



## **REGULAR MEETING AGENDA**

**Tuesday, March 24, 2026**

**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](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE DECEMBER 9, 2025, REGULAR MEETING MINUTES
5. PUBLIC HEARINGS
  - A. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS** - ADDING TOWING SERVICES WITHOUT AN IMPOUND OR STORAGE YARD, TAXI TERMINALS AND DISPATCH FACILITIES, LIMOUSINE SERVICES AND BUS DEPOTS TO THE ICR – INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT TO SEC. 420. – TABLE OF USES.
  - B. **ZONING ORDINANCE AMENDMENT – ARTICLE 5 – FORM BASED DISTRICTS**- PROPOSED MODIFICATIONS TO SEC. 504 – ECORSE ROAD NEIGHBORHOOD CORRIDOR REGULATING PLAN FOR THE FOLLOWING PROPERTIES: 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013).
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS** - TO CONSIDER THE PROPOSED AMENDMENTS TO INCLUDE TOWING SERVICES WITHOUT AN IMPOUND OR STORAGE YARD, TAXI TERMINALS AND DISPATCH FACILITIES, LIMOUSINE SERVICES AND BUS DEPOTS TO THE ICR – INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT TO SEC. 420. – TABLE OF USES.
  - B. **ZONING ORDINANCE AMENDMENT – ARTICLE 5 – FORM BASED DISTRICTS**- TO CONSIDER THE PROPOSED MODIFICATIONS TO SEC. 504 – ECORSE ROAD NEIGHBORHOOD CORRIDOR REGULATING PLAN FOR THE FOLLOWING PROPERTIES: 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013).
  - C. **EXTENTION REQUEST OF FINAL SITE PLAN APPROVAL – FROST DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE – 2525 STATE STREET – K-11-13-355-004** – TO CONSIDER THE EXTENTION REQUEST OF THE FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF THE MARIJUANA DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE DEVELOPMENT PROJECT.



- D. **PRELIMINARY SKETCH PLAN REVIEW – PEGASUS CONCRETE PRIVATE DRIVEWAY – 2575 STATE STREET – K-11-13-200-001** – TO CONSIDER THE PRELIMINARY SKETCH PLAN APPLICATION OF PEGASUS CONCRETE PLANT TO PERMIT THE CONSTRUCTION OF A 30.5 FEET WIDE AND APPROXIMATELY 1,200 FEET LONG PRIVATE DRIVEWAY AS A SECONDARY ACCESS TO THE PROPERTY OFF OF TYLER RD. SERVICING A 6.187-ACRE SITE ZONED ICR, INDUSTRIAL AND COMMERCIAL REVITALIZATION.
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
- A. CORRESPONDENCE RECEIVED
  - B. PLANNING COMMISSION MEMBERS
  - C. MEMBERS OF THE AUDIENCE
  - D. SCHEDULING UPCOMING PLANNING COMMISSION TRAINING (April 14 or 28)
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT