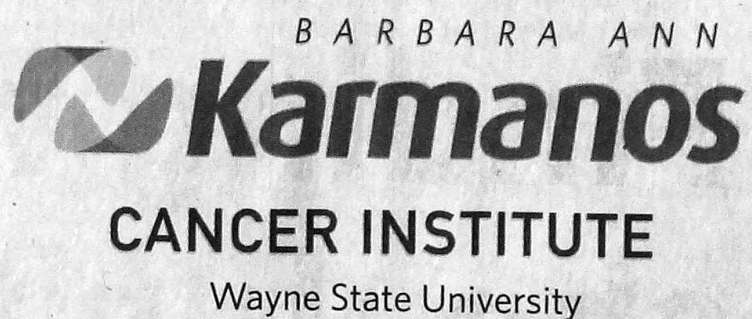
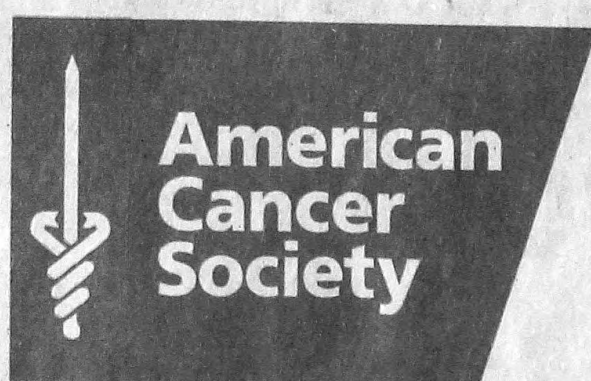
Oncology Social Worker, Karmanos Cancer Institute

Julie Booksh, MA, LPC

Life Coach Counselor

Moderated by Dr. Michael Lutz

President, MIU Men's Health Foundation



**www.MIUMensHealthFoundation.org
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SPORTS



Detroit Country Day's Aysia Yokely shoots against Marysville during the Division 2 girls basketball state quarterfinal at Detroit Mercy's Calihan Hall on March 15. TOM BEAUDOIN, SPECIAL TO HOMETOWNLIFE.COM

Detroit Country Day girls get the win over Marysville

Brandon Folsom Hometownlife.com
USA TODAY NETWORK – MICHIGAN

They were almost 100 strong. They unloaded the bus after a 1-hour trip down I-94, got through the east ticket table in a single-file line and made their way to the courtside bleachers in the north end of Detroit Mercy's Calihan Hall.

Some wore safety vests, others had on hard hats and jackets. All of them

were neon-colored, looking like a human mural of fluorescent greens and oranges. Some even wore bright pink and aqua blue. They went all-out on the theme.

The Marysville girls basketball team had never played in a state quarterfinal, and its rowdy student section wasn't about to miss Tuesday's game against Detroit Country Day for anything.

And, in the first half, with each trip down the floor, the Yellowjackets en-

dured their chants, heckles and claps. It would've been enough to make Naomi Osaka quake.

But this wasn't a professional tennis match, and Country Day wasn't about to ask the referees to pause the playoff game so it could address the Vikings' faithful over their name-calling.

In fact, the Yellowjackets (13-7)

See WIN, Page 2B

North Farmington boys defeat top rival Stevenson

Brandon Folsom Hometownlife.com
USA TODAY NETWORK – MICHIGAN

North Farmington boys basketball coach Todd Negoshian had just substituted in backups to wrap up Friday's Division 1 district championship.

As the clock was winding down with about 30 seconds left, the 12th-year coach turned to the middle of the bench and then he made his way down the line, fist-bumping each of his assistants until he hit the scorer's table.

He cracked a large smile as he walked toward the north baseline.

And then, with 8 seconds remaining, he watched Lee Hardy throw down his second two-handed dunk of the evening to seal the Raiders' 77-54 victory over Livonia Stevenson.

Negoshian's father, Tom, who coached North for 29 years before retiring in 2011 and has since become an assistant with the program, accepted the championship trophy at half court and then started organizing the team photo.

"Real quick, go and celebrate and then come back for the photo," Tom Negoshian told the Raiders.

And then the team raced to the student section and started an impromptu party in the northwest end of the arena.

Ryan Hurst, who scored a game-high 36 points, gripped the championship trophy with both hands once the Raiders finally returned to take the team photo, gathering around the junior for a picture three years in the making.

Yes, *finally*, the Raiders (18-3) had defeated their biggest rival.

No, not Stevenson. The two squads don't even play in the same league.

And, no, we're not talking about Ferndale, Clarkston, West Bloomfield or any of the other Oakland Activities Association-Red teams either.

Nor are we talking about that team 5 miles down Farmington Road, the Farmington Falcons.

"We feel like we've been cheated out of a couple of banners," Todd Negoshian said. "Probably at least two, if not four (counting regional championships). We've got kids who have never played in a district championship."

See RIVAL, Page 2B

Hartland girls basketball beats Midland Dow in OT

Bill Khan Livingston Daily
USA TODAY NETWORK – MICHIGAN

LAPEER — When Amanda Roach fouled out with 5:16 remaining, unsure if she'd just played her final basketball game at Hartland, teammate Gracey Metz stopped her on her way to the bench and offered words of encouragement.

"I just said, 'We've got it,'" Metz said.

With the Eagles trailing Midland Dow by four points in the state quarterfinals and their floor leader watching helplessly from the bench, Metz's declaration sounded like wishful thinking.

But when Roach left the game, junior

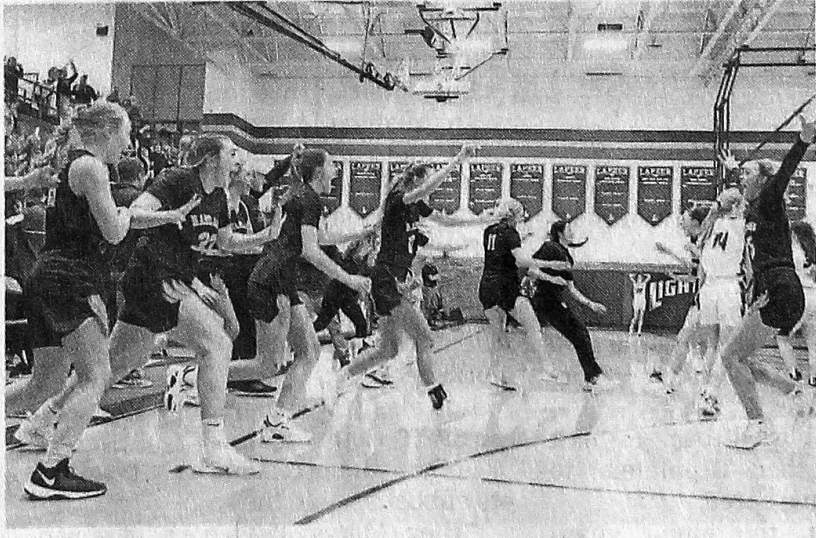
Liv Linden entered the fray. Metz had a message for her, too.

"I told her, 'Amanda's gonna work her butt off if she's in the game; she always does,'" Metz said. "I told Liv, 'You've got to go work like Amanda did.'"

With the message received, Linden delivered by making the biggest shot in the history of Hartland's girls basketball program.

Linden's game-tying 3-pointer with six seconds left in the fourth quarter kept Hartland's season alive. From there, the third-ranked Eagles completed a comeback from a 12-point halftime

See HARTLAND, Page 3B



Hartland players rush the court to celebrate a 56-51 overtime victory over Midland Dow in the state Division 1 quarterfinals March 15 at Lapeer. GILLIS BENEDICT/LIVINGSTON DAILY

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Shamrocks race past Hartland in semifinal

Brandon Folsom Hometownlife.com
USA TODAY NETWORK - MICHIGAN

Here's a sentence that's hard to make sense of: It's easy to forget about TJ Nadeau.

The Detroit Catholic Central boys basketball team, the recent Catholic League tournament runner-ups, is absolutely loaded with talent.

And, as expected, the Shamrocks' Big 3 did their thing in their 69-36 victory over Hartland during the Division 1 regional semifinal on March 14.

Oakland University signee Cooper Craggs launched a handful of blocks into the bleachers.

Kam Mayes hustled for steals and looked like a veteran Gleaners Community Food Bank volunteer with how much time he spent at the charity stripe.

And Chas Lewless continuously pushed the ball up the floor as well as found his rhythm at the 3-point line.

Efforts like theirs are enough to make game-planning to try and slow down the Shamrocks a nightmare. Opposing coaches are probably exhausted by the time they figure out how to stop them — assuming they even can.

But, oh yeah, there's a fourth spoke to that wheel they need to worry about, too: Nadeau, CC's second-year sophomore who has done enough to become a two-time All-CHSL player himself.

Nadeau has quietly had a phenomenal season as CC's Mr. Everything. He can shoot from outside, drive to the hoop, outrebound almost anyone on the offensive end and defend in the post.

Can a 6-foot-5 small forward even play quietly?

Regardless, he was the Shamrocks' spark against the Eagles.

"He's a special offensive talent, but his defense is underrated," said CC coach Brandon Sinawi, sporting wide eyes and a big smile while talking about

his secret weapon. "He's 6-5, so he's long. He can guard, and he can move his feet really well. He's sneaky with very good instincts on both ends, which makes him a tough challenge for other teams to play against. He can stroke it, too, from 3. He didn't do that much today, but he's a special player, man. We're lucky to have him on our side. I'd hate to scout against him because he can do so many things."

Nadeau scored six points in the paint early in the first half and buried a jumper before the halftime buzzer to give CC (15-8) a 28-19 lead entering the locker room.

And then he was on put-back patrol the rest of the night.

He scored twice on rebounds during CC's 17-3 run to open the third quarter, and then he buried a 3-pointer to start the fourth and scored once more down low to help give the Shamrocks a 25-point lead.

The sophomore scored a team-high 17 points, while Mayes added 16 and Craggs and Lewless each scored 11.

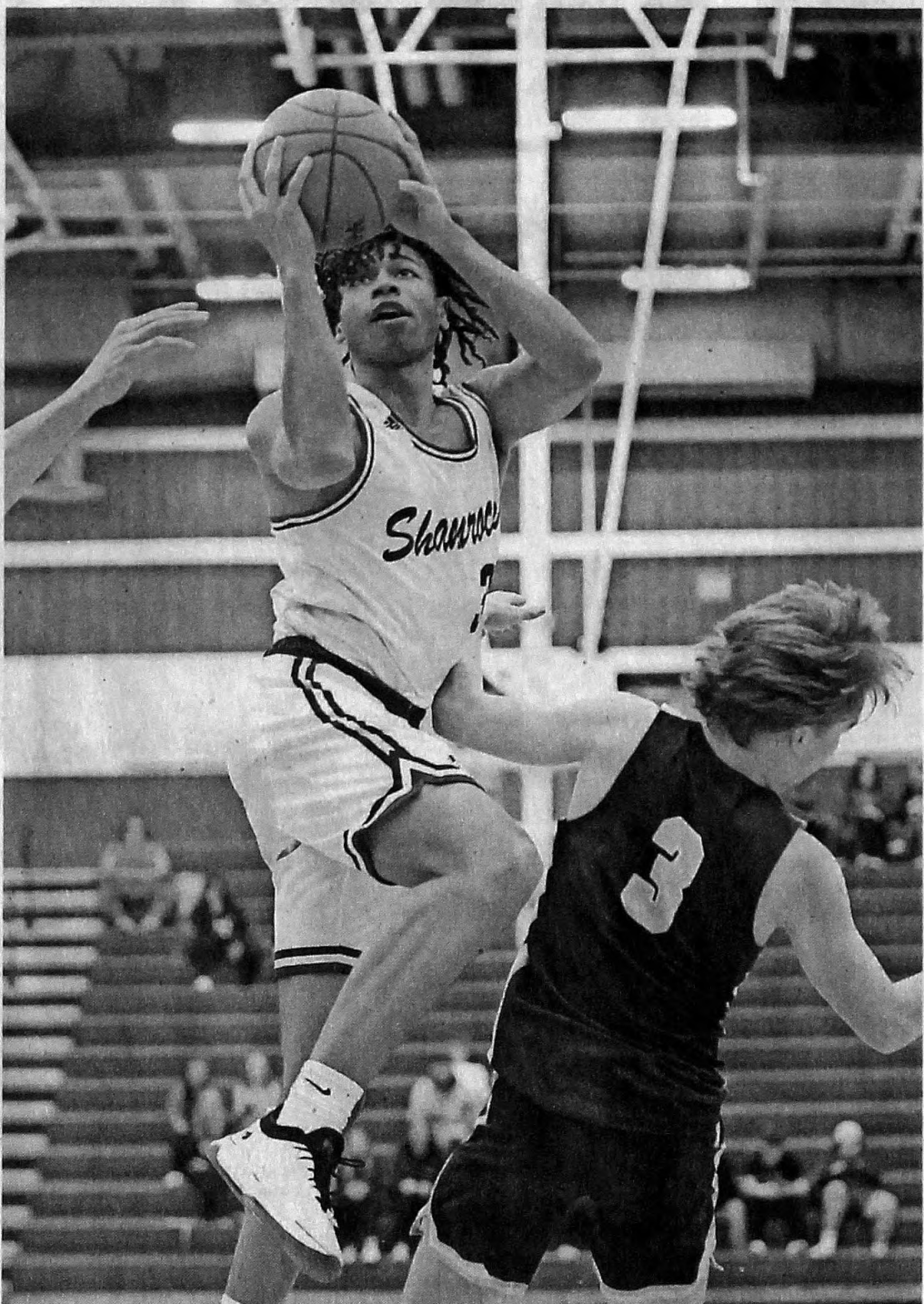
By the time Nadeau finally checked out with just under 5 minutes left, so had Hartland's fans.

The Eagles' faithful made their way to the exits, conceding defeat well before the final horn. They had seen enough of CC's fearsome foursome.

"Something that's been helping us a lot this year is that we've got four guys who can all just score at any given time," Nadeau said of helping Craggs, Mayes and Lewless on the stat sheet. "We all can just shoot from the outside, which is a huge threat. We can have Cooper, who's a 6-8 big guy, and pull him out to the 3-point line and have him shoot from there so it makes us very difficult to guard offensively."

"If we're all hitting, there's not a lot of teams who can stop us."

Twitter: @folsombrandonj.



Kam Mayes of Detroit Catholic Central is fouled by Hartland's Ryan Bohlen during the regional semifinal March 14. GILLIS BENEDICT/LIVINGSTON DAILY

Rival

Continued from Page 1B

What team is he talking about? Who has cheated North the past three seasons?

COVID-19.

The Raiders finally ended their two-game postseason losing streak to the pandemic.

"COVID has robbed us. It's robbed a lot of people," Negoshian added. "For our guys, COVID has really messed things up. Everything's been up in the air to be able to even have a season."

"We started with masks. We ended without masks, and we ended it with a celebration. We get to live to see another day, and we'll be in the gym tomorrow morning, and we'll get to see what happens on Monday."

North was slated to face Farmington in the district final on March 13, 2020, but hours before the game, the Michigan High School Athletic Association canceled all matchups for that night because of COVID-19 concerns.

Days later, the MHSAA canceled all sports, including postseason tournaments, for the rest of the school year.

The following season, the Raiders navigated a COVID-19-shortened season. But they saw their postseason prematurely ended because of contact



The North Farmington team celebrates after beating Livonia Stevenson during the Division 1 district final March 11. PHOTOS BY BRANDON FOLSOM/HOMETOWNLIFE.COM

tracing within the program.

Twice, North didn't get to see its season end on the court.

Twice, it didn't get to raise district trophies or hang banners.

Not only were senior leaders such as starters Aaron Rice and Jared Frazier robbed of games, but they were also

robbed of championships.

While Friday's title doesn't erase that heartache from the past, it was a Band-Aid for the program.

"Nothing can make up for championships, but we're happy to be here now," Frazier said. "Everyone went through it, so it's just another year. At least I got

one, but it could've been more. But they'll get more in the future."

Their team is loaded with juniors and sophomores.

They buried six-straight 3-pointers to open the game, three from sophomore Tyler Spratt and three more from Hurst, one of the best junior recruits in metro Detroit.

Hurst buried another trio of 3s to open the third quarter. His last one of the evening gave him 36 points and made Coach Todd, who was knelt on the floor, fist pump empathetically before finally subbing out his star small forward.

"They can be as hungry as they want (because COVID-19 robbing them), but they're also just a really, really good team," Stevenson coach Eoghann Stephens said. "They're well-coached, and they've got so many good pieces."

"We thought we were doing well on one player for a little bit, but the next thing you know, another guy is going off and hitting shots. It's just a lot of back and forth where it's hard to play defense on them because they've got so many pieces."

"Any team that plays them should be worried. They're a great team."

After the team photo was finally snapped, the Raiders made their way to the locker room for one final talk.

Cradling the trophy in his left arm was senior Amari Lee, who was finally a champion, COVID-19 be damned.

Win

Continued from Page 1B

thrived in spite of the hectic atmosphere.

They scored seven unanswered points to open the Division 2 matchup, and they ended the first half on a 14-0 run that almost quieted the student section entirely.

Aysia Yokely buried back-to-back Steph Curry-lengthed 3-pointers to kickstart the scoring spree.

Moments later, the junior guard made another one from way, way downtown, inspiring coach Jerica Williams to shoot a finger gun in celebration and crack an incredibly large smile in the process.

And then, with the final seconds of the half ticking off the scoreboard, Yokely sank another one just before the buzzer. This time Williams and the rest of the Yellowjackets on the bench jolted from their seats and raced to mob their favorite sharpshooter at halfcourt as Country Day would take a 35-17 lead into the halftime locker room.

The rout would've been on had Country Day got to play at that end of the floor

in the second half.

But, as it turned out, its problem wasn't playing in the face of adversity (read: Marysville's rowdy mob of fans).

It actually struggled to keep it all together while shooting at the empty end of the arena.

The Yellowjackets almost gave away a 23-point second-half lead, as Marysville did everything it possibly could to storm back.

But, alas, it was Country Day stealing the 59-55 victory.

So how the heck did the Yellowjackets almost fumble the bag?

"They (Marysville) have a lot of seniors," Williams said. "You can tell they weren't rattled. They didn't get rattled at any point of the game."

It was breaking news to the second-year coach when she found out just why the Vikings never gave up.

This Marysville squad is tight-knit. Several of them played on last spring's softball team that made it to the state championship but came up just short to Owosso by three runs.

What's more, the Vikings' softball coach, Ryan Rathje, is also the girls basketball coach.

"Oh, wow, I didn't know that," Williams said. "You talk about chemistry,

and that team has it. You had to expect that they weren't going to go down without a fight."

It also helped to have that student section cheering them on.

Cornerstone University signee Kaitlyn Cain went on a 9-2 run of her own to open the second half, trimming Marysville's deficit to just five points.

The two squads traded baskets over the next 6 or so minutes.

And, with 1:07 left, Yokely made another 3, giving her 21 points on the night.

Surely, that shot, which put Country Day ahead, 56-49, would seal the win, right?

Wrong.

Marysville responded with a pair of 3s, including Kara Miller burying one with 28 seconds left, to make it 56-55.

Fortunately, for the Yellowjackets, they did enough both defensively and at the free-throw line in the bonus to hold on to a close-call victory that should've been a blowout win.

Jaidyn Elam helped with 14 points, while Emma Arico added 12.

But the spotlight afterward was on Yokely, who couldn't miss from behind the arc.

"My coach tells us that if we're open to shoot it, and she had confidence in

everyone to shoot it," said Yokely, who gets hyped for games by munching on a bag of Skittles before tipoff. "She told us before the game, 'Every time you shoot, I believe it's going in,' so I kept shooting to make my team happy and to get the Dub."

Yokely finds herself in a strange spot. She's only a junior, but she's one of the oldest on a team that has no seniors.

"I think that has a lot to do with her coming out here locked in," Williams said. "She's the first person on the bus. She's the first person in practice. She's grown so much, and she's become more consistent. The seeds that have been planted along the way, tonight showed the fruit of that. We needed that, obviously, to make those shots consistently."

While her four 3-pointers in the second quarter were needed, no shot was bigger than her final 3 down the stretch that kept Marysville at arm's length.

"When it's crunch time in the game, I get my head focused," she said.

That's an impressive mantra, especially with 100 Marysville fanatics screaming at her as she squared up and let her follow-through hang in the air from so far, far away from the basket.

Brandon Folsom covers high school sports in Detroit for Hometown Life.

Hartland

Continued from Page 1B

deficit to avenge last year's quarterfinal loss to fourth-ranked Dow, 56-51, at Lapeer High School.

After four state quarterfinal losses since 2015, the last two experienced by five current seniors, Hartland is in the state semifinals for the first time. The Eagles will play Wayne Memorial (23-2) at 2 p.m. Friday at the Breslin Center in East Lansing.

"We were able to get that last-second shot," Linden said. "We got it and I just shot it. It went in, and it was the best feeling ever, because we got another chance at this rematch to beat them and go to the Breslin for the first time. I'm so proud of this team, because we played our butts off and we did not quit; we did not quit."

Hartland is the first Livingston County girls team to reach the semifinals since Howell was the state Class A runner-up in 1996. Brighton's 1978 team is the only other county team to get to the final four. County teams were 0-7 in their last seven quarterfinal appearances.

"It feels amazing, because all of our four years we've had the opportunity to go as far as we wanted to go," Metz said. "This one, we just wanted it so bad. Last year, best year. So, we're not done. We're gonna keep working."

Hartland scored the first four points of the game off turnovers, but Dow stormed back to take a 25-13 halftime lead.

"I reminded them we have come back several times in games," said Hartland coach Don Palmer, who switched to a zone defense after halftime to limit Dow's inside game. "That Brighton game, we were down 19-4. Howell, we were down seven and at Howell we were down nine. Now, we didn't come back to win the nine-pointer, but we came back in the seven-pointer and won. It wasn't like we hadn't done it before. Everything had to go right."

The Eagles fought back to within one point twice, but the Chargers appeared to have the game under control when two free throws by Abby Rey gave them a 45-37 lead with 1:58 left in the fourth quarter.

Hartland scored the next six points on a basket by Lauren Sollom with 1:42



Hartland's Gracey Metz scored 16 points in a 56-51 overtime victory over Midland Dow in the state quarterfinals March 15 at Lapeer. GILLIS BENEDICT/LIVINGSTON DAILY

left, a 3-pointer by Metz with 1:21 left and a free throw by Sollom with 49.8 seconds to go.

Dow's top player, Alexa Kolnitys, went 1-for-2 from the line with 34.0 seconds left, giving Hartland a chance to tie it with a 3-pointer.

Hartland's Emmy Sargeant missed a 3-point attempt, but the Eagles got the

ball back on the alternating possession when Metz and Linden tied up the ball, which was in the hands of Kolnitys with 15.5 seconds left.

On the tying basket, Linden drove into the lane, passed off to Sargeant, who drew three defenders as she dribbled to the basket and kicked the ball out to Linden outside the 3-point line.

Linden launched a shot from the right wing that banked high off the glass and went through the net to create a 46-46 deadlock and force overtime.

"Liv hit that bank shot," Palmer said. "I don't think she called a bank, but it went in. It was good enough for three. Hey, Amanda has carried us all year. It's our turn to carry her once."

In overtime, Dow took a 48-47 lead on a putback by Rey before Hartland took the lead for good when Sollom saved a ball from going out of bounds and passed it to Metz in the paint for a basket with 1:48 left.

The Eagles extended their lead to 53-49 on free throws by Sollom and Metz in the final minute. Kolnitys scored and was fouled with 14.5 seconds left, but missed a free throw that would've cut the deficit to one. She went 2-for-8 from the line from 1:30 left in the fourth quarter through overtime.

Metz grabbed the rebound, was fouled and missed a one-and-one, but Leah Lappin got the rebound, was fouled and hit both free throws with 10.2 seconds remaining to put the Eagles up by four.

Dow missed a 3-pointer and Metz hit one free throw with 0.4 seconds on the clock before the Eagles could celebrate their historic accomplishment.

"It feels great," Lappin said. "Honestly, we were doing it for the seniors last year and for us this year. We're just so excited."

By improving to 24-1, the Eagles broke the school record of 23 victories set by the 2019-20 team that had its season cut short by COVID restrictions four hours before it was set to play a regional final.

Both losses for Dow (23-2) were in overtime, the other being 63-60 at Frankenmuth on Jan. 18. The Chargers reached the state semifinals last season, losing 49-37 to eventual-champion Hudsonville.

"Bottom line, it took a banked-in three to beat us," Dow coach Kyle Theisen said. "I told the girls sometimes teams get lucky. We were better than them for 31 minutes and 55 seconds, and it took a banked-in three."

Metz had 16 points, Lappin 13, Sargeant 11, and Sollom and Linden eight each for Hartland.

By contrast, Dow relied heavily on two players for its scoring, with Rey getting 22 points and Kolnitys 18.

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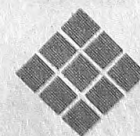


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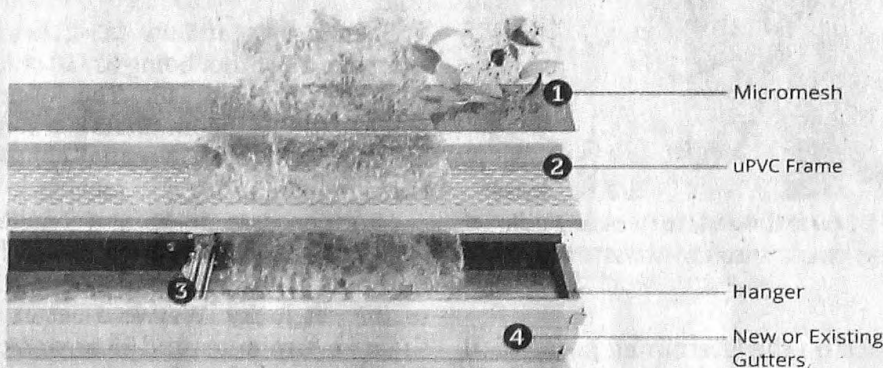
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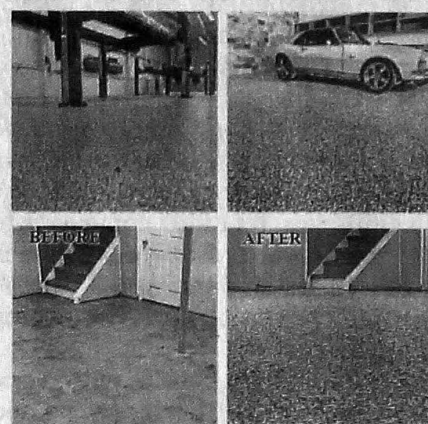
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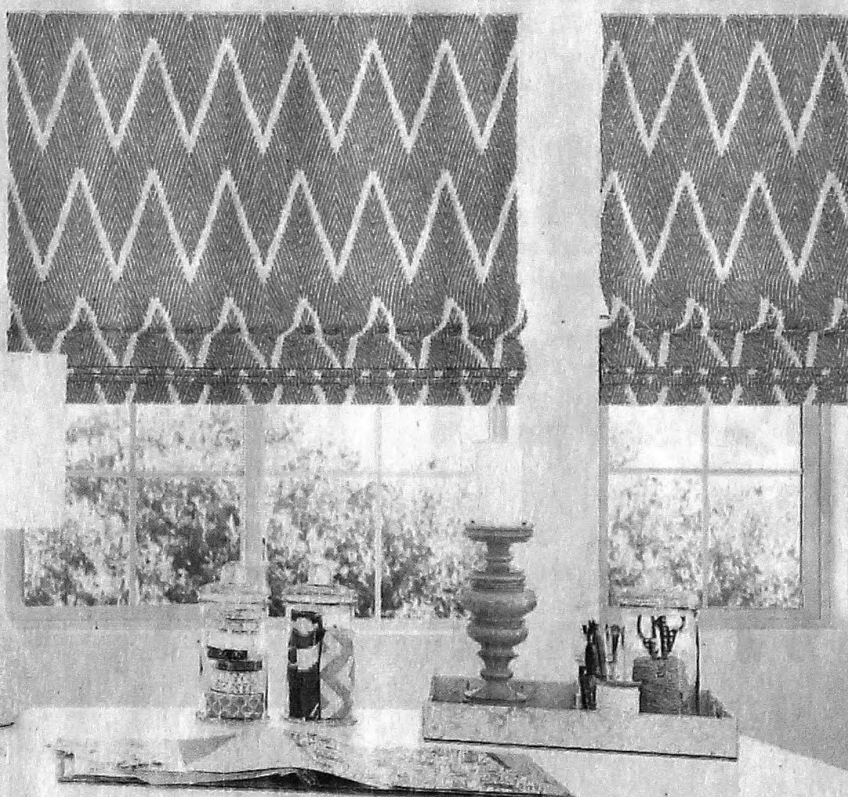
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City of Plymouth
Zoning Board of Appeals Notice
Thursday, April 7, 2022 – 7:00 p.m.
Located at City Hall

201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, April 7, 2022, at 7:00 P.M. at City Hall to consider the following:

Z22-02 Non-Use Variance Request for 712 Fairground Front yard setback along Joy
Zoned: R-1, Single Family Residential
Applicant: Kristin McHale-Johnson

Z22-03 Non-Use Variance Request for 170 Blunk
Garage height
Zoned: R-1, Single Family Residential
Applicant: Larry Quick

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:
Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: March 20, 2022

LO-0000361718 3 x 4

STATE OF MICHIGAN
COUNTY OF WAYNE
CHARTER TOWNSHIP OF PLYMOUTH
ORDINANCE NO. 1016
CHAPTER 94
ADOPTION BY REFERENCE OF 2021 INTERNATIONAL
FIRE CODE WITH APPENDIXES

AN ORDINANCE AMENDING CHAPTER 94, FIRE PREVENTION, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF PLYMOUTH, PROVIDING FOR ADOPTION BY REFERENCE OF THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE WITH APPENDIXES; PROVIDING FOR CHANGES IN THE CODE; PROVIDING FOR PENALTY FOR VIOLATION HEREOF; PROVIDING FOR SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE.

THE CHARTER TOWNSHIP OF PLYMOUTH ORDAINS:

SECTION 1. FIRE PREVENTION CODE

Chapter 94, the Charter Township of Plymouth Fire Prevention Code is hereby amended to read as follows:

§ 94.20. Code Adopted by Reference.

The 2021 Edition of the *International Fire Code* with Appendixes is adopted by reference, as modified in this article, as the Fire Prevention Code of the Charter Township of Plymouth subject to the additions, deletions and amendments to the 2021 Edition of the *International Fire Code* as listed in Section 24.020 of this Chapter.

§ 94.21. Changes in the Code.

The following sections and subsections of the 2021 Edition of the *International Fire Code* are hereby amended or deleted as set forth and additional sections and subsections are added as indicated. Subsequent section numbers used in this Chapter shall refer to the like numbered sections of the 2021 Edition of the *International Fire Code*.

101.1 Title.

These regulations shall be known as the Fire Prevention Enforcement Ordinance of the Charter Township of Plymouth and are hereby referred to as such or as the "Code".

103.1 Fire Code Official.

The Fire Inspector is the official in charge of enforcing this Code and shall be known as the Fire Code Official.

112.4 Violation Penalties.

Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under the provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

113.4 Failure to Comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

SECTION 2. VIOLATION AND PENALTY

Any person, corporation, partnership or other legal entity who violates the provisions of this Ordinance shall be guilty of a misdemeanor and may be fined not more than Five Hundred (\$500.00) Dollars or imprisoned not more than ninety (90) days, or both, at the discretion of the Court. Each day that the violation continues after due notice has been served in accordance with the terms and provisions hereof shall be deemed a separate offense.

SECTION 3. SAVINGS CLAUSE

The rights and duties which have matured, penalties which have been incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this Ordinance are not affected or abated by this Ordinance.

SECTION 4. SEVERABILITY

If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 5. REPEAL OF INCONSISTENT ORDINANCES

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

SECTION 6. PUBLICATION

The Clerk of the Charter Township of Plymouth shall cause this Ordinance to be published in the manner required by law.

SECTION 7. EFFECTIVE DATE

This ordinance shall take full force and effect upon publication thereof.

CERTIFICATION

The foregoing Ordinance was duly adopted by the Charter Township of Plymouth Board Trustees at its regular meeting called and held on the 8 day of March 2022 and was ordered to be given publication in the manner required by law.

Jerry Vorva, Clerk

Introduced: February 22, 2022
Published: March 20, 2022
Adopted: March 8, 2022
Effective upon Publication: March 15, 2022

Publish: March 20, 2022

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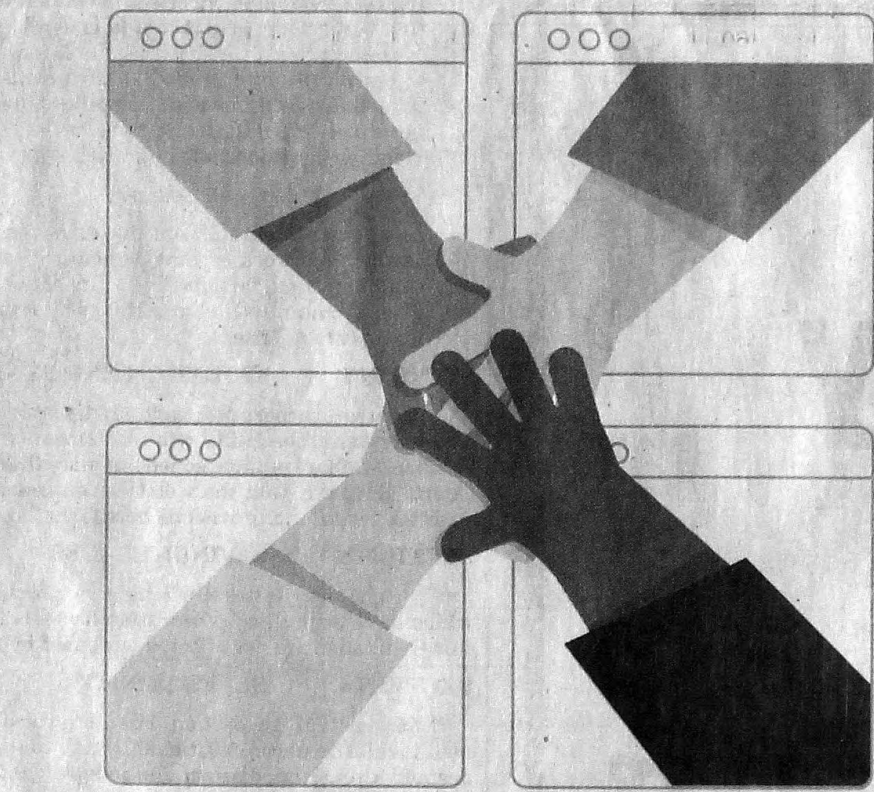
Union membership has steadily declined in the U.S., from 20.1% of the workforce in 1983 to 10.3% in 2021. The number of major work stoppages involving 1,000 or more workers has also fallen markedly, from more than 400 a year in the early 1950s to just 16 in 2021. At the same time, however, support for unions has recently grown—especially among younger workers.

A Gallup poll released last fall found that support for unions is at its highest point in almost 65 years. According to the report, 68% of Americans now approve of organized labor. That means support has risen 20 percentage points since 2009, when approval was at its lowest point since polling began. The increase is largely being driven by the labor market entry of Gen Z and younger Millennials, 77% of whom approve of unions.

Union membership has steadily declined in the U.S., from 20.1% of the workforce in 1983 to 10.3% in 2021. The number of major work stoppages involving 1,000 or more workers has also fallen markedly, from more than 400 a year in the early 1950s to just 16 in 2021.

Younger Workers Are Leading the Charge. Fresh faces expect more from employers

Baristas in their twenties led some of the first efforts to unionize Starbucks locations, for example. The effects were felt almost immediately when they went on strike in early 2022 to protest



unsafe working conditions. Several early successes have encouraged further unionization efforts, which have now spread to almost 100 stores.

The tech industry, which tends to attract younger workers, is another space where unionization efforts are taking hold. In 2021, Google employees and contractors formed the Alphabet Workers Union. With over 800 members, the union has helped lead the charge in protecting Google workers from wrongful termination and in promoting transparency around who will be using the products they build—such as governments or militaries.

Essential Workers Flex Their Muscles. Workers on the front lines during the pandemic are demanding better conditions


Another major factor driving the shift to union support is the Covid-19 pandemic, which upended many industries, especially healthcare. In 2021, almost 1 in 5 healthcare workers left their jobs, while another 12% were laid off. This talent vacuum created acute staffing shortages in many hospitals, putting even more pressure on those who remained. A 10-month-long nurses' strike in protest against conditions at St. Vincent's hospital in

Massachusetts was the longest work stoppage in state history.

Amazon is a major corporation whose workers also provided an essential service to Americans during the pandemic. Organizers at an Amazon warehouse in Bessemer, Alabama held a unionization vote last year. While the initial effort failed, there is currently another vote taking place. At the same time, Amazon warehouse workers in Staten Island, New York are now moving towards their own vote in pursuit of longer breaks, better medical and other leave options, and higher wages.

More to Come in 2022? A more union-friendly generation is coming of age

Recently, labor organizers have emphasized the unionization not only of blue-collar workers, but also of white-collar workers in tech companies and universities. Graduate students at schools like Indiana University and tech workers at companies like Apple and Activision Blizzard have staged sit-ins, circulated petitions, and mounted new unionization efforts. The efforts seem at least partly influenced by tight labor market conditions and the newfound leverage workers have enjoyed in recent months. But a culture shift also seems to be playing a role. Whether those shifts will be enough to reverse the 30-year downward trend in union membership waits to be seen.

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