

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, September 3, 2025  
6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Stan Eldridge  
Edward Burnett  
David Marshall

**STAFF AND CONSULTANTS**

Mark Yandrick – Planning Director  
Sally Elmiger - Carlisle Wortman

- **CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Ms. El-Assadi called the meeting to order at 6:31 p.m. Ms. El-Assadi completed the roll call and confirmed a quorum was established.

- **APPROVAL OF AGENDA**

**MOTION:** Mr. Eldridge **MOVED** to approve the agenda as presented. The

**MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

- **APPROVAL OF JULY 2, 2025, REGULAR MEETING MINUTES MOTION:**

Mr. Marshall **MOVED** to approve July 2, 2025, Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

- **PUBLIC HEARING**

**Applicant:** Family Life Services of Washtenaw County

**Location:** 840 Maus Avenue, Ypsilanti, MI 48198

**Parcel ID:** K-11-10-386-036

**Request: Article 13 – Sec. 1305.2B: Fences and Walls: Commercial, Office or Form-Based District: Request for variance to locate a 6-foot tall privacy fence in the front yard**

Sally Elmiger (Planning Consultant - Carlisle Wortman) informed the Zoning Board that the applicant has proposed the fence to screen the property from adjacent properties. While most of the proposed fence, complies with the code, the portion on the eastern side of the property is located in a front yard and requires a variance.

Planning Consultant Elmiger gave a presentation focusing on the variance requests, the standards of approval and if the proposal met the standards. The analysis provide that there wasn't physical hardship and landscaping such as arbor vitae could be planted to provide the same screening and not require a variance.

The applicant, Yarimar Cherney, Executive Director of Family Life Services of Washtenaw County. Ms. Cherney addressed the need for the fence and variance to screen the toilets and blight from the adjacent property. She continued that their clients are often in a vulnerable state and the blight has caused additional emotion strain. Ms. Cherney continued that there is an emergency exit door and sidewalk on the eastern facade, which would be a challenge to install arbor vitae.

The Board asked questions about the status of the emergency exit door and how the suit

#### **PUBLIC HEARING OPENED AT 6:48 PM**

One speaker spoke in support of the fence and the organization.

#### **PUBLIC HEARING CLOSED AT 6:50 PM**

There was some general discussion from the board.

Board member Eldridge stated that once a decision is made by the ZBA, an applicant cannot come back with a resubmission for 365 days.

MOTION: Mr. Eldridge MOVED to TABLE the variance requests to allow Planning and Building staff to review the site with the applicant and see if any alternatives were available.

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Mr. Burnett (Yes); Motion Passed 4-0.

#### **OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

- **PLANNING DEPARTMENT REPORT**

Planning Director Yandrick explained that Zippy's Car Wash resubmitted plans after they received ZBA variance approvals. The site plan goes before Planning Commission at the September 9 meeting.

- **CORRESPONDENCE RECEIVED** None to Report.
- **ZONING BOARD OF APPEALS MEMBERS** None to Report.
- **MEMBERS OF THE AUDIENCE/PUBLIC** None to Report.

#### **ADJOURNMENT**

**MOTION: Mr. Eldridge MOVED to adjourn at 7:01 p.m. The MOTION was SECONDED by Mr. Burnett and PASSED by unanimous consent.**