

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE FEBRUARY 11, 2020 REGULAR MEETING**

Vice Chair Bill Sinkule 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: Vice-Chair Bill Sinkule and Commissioners Laurence Krieg, Muddasar Tawakkul, Elizabeth El-Assadi, Gloria Peterson and Stan Eldridge

Commissioners Absent: Commissioner Sally Richie

Others in Attendance: Angela King, Township Attorney; Megan Masson-Minock, Carlisle-Wortman; Jason Iacoangeli, Planning Director and Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE JANUARY 28, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg supported by Commissioner Eldridge to approve the minutes of the January 28, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

A. PRELIMINARY SITE PLAN AND SPECIAL LAND USE – GROUP 10 MANAGEMENT – 2169 WASHTENAW AVENUE – TO CONSIDER THE PRELIMINARY SITE PLAN AND SPECIAL LAND USE PERMIT FOR THE CONSTRUCTION OF A 4,200 SQUARE FOOT GAS STATION AND CONVENIENCE STORE LOCATED AT 2169 WASHTENAW AVENUE, PARCEL K-11-06-478-001.

Jason Iacoangeli, Planning Director, said the plans were reviewed by the usual reviewing agencies. He said if the Commissioners had any questions on the comments he could address them.

Commissioner Tawakkul asked if previous concerns about the project were resolved.

Mr. Iacoangeli said the project had been before the Planning Commission in the past and the applicant had asked for waivers for parking and landscaping. He said the applicant has addressed the requirements and currently they meet conditions for zoning code and special land use provisions.

Megan Masson-Minock, Carlisle-Wortman Associates, gave an overview of the project history. She said the applicant has made several site plan changes including reducing the building size, adding 5 parking spaces, increased the sidewalk width, increased the bus stop space and provided a concrete pad and revised elevations. The applicant noted that the building could not be placed at the hard corner because the gas pumps need visibility. She continued that height, bulk density and the turn template was in compliance. Non-motorized access would be through sidewalks and with the additional parking spaces the applicant is in compliance and would not need a waiver. Exterior lighting is in compliance but the applicant needed to clarify if they could reduce lighting at night. The applicant complied with landscaping requirements and proposed a decorative fence along Hewitt Road to screen the outdoor seating area. Building

**Charter Township Of Ypsilanti
Planning Commission Regular Meeting Minutes
February 11, 2020
Page 2**

elevations meet design requirements and meet gas station standards. Curb cuts would need to be approved by Washtenaw County Road Commission or MDOT.

Commissioner Eldridge said they were one of 4 entities on Re-Imagine Washtenaw and asked how many others have adopted the plan.

Ms. Masson-Minock stated she did not know and said both the City of Ypsilanti and Pittsfield Township made some zoning ordinance changes but neither require a hard corner for gas stations.

Commissioner Tawakkul asked how many new business or redeveloped businesses have incorporated the requirements.

Ms. Masson-Minock said she did not know about other municipalities but in Ypsilanti Township since 2017 no site plans have met the standards.

Commissioner Krieg said Re-Imagine Washtenaw is a long term plan and the goal was to make people want to go there. In his opinion there is no need for another gas station in the area.

Scott Tousignant, Boss Engineering, 3121 East Grand River Avenue, Howell, said the Re-Imaging Washtenaw plan called for a separate bus pull off lane on Washtenaw for the site. He said the site was small and there were safety concerns and the lane would eliminate site access from Washtenaw Avenue. He reiterated it was important for the gas pumps to be visible and therefore the building could not be on the hard corner.

Commissioner Tawakkul asked if they would be open 24 hours and how that would affect lighting.

Jack Knowles, Group 10, applicant, said it would likely be open 24 hours but if not the lights would be dimmed. He said the gas station would look nice and would look better than the vacant lot that is there now. He noted the improvements to the site plan including elevations, outdoor seating area and wider sidewalks.

Commissioner Eldridge said the applicant's other gas station at Michigan and Denton was well lit and clean. He said he has received several phone calls about the vacant lot from residents and said if the Township was sincere in wanting to make Washtenaw Avenue nicer this was an opportunity. He mentioned some businesses that were not required to be built at the front of the lot and said the applicant met all requirements. He said he thought this would be positive for the Township.

Commissioner Krieg said he appreciated the efforts of the applicant to meet the requirements but was frustrated with the lack of imagination. He said he would never use the outside seating area because of the gas smell and lack of vehicle barrier. He said he was disappointed that a gas station was the only option that they had.

The public hearing opened at 7:03pm

Mike Koza, 6250 Walnut Lake Road, West Bloomfield, owner of the property, said when he purchased the property and the gas station that was there it was dilapidated and old. He tore it down for safety reasons. He said he prides himself in the quality of their gas stations and the employment they provide. He said he has tried to sell the property for the last 5 years but could not because it was not large enough for a drive thru and then a medical office backed out. He said he felt he has done everything possible and does not want to keep paying taxes on a vacant lot.

The public hearing closed at 7:07pm

A motion was made by Commissioner Tawakkul, supported by Commissioner Peterson to approve the request for preliminary site plan approval for construction of a 4,200 square foot gas station and convenience store for a site

zoned B-3, General Business, located at 2169 Washtenaw Avenue, Parcel K-11-06-478-001 with the following conditions:

All exterior lighting fixtures shall be turned off between the hours of 11pm and sunrise except where used for security purposes or where the use of the property continues after 11pm.

The applicant shall obtain the applicable Washtenaw County Water Resource Commission, Washtenaw County Road Commission and Michigan Department of Transportation permits.

The motion carried as follows:

Sinkule: Yes Peterson: Yes Eldridge: Yes Krieg: No Tawakkul: Yes

El-Assadi: Yes

A motion was made by Commissioner Tawakkul, supported by Commissioner Peterson to approve the request for special land use permit approval for construction of a 4,200 square foot gas station and convenience store for a site zoned B-3, General Business, located at 2169 Washtenaw Avenue, Parcel K-11-06-478-001.

The motion carried as follows:

Sinkule: Yes Peterson: Yes Eldridge: Yes Krieg: No Tawakkul: Yes

El-Assadi: Yes

B. ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES A ZONING ORDINANCE TEXT AMENDMENT REGARDING SECTION 306, SCHEDULE OF USES, TO PERMIT MEDICAL MARIHUANA DISPENSARIES AND MEDICAL MARIHUANA NURSERIES AS A SPECIAL USE SUBJECT TO CONDITIONS IN SECTION 1841 IN THE I-C, INDUSTRIAL COMMERCIAL, ZONING DISTRICT AND PROHIBIT MEDICAL MARIHUANA DISPENSARIES AND MEDICAL MARIHUANA NURSERIES AS A SPECIAL USE SUBJECT TO CONDITIONS IN SECTION 1841 IN THE I-1 LIGHT INDUSTRIAL, AND I-2, GENERAL INDUSTRIAL, ZONING DISTRICTS.

Ms. Masson-Minock gave a brief overview.

The public hearing opened at 7:14pm

No persons wished to speak.

The public hearing closed at 7:14pm

A motion was made by Commissioner Eldridge, supported by Commissioner Tawakkul to forward to the Township Board of Trustees the proposed zoning ordinance amendment for medical marihuana site locations as stipulated in the information via Carlisle-Wortman's report.

The motion carried as follows:

Sinkule: Yes Peterson: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes

El-Assadi: Yes

C. PRELIMINARY SITE PLAN – ANDY ANDRE – 460 AND 350 JOE HALL DRIVE – TO CONSIDER THE PRELIMINARY SITE PLAN FOR THE CONSTRUCTION OF A 107-ROOM, 4-STORY HOLIDAY INN EXPRESS AND SUITES HOTEL

**Charter Township Of Ypsilanti
Planning Commission Regular Meeting Minutes
February 11, 2020
Page 4**

FOR A SITE ZONED TC-1, TOWN CENTER, LOCATED AT 460 AND 350 JOE HALL DRIVE, PARCEL K-11-38-363-003 AND K-11-38-363-029.

Mr. Iacoangeli said based on the review comments his office received they feel the project is ready for consideration. He noted the project is located in an area that has over-reaching legal agreements that were put in place by previous owners. He said the agreements give the Township rights to some building and use restrictions. A development agreement would need to be resolved prior to final approval. He said the applicant met all intents of ordinances.

Ms. Masson-Minock said 2 decisions needed to be made; first was deciding about offsite tree replacement and the second was flag pole lights. The applicant proposed a significant number of trees to be removed and there is a regulated wetland on the property which would require a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Height and bulk density is in compliance and site entry would be from Joe Hall Drive. Non-motorized access would be granted by a 5 foot wide sidewalk which would connect with Hampton Inn's sidewalk. Parking and loading meets all requirements and the applicant proposed 3 upward pointing lights along Joe Hall Drive for a flagpole. The zoning ordinance does not allow unshielded light fixtures except if the Planning Commission approved. Landscaping is in compliance but the applicant said tree replacement cannot be met due to the number of easements. She said the zoning ordinance does allow for the applicant to pay the Township's tree fund in lieu. No issues were found with floor plans or elevations. She said Carlisle-Wortman recommends the applicant provide the EGLE permit and that the Commission consider waivers for tree replacement and flag lights.

Commissioner Eldridge said he did not have an issue with the lights and asked if the 109 trees included the trees that were removed 3 years ago.

Ms. Masson-Minock said they were removed on the Hampton Inn site.

Andy Andre, Stellar Development, 2600 Auburn Road Suite 160, Auburn Hills, applicant, said they did a tree survey and wetlands study and positioned the building in the most open space available to preserve as many trees as possible. He said they would like to provide offsite mitigation because of the many easements. He said the up-lights were not high intensity; the proposed exterior lighting was LED and some lights would automatically fade to dim if no motion is detected. He stated with the sidewalk addition they added pedestrian circulation and a plaza seating area would be included.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to approve the request for preliminary site plan approval for construction of a 107-room, 4-story Holiday Inn Express and Suites hotel for a site zoned TC-1, Town Center, located at 460 and 350 Joe Hall Drive, Parcel K-11-38-363-003 and K-11-38-363-029 with the following conditions:

Applicant shall combine Parcels K-11-38-363-003 and K-11-38-363-029.

The Planning Commission approves the 3 at-grade lights that are intended to light a flag pole since such fixtures would enhance the aesthetics of the site and would not cause off-site glare or light pollution.

The applicant shall contribute \$43,600 to the Township tree fund for the removal of 109 trees since the ability to provide the tree replacements onsite is not feasible.

The applicant shall obtain applicable Washtenaw County Water Resources Commission, Washtenaw County Road Commission and Michigan Department of Environment Great Lakes and Energy Permits and if acceptable to the franchise the applicant shall install video cameras covering all exterior parking areas and store records of the video for 45 days and make said records available to law enforcement upon request.

The motion carried as follows:

Sinkule: Yes Peterson: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes

El-Assadi: Yes

6. NEW BUSINESS

None

7. NEW BUSINESS

A. None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

Commissioner Eldridge commended Ms. Masson-Minock, Ms. Wilson, Mr. Iacoangeli, Attorney McLain, Attorney Winters and Attorney King on a job well done.

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli said the Master Plan will be before the Township Board at their next meeting. There will not be a 2nd Planning Commission meeting the month of February due to lack of agenda. The sign ordinance will be discussed at an upcoming meeting as it needs to be updated.

13. OTHER BUSINESS

None

A motion was made by a Commissioner Krieg, supported by Commissioner Eldridge to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 7:36pm

Respectfully submitted,
Laura Gough
OCS Clerk