

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE JANUARY 14, 2020 REGULAR MEETING**

Chair Jason Iacoangeli called the regular meeting to order at 6:30 pm in the Ypsilanti Township Civic Center Board Room 7200 S. Huron River Drive, Ypsilanti Township.

Commissioners Present: Chair Jason Iacoangeli and Commissioners Bill Sinkule, Laurence Krieg, Sally Richie, Muddasar Tawakkul, Gloria Peterson and Stan Eldridge

Commissioners Absent: None

Others in Attendance: Dennis McLain, Township Attorney; Megan Masson-Minock, Carlisle-Wortman Associates; Mike Radzik, OCS Director and Charlotte Wilson, Planning and Development Coordinator

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE DECEMBER 10, 2019 REGULAR MEETING MINUTES**

**A motion was made by Commissioner Krieg supported by Commissioner Richie to approve the minutes of the December 10, 2019 Regular Meeting. The motion carried unanimously.**

**4. APPROVAL OF AGENDA**

**A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.**

**5. PUBLIC HEARINGS AND PLAN REVIEW**

**A. None**

**6. OLD BUSINESS**

**A. None**

**7. NEW BUSINESS**

Mike Radzik, OCS Director, made an announcement that Ypsilanti Township hired Jason Iacoangeli as the new Planning Director and he will start on January 21, 2020. He said there will be a vacancy on the Planning Commission and a replacement will be nominated by the Township Board at their next meeting. He suggested the Commissioners elect new officers at their next meeting. Board members offered congratulations to Commissioner Iacoangeli.

**A. DRAFT ZONING ORDINANCE AMENDMENT DISCUSSION – TO DISCUSS THE DRAFT ZONING ORDINANCE AMENDMENT TO LIMIT MEDICAL MARIHUANA DISPENSARIES AND NURSERIES TO THE I-C, INDUSTRIAL COMMERCIAL, ZONING DISTRICT. THE USE IS CURRENTLY ALLOWED IN THE I-1, LIGHT INDUSTRIAL, AND I-2, GENERAL INDUSTRIAL, ZONING DISTRICTS AS A SPECIAL USE THAT MUST MEET THE PROVISIONS OF ZONING ORDINANCE SECTION 1841.**

Megan Masson-Minock, Carlisle-Wortman Associates, stressed that the amendment is for medical marihuana not recreational marihuana. The Board has paused their decision on whether to opt-in until later 2020. She said the reason for the amendment is because there will be use changes on James L. Hart Parkway soon and it is possible that dispensaries would be able to get special use permits to operate. She spoke with

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the Development Committee and according to them it has always been the intention to move the use into I-C.

Commissioner Peterson asked for clarification on the timeline and specific properties on James L. Hart Parkway that are for sale or have been sold.

Ms. Masson-Minock responded.

Commissioner Iacoangeli said that the Girl Scout building and Burning Bush church on James L. Hart served as a buffer against allowing dispensaries but now that they have been sold or are for sale there is a chance a dispensary could be permitted to move in. He said that they needed to make a decision on moving the use to a more appropriate area while they had the chance.

Commissioner Krieg asked where the more appropriate areas were.

Commissioner Iacoangeli said not near restaurants and hotels. He said in the future there will be no need for separate medical and recreational facilities, they will be combined. The processing facilities in I-C would then be used more for hemp and CBD items.

Ms. Masson-Minock listed areas that medical marijuana would not be allowed such as near schools, churches and residential areas.

Commissioner Peterson said she didn't feel it belonged on James L. Hart Parkway.

Commissioner Richie asked what would happen if a dispensary moved in and afterwards a church wanted to move within 1,000 feet.

Dennis McLain, Township Attorney, said the church would be allowed to locate there and the dispensary would not be required to move.

Ms. Masson-Minock said a lot of places that have allowed recreational marijuana have issued the same amount of licenses that they have for medical. She said the use would need to be moved to I-C in order to guarantee no marijuana businesses on James L. Hart Parkway. I-C is only located south of the Willow Run bomber plant.

Commissioner Iacoangeli said he does not see an issue with taking this to a public hearing to get their opinion.

**A motion was made by Commissioner Krieg, supported by Commissioner Sinkule to establish a public hearing at the next available meeting. The motion carried unanimously.**

**A. ZONING ORDINANCE REWRITE PROCESS – TO PROVIDE INPUT ON THE PROCESS FOR THE YPSILANTI TOWNSHIP ZONING ORDINANCE REWRITE.**

Ms. Masson-Minock said she would like to answer questions and give a recommendation overview and asked the Commissioners to not make any decisions until the next meeting. She discussed general changes and the sections they think should be added or deleted. She said they would like to eliminate specific references to noise levels and rely on the ordinance section. They would like to change some of the larger setbacks and make them proportionate instead. They would like to move all parking regulations that relate to the number of spaces to the parking section. They would like to eliminate zoning districts from the schedule of uses.

Commissioner Iacoangeli said all parking should be handled in one section with subsections and said they should look at parking minimums instead of maximums for certain uses.

Commissioner Sinkule asked if it all classes were included in the parking section.

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Ms. Masson-Minock said yes.

Commissioner Krieg asked for an overview on the organizational strategy.

Ms. Masson-Minock said one should think of the zoning ordinance as a spider web and the goal is to have the main sections very clear and to have a thread to the specific zoning district. The goal is to make it less complicated and easier to read.

Commissioner Richie said she wants it to be more user friendly.

Ms. Masson-Minock said they want to incorporate the farm operations section into the different zoning districts where those are allowed. They also want to remove special standards for arcades and pool halls. They want to remove race track provisions. They want to add provisions to allow other uses at farms. They want to have specific regulations for senior assisted and independent living. She said they want to add regulations for dog kennels and daycares. They also want to treat massage therapists with state licenses as a separate use from massage parlors.

Commissioner Tawakkul asked what use Massage Envy or La Vida Massage would fall under.

Ms. Masson-Minock said if licensed they would be massage therapists.

Attorney McLain said massage therapists are licensed and massage parlors are unlicensed.

Commissioner Krieg said he thought it important to be as direct as possible when forbidding behavior they do not want as opposed to trying to say a business might cause a behavior. He gave an example of a bed and breakfast.

Ms. Masson-Minock said performance standards could be included to an extent and linked to the use. They cannot regulate behaviors.

Commissioner Iacoangeli suggested kennel regulations be treated as higher intensity than a dog daycare with language included for breeding and isolation distances.

Commissioner Richie asked if they could include required square footage per dog.

Ms. Masson-Minock said they would look into it but it is easier for the state to change their rules than the Township's zoning ordinance. She said it would be better to refer to the state's rules. She then asked if there any proposed changes the Commissioners wanted to discuss and if there were any questions for the campground representative. She said they agreed with a lot of the suggestions the campground proposed but thought the setbacks and permanent structures needed more scrutiny.

Matthew Kuschel, Fahey, Schultz, Burzych, Rhodes representing Detroit Greenfield RV Park, referenced their letter in the packet and said there were 4 issues. One is the 15 day camping restriction while the campers are staying long term for the season or several months. He said it is more common today to have long term campers. Second they were concerned about site size and he said he thought the Township should change it to be consistent with state laws. Third they think the setbacks should be reduced.

Commissioner Tawakkul said he wanted to know from a legal standpoint the pros and cons of removing the 15 day restriction.

Attorney McLain said he would look into it.

Ms. Masson-Minock stated she discussed that provision with Bill Elling, OCS Head of Ordinance, and asked how it has been dealt with in the past. He said they never cited anyone and he did not feel having people stay longer led to problems.

Commissioner Iacoangeli said he thought it was arbitrary.

Commissioner Richie agreed and said she could see the provision of not allowing any permanent residency with the exception of the owner and employees.

Commissioners Iacoangeli and Tawakkul agreed.

Ms. Masson-Minock said to keep in mind any regulations would also be used for any future campgrounds in the Township.

Commissioner Krieg said if there was no problem they were trying to solve then they should not prohibit activities because they can.

A discussion was held between the Commissioners and Mr. Kuschel was thanked for his participation.

Commissioner Richie read through the questions that she had. She said she thinks the Township is cutting themselves short by not allowing Airbnb's. She said she did not understand what the best practices would be under cemeteries.

Ms. Masson-Minock said they felt the ordinance did not address several items such as expansion and storage of ashes and they want to look in the literature to find the best way to handle those things.

Commissioner Richie continued and asked if nursing homes were licensed through the state and required to have smoke detectors and sprinklers so it could be removed from the Township's ordinance. She said she thought a smoking ban within X feet of sidewalk cafes should be instituted.

Ms. Masson-Minock stated she would have to check with state law.

Commissioner Richie stated she thought section 1828 could be condensed. She asked if there was a specific distance cell towers need to maintain from each other and preferred if cellular companies installed co-locates instead of new towers for added coverage.

Commissioner Krieg said he noticed inconsistencies between the regulations for businesses that can be in a residential area. He thinks it is unfair that a barber shop, for example, to have different parking and employee regulations than a daycare.

Ms. Masson-Minock stated they could do that in the intent and they will try to make them more consistent. She thanked the Commissioners for their input and said they would redraft and consolidate and bring it back to the next meeting.

## **8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

### **A. CORRESPONDENCE RECEIVED**

Michigan Association of Planning

### **B. PLANNING COMMISSION MEMBERS**

Commissioner Krieg said an express bus is planned to connect Ann Arbor to Detroit and he believes the bus should also stop in Ypsilanti. He said anyone in support should let the Regional Transit Authority know.

Commissioner Iacoangeli thanked the Commissioners and said he has enjoyed his time working with them.

### **C. MEMBERS OF THE AUDIENCE**

None

#### **9. TOWNSHIP BOARD REPRESENTATIVE REPORT**

Commissioner Eldridge said at the last meeting they voted on allowing YMCA to use 25 acres of Township land to build. YMCA has 6 months to raise the capital to build. He also said there is going to be construction on the US-12 bypass thanks to a grant secured by Representative Peterson.

#### **10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

Charlotte Wilson, Planning and Development Coordinator, said a garage variance was approved on Eastlawn, a fence was denied on Harding Avenue and a fence on Textile Road was withdrawn.

#### **11. TOWNSHIP ATTORNEY REPORT**

None

#### **12. PLANNING DEPARTMENT REPORT**

None

#### **13. OTHER BUSINESS**

None

**A motion was made by a Commissioner Peterson, supported by Commissioner Richie to adjourn the meeting. The motion carried unanimously.**

The meeting was adjourned at approximately 7:51pm

Respectfully submitted,  
Laura Gough  
OCS Clerk