

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE APRIL 28, 2020 REGULAR MEETING**

Vice Chair Sally Richie called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, Muddassar Tawakkul and Stan Eldridge

Commissioners Absent: None

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE FEBRUARY 11, 2020 REGULAR MEETING MINUTES**

A motion was made by Commissioner Krieg supported by Commissioner Eldridge to approve the minutes of the February 11, 2020 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. PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT – SUNCO PROPERTIES LLC – 2380 EAST MICHIGAN AVENUE – TO CONSIDER THE PRELIMINARY SITE PLAN AND SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 2,783 SQUARE FOOT OIL CHANGE AND MINOR AUTOMOTIVE REPAIR FACILITY LOCATED AT 2380 EAST MICHIGAN AVENUE, PARCEL K-11-02-480-011.**

**The public hearing opened at 7:02pm**

No persons wished to speak.

**The public hearing closed at 7:04pm**

**A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to approve the preliminary site plan for the Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC**

**The motion carried as follows:**

**Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes**

**El-Assadi: Yes**

**A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to approve the special use permit for Parcel K-11-02-480-011 at 2380 East Michigan Avenue for Sunco Properties LLC with the following conditions:**

**The correct square footage be listed in all paperwork.**

**No vehicles shall park outside overnight. All vehicles to be repaired should be pulled inside the building after business hours.**

**That the truck turning and access is sufficient and gains approval from the Township engineer and Fire Marshal.**

**The installation of shrubs to screen.**

**The vinyl fencing along the western property line be six (6) feet in height and be sufficient grade and color.**

**The applicant agrees to make payment in lieu of a sidewalk along Wiard Road, the amount to be determined by the Township engineer.**

**All full color elevations of the facility are provided.**

**The installation of an exterior security video system be added with a retaining date of 30-40 dates and access to law enforcement at request.**

**The motion carried as follows:**

**Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes**

**El-Assadi: Yes**

**B. PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT – AMERICAN CENTER FOR MOBILITY (ACM) – 2801 AIRPORT DRIVE – TO CONSIDER THE PRELIMINARY SITE PLAN AMENDMENT AND SPECIAL USE PERMIT FOR AN EVENT CENTER AND TEMPORARY PARKING AT THE EXISTING AMERICAN CENTER FOR MOBILITY (ACM) FACILITY LOCATED AT 2801 AIRPORT DRIVE, PARCEL K-11-12-100-005.**

A motion was made by Commissioner Tawakkul, supported by Commissioner Sinkule to table the item for sixty (60) days.

**The motion carried as follows:**

**Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes**

**El-Assadi: Yes**

## **6. OLD BUSINESS**

None

## **7. NEW BUSINESS**

**A. ZONING ORDINANCE AMENDMENTS – TO DISCUSS PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.**

Planning Director Iacoangeli and Planning Consultant Megan Masson-Minock discussed the Religious Land Use and Institutionalized Persons Act with the Planning Commission. Megan Masson-Minock reviewed the changes to the Township Zoning Ordinance with the Planning Commission. Planning Director Iacoangeli made a request that the Planning Commission set a Public Hearing date of May 26<sup>th</sup>, 2020 to take public comment on the proposed Ordinance Amendment.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to set a public hearing date of May 26<sup>th</sup>, 2020 for the proposed Ordinance Changes

regarding houses of worship and the Religious Land Use and Institutionalized Persons Act.

**The motion carried as follows:**

**Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes**

**El-Assadi: Yes**

**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**

None

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

None

**11. TOWNSHIP ATTORNEY REPORT**

None

**12. PLANNING DEPARTMENT REPORT**

None

**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 approximately 9pm

Respectfully submitted,  
Laura Gough  
OCS Clerk