



REGULAR MEETING AGENDA

Monday, November 10, 2025

6:30 P.M.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE SEPTEMBER 9, 2025, REGULAR MEETING MINUTES
5. PUBLIC HEARINGS
 - A. **ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES REGARDING DATA CENTERS:**
 1. Article 2, Section 201. – Definitions.
 2. Article 4, Section 420. – Residential use table.
 3. Article 5, Section 504. – Neighborhood Corridors
 4. Article 5, Section 505. – Regional Corridors
 5. Article 5, Section 506. – Town Center
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES DATA CENTERS:**
 1. Article 2, Section 201. – Definitions.
 2. Article 4, Section 420. – Residential use table.
 3. Article 5, Section 504. – Neighborhood Corridors
 4. Article 5, Section 505. – Regional Corridors
 5. Article 5, Section 506. – Town Center
 - B. **RESOLUTION 2025-001, ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2026 CALENDER YEAR**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 9, 2025
6:30 pm**

COMMISSIONERS PRESENT

Larry Doe
Elizabeth El-Assadi
Amy Kehrer
Darrell Kirby
Gloria Peterson
Bill Sinkule
Bianca Tyson

STAFF AND CONSULTANTS

Sally Elmiger - Carlisle Wortman
Dennis McLain – Township Attorney

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:31 pm.

- **APPROVAL OF AUGUST 26, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Doe **MOVED** to approve the August 26, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

MOTION: Mr. Sinkule **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

None to Report.

- **OLD BUSINESS**

- a. **SPECIAL LAND USE - ZIPPY CAR WASH – 1822 W MICHIGAN – PARCEL K-11-39-252-022 – TO CONSIDER THE SPECIAL LAND USE APPLICATION OF ZIPPY AUTO WASH/COREY WEAVER TO PERMIT A VEHICLE WASH ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

Sally Elmiger (Planning Consultant- Carlisle Wortman) informed the Commission that the applicant (Zippy Car Wash) has met all the standards. During the previous review, the applicant was requested to provide more information regarding the business not being a disturbance to existing residential neighbors. Zippy Car Wash has provided the following information: The proposed hours of operation are Monday through Saturday (7 am – 8 pm) and Sunday (8 am – 8 pm). The revised proposal states that the vacuum and car mat wash area will not be available when the building closes.

Ms. Elmiger stated that the plan does comply with the ordinance requirements and meets the standards.

- It will not be injurious to public health and safety.
- Consistent with the Master Plan, which was based on the evaluation of the special land use.
- The site is served by public utilities, fire safety, and police.
- The location of the building is appropriate and convenient.

Ms. Elmiger informed the Commission about the three alternatives for them to consider:

- To consider the landscape screen as an alternative to a six-foot-tall wall.
- To consider additional shrubs along the northern lane to screen Ellsworth Road to justify the modification of the perimeter parking lot landscaping requirement. Ms. Elmiger recommended screening shrubs instead of trees due to the utilities in the area.
- To consider the architectural features of the buildings towards the deficient transparency (north side of the building), since the Planning Commission had requested a minimum of 50% transparency requirement. Ms. Elmiger informed the Commission that the applicant has requested that the architectural design features of the building count towards the transparency requirement.

Commissioner Sinkule inquired about the height of the evergreen trees that would be planted and the 40% transparency. Ms. Elmiger stated that the trees would

grow to up to six feet. Ms. Elmiger informed the Commission that 40% of the facade between two feet up from grade and eight feet up from grade is a transparent material (window or door).

Commissioner Kehrer inquired whether a notification was given to the adjacent property owner regarding the fence/tree. Ms. Elmiger stated that the owners are aware of it, and they would have been notified about the public hearing.

The Planning Commission talked about the Master Plan and the slow transition of residential to commercial in the future. Ms. Elmiger shared that the regional corridor zoning that goes all the way up Michigan Avenue is considered for mixed use.

Corey Weaver and Michelle Weaver (Owners of Zippy Car Wash) stated that the reason for not having many windows at the back is due to the masonry and the equipment room. The rear of the building was upgraded with additional architectural features, including three dormers and accent lighting. The preference for landscaping would be evergreen trees. The decision to go with the trees and not a wall was because the backside of the berm has a storm sewer that collects water from the neighbors, and a wall would interfere with it.

The Commissioners inquired about placing faux windows. Ms. Elmiger stated that faux windows do not count towards transparency. The frontage requires 50%, which was attained, and the rear requires 30%.

The Commissioners were presented with a PowerPoint, which will be printed out for future reference. The PowerPoint covered the electrical, gas outlets, landscaping and the interiors of the building.

MOTION: Ms. Kehrer **MOVED** to approve the Special Land Use Permit submitted by Zippy Auto Wash (Represented by Corey Weaver) to permit construction of a 4,900 square foot, automated tunnel car wash with two pay terminals and 12 vacuum stations/parking spaces on a 2.49-acre site zoned RC, Regional Corridor, located at 1822 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-38-252-022, as the proposal meets the criteria in Article 10, Special Land Use, with the following conditions:

1. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval.
2. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
3. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

The **MOTION** was **SECONDED** by Mr. Doe.

Roll Call Vote: Mr. Doe (Yes); Ms. Kehrer (Yes); Mr. Kirby (Yes); Ms. Tyson (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

- b. **PRELIMINARY SITE PLAN - ZIPPY CAR WASH – 1822 W MICHIGAN – PARCEL K-11-39-252-022 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF ZIPPY AUTO WASH/COREY WEAVER TO PERMIT A VEHICLE WASH ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

MOTION: Ms. Kehrer **MOVED** to approve the Preliminary Site Plan submitted by Zippy Auto Wash (Represented by Corey Weaver) to permit construction of a 4,900 square foot, automated tunnel car wash with two pay terminals and 12 vacuum stations/parking spaces on a 2.49-acre site zoned RC, Regional Corridor, located at 1822 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-38-252-022, with the following modifications and condition:

1. The Planning Commission considers the proposed landscape/berm screen along the west property line as an acceptable alternative to the required six-foot-tall masonry screen wall.
2. The Planning Commission considers the additional shrubs along the northerly maneuvering lane to justify the modification to the perimeter parking landscaping requirement.
3. The Planning Commission considers the architectural features of the building to count toward the deficient transparency on the north side of the building.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
5. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
6. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

The **MOTION** was **SECONDED** by Mr. Doe.

Roll Call Vote: Ms. Kehrer (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes); Ms. Tyson (Yes); Mr. Kirby (Yes); Ms. El-Assadi (Yes).

MOTION PASSED.

- **NEW BUSINESS**

None to Report.

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

- **CORRESPONDENCE RECEIVED**

None to Report.

- **PLANNING COMMISSION MEMBERS**

None to Report.

- **MEMBERS OF THE AUDIENCE**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

Commissioner El-Assadi recommended that the Planning Commission have the Zoning Board of Appeals (ZBA) motion or meeting minutes placed at the beginning of the agenda for the purpose of being cohesive.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Planning Staff informed the Planning Commission that the September 23, 2025, meeting has not yet been finalized, as they are waiting for the resubmission of applications.

The Planning Department is in the process of planning the text amendment regarding data centers for the following meeting, scheduled for October 14, 2025.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Kirby **MOVED** to adjourn at 7:10 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: November 4, 2025

Re: Zoning Ordinance Text Amendment: Data and Computing Centers

Process

A Zoning Ordinance Text Amendment is a change to the written regulations of a township's zoning ordinance. To evaluate a text amendment, the Michigan Zoning Enabling Act requires the Planning Commission to first hold a public hearing, and then discuss and possibly refine the language before making a recommendation on the amendment to the Township Board. The Township Board is then required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background

At their August 19, 2025, meeting, the Ypsilanti Township Board unanimously passed a motion that directed the Planning Commission to consider reviewing and revising the Zoning Ordinance to restrict which zoning districts data and computing centers could be located to the Industrial and Commercial Redevelopment (ICR) zoning district.

The current zoning ordinance was adopted on February 15, 2022. Data and Computing Centers were much smaller in size 5-10 years ago as data wasn't processed at the size and scale it is today. There has been an increased demand nationwide for data and computing centers as both data and artificial intelligence (AI) research, development, and storage has increased. These larger facilities require significantly more electricity and water, which also can impact the surrounding environments, as well as the capacity of these utilities. Data and computing centers can also generate noise that could negatively affect nearby residential neighborhoods.

Proposal

Township Staff is proposing the attached Text Amendments to mitigate any impact of Data or Computing Centers to the health, safety and wellbeing of the Township by:

1. Restricting Data Centers, also known as Computing Centers, and Service and Maintenance of Electronic Data to the Industrial and Commercial Revitalization (ICR) zoning district only, and making these uses a Special Land Use in this district. This also means that Data Centers have been



- removed from the L-M, Logistics and Manufacturing zoning district, and the Service and Maintenance of Electronic Data Processing Equipment” removed from the I-T, Innovation and Technology zoning district as well as the L-M district.
2. Removing Data Centers as permitted use in the Township’s three (3) form-based code districts (Town Center, Regional Corridor, Neighborhood Corridor).
 3. Cleaning up some of the headings from Section 420 for better clarification, which will not modify any regulations if approved.

This Ordinance does **not** impact any proposals from the University of Michigan’s and Los Alamos Computation Center, due to MCL Article VIII § 5, which exempts the University of Michigan from local building and zoning laws. This proposed ordinance would apply to all other proposals that are not exempt under this law, or any other state or federal exemptions.

The purpose behind these changes is to protect existing neighborhoods and environmentally sensitive areas surrounding the Innovation and Technology (IT) and Logistics and Manufacturing (LM) zoning districts. These two (2) zoning districts are less intense than the ICR zoning district. Additionally, the form-based codes (Town Center, Regional Corridor & Neighborhood Corridor) were established to revitalize the corridors with activated building design and land uses. Data and computing centers would be inappropriate because it provides a high level of industrial design and utilities that may discourage residential and commercial development around it.

Locating data (computing) centers in the ICR zone is most appropriate in the township as it would locate an industrial use in an existing brownfield site(s) and eliminate impact to surrounding residential and environmental sensitive areas found in the other zoning districts. The parcels in the ICR zoning district also have greater access to existing utilities and infrastructure. The location is also nearby to the Ypsilanti Community Utility Authority (YCUA) water treatment plant, which could potentially use reclaimed refuse water, which is recycled water and less of an impact on the existing water utility systems. For these reasons, it was determined that the ICR zoning district is the most appropriate district for Data and Computing Centers as the characteristics of this land use have evolved over time.

Conclusion/Recommendation

This Ordinance proposes to limit data centers to the ICR district only in the Township to protect the health, safety, and welfare of the community. Staff recommends Planning Commission review the Ordinance Text Amendments and consider a recommendation of APPROVAL of the amendments to the Township Board.



SUGGESTED MOTIONS:

Zoning Ordinance Text Amendment: Data Centers

Motion to Postpone:

"I move to POSTPONE the Township Initiated Ordinance Zoning Text Amendment relating to the location and regulations applicable to data centers within the Article 2, Section 201. – Definitions, Article 4, Section 420. – Residential use table, Article 5, Section 504. – Neighborhood Corridors, Article 5, Section 505. – Regional Corridors, and Article 5, Section 506. – Town Center, to give the Township time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight."

Motion to Approve:

"I move to recommend APPROVAL to the Township Board the Township Initiated Ordinance Zoning Text Amendment relating to the location and regulations applicable to data centers within the Article 2, Section 201. – Definitions, Article 4, Section 420. – Residential use table, Article 5, Section 504. – Neighborhood Corridors, Article 5, Section 505. – Regional Corridors, and Article 5, Section 506. – Town Center to improve the health, safety, and welfare of the Township with the following conditions:

1. (Any other conditions based upon Planning Commission discussion.)"

Motion to Deny:

"I move to recommend DENIAL to the Township Board the Township Initiated Ordinance Zoning Text Amendment relating to the location and regulations applicable to data centers within the Article 2, Section 201. – Definitions, Article 4, Section 420. – Residential use table, Article 5, Section 504. – Neighborhood Corridors, Article 5, Section 505. – Regional Corridors, and Article 5, Section 506. – Town Center for the following reasons:

1. _____
2. _____
3. _____



CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION (2025-30) In Reference to Ordinance (2025-513)

Zoning Ordinance Text Amendment Regarding Data Center Definitions and Locations

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, data centers are a relatively new land use that house computer servers and other technology in large buildings, served by electrical support facilities such as substations, generators, and batteries, and that can consume large amounts of electricity and water; and

Whereas, in studying data centers as a potential land use in the Township, it has become evident that data centers are similar to an industrial use in relation to their size and potential external effects, such as noise, electrical power consumption, water consumption; and

Whereas, the Township is committed to locating data centers in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing noise from mechanical equipment and generators; and

Whereas, the ordinance amendment is consistent with the intent of the I-C - Industrial and Commercial District, the NB - Neighborhood Corridors Form-Based Code Zoning District, the RC - Regional Corridors Form-Based Code Zoning District, and the TC - Town Center Form-Based Code Zoning District, as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held November 10, 2025, the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2025-513 attached hereto, by reference, in its entirety.

YPSILANTI CHARTER TOWNSHIP PROPOSED**ORDINANCE NO. 2025-0513****An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Add Definitions for Data Center or Computing Center and Technology Centers/Office Research, and Modify the Districts that List Data Centers as a Permitted or Special Land Use in the Township.**

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text (**additions are underlined, deletions are ~~struck-thru~~**).

[Add to Article II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS]**Section 201. – Definitions:**

Data Center or Computing Center: A facility primarily used to house computer systems and associated components, including servers, telecommunications, storage systems, backup power supplies, redundant data communications connections, and environmental controls.

Technology centers/office research, Business(es) that provide an environment where high-tech uses and functions such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers, medical research, food and materials testing, telecommunications, and limited assembly operations associated with principal permitted uses can be located. Data or Computing Centers do not qualify under this definition.

[Modify Article IV. – DISTRICT REGULATIONS]**Section 420, ~~Residential Use Table~~ Table of Uses**

- 3. Residential districts table of uses identifies the uses allowed in the following residential districts:**
- 4. Business districts table of uses identifies the uses allowed in the following commercial districts:**
- Industrial districts ~~schedule table~~ of uses identifies the uses allowed in the following ~~residential~~ industrial districts:**

Industrial Districts Use Table	1-T	L-M	ICR	Notes
Product Assembly				
Data centers for the storage and warehousing of computer servers or computing centers.	-	Permitted Use	Permitted Use <u>Special Land Use – Township Board (SL-TB)</u>	
Office and Financial				
Data processing and computer centers, including service and maintenance of electronic data processing equipment	Permitted Use	Permitted Use	P <u>Special Land Use – Township Board (SL-TB)</u>	

[Modify Article V. – FORM BASED DISTRICTS]

Section 504 – Neighborhood Corridors:

2. Use groups by category-neighborhood corridors:

Neighborhood Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.

Use Group 3
Office/Institutional:
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Any single use building over ten thousand (10,000) sq/ft.
Veterinary clinics or hospitals, subject to regulations in Section 1116, or Section 1117.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Technology centers/office research/ data-center .
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129.
Financial Institution with drive-through, subject to regulations in Section 1118.
Vehicle fueling/multi-use station, subject to conditions in Section 1126.

Sec. 505. - Regional corridors:

2. Use groups by category-regional corridors:

Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/ data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Outdoor commercial recreational facilities, subject to regulations in Section 1130
Use Group 6
Automotive Uses:
Vehicle wash, subject to regulations in Section 1129.
Vehicle fueling/multi-use station, subject to regulations in Section 1126.
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121.

Sec. 506. - Town Center:

2. Use Groups by Category-Town Center:

Town Center Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.

Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 and , 3 <u>and</u> 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/ data-center .
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.

Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

The Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

Charter Township of Ypsilanti
Planning Commission
Resolution 25-001

Adoption of Regular Planning Commission Meeting Dates
For the 2026 Calendar Year

WHEREAS section 2A of the adopted Planning Commission by-laws states the Commission shall hold regular meetings on the fourth Tuesday of each month and other meetings as necessary, and

WHEREAS the Michigan Zoning Enabling Act requires the Planning Commission adopt by resolution it's meeting schedule, and

WHEREAS the adopted bylaws require the Commission to adopt by resolution the time and place of such meetings and minimum required application deadlines,

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti Planning Commission for the 2026 Calendar Year.



2026 Schedule of Meetings

Planning Commission Charter Township of Ypsilanti

<u>Meeting Date</u>	<u>Application Deadline</u>
January 13 th , 2026	November 29 th , 2025
January 27 th , 2026	December 13 th , 2025
February 10 th , 2026	December 27 th , 2025
February 24 th , 2026	January 20 th , 2026
March 10 th , 2026	January 24 th , 2026
March 24 th , 2026	February 7 th , 2026
April 14 th , 2026	February 28 th , 2026
April 28 th , 2026	March 14 th , 2026
May 12 th , 2026	March 28 th , 2026
May 26 th , 2026	April 11 th , 2026
June 9 th , 2026	April 25 th , 2026
June 23 rd , 2026	May 9 th , 2026
July 14 th , 2026	May 30 th , 2026
July 28 th , 2026	June 13 th , 2026
August 11 th , 2026	June 27 th , 2026
August 25 th , 2026	July 11 th , 2026
September 8 th , 2026	July 25 th , 2026
September 22 nd , 2026	August 8 th , 2026
October 13 th , 2026	August 29 th , 2026
October 27 th , 2026	September 12 th , 2026
November 10 th , 2026	September 26 th , 2026
November 24 th , 2026	October 10 th , 2026
December 8 th , 2026	October 24 th , 2026

Work Session – 6:00 p.m.

Meeting Time – 6:30 p.m.

**Work session may or may not be necessary due to the length of the agenda. Please see posted agenda for Work Session time.

An application needs time to be reviewed by staff and other reviewing agencies and be determined to meet satisfaction before being scheduled. The township also needs appropriate time to notice any public hearings per Michigan Zoning Enabling Act and Ypsilanti Township Zoning Code.