

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE MAY 26, 2020 REGULAR MEETING**

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, Gloria Peterson and Stan Eldridge

Commissioners Absent: None

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

1. CALL TO ORDER

2. ROLL CALL

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

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the minutes of the April 28, 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. ZONING ORDINANCE AMENDMENTS – TO CONSIDER RECOMMENDING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

The public hearing opened at 6:38pm

Lamar Weir, representative of Congresswoman Dingell spoke.

The public hearing closed at 6:41pm

A motion was made by Commissioner Tawakkul, supported by Commissioner Eldridge to recommend to the Township Board of Trustees the proposed amendments to update the zoning ordinance in accordance with 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 Peterson: Yes

B. EARTH BALANCING AND EXCAVATION PERMIT EXTENSION – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL ROAD – TO CONSIDER EXTENDING THE EARTH BALANCING AND EXCAVATION PERMIT GRANTED ON MAY 28, 2019 FOR AN ADDITIONAL YEAR TO MOVE, AND THEN GRADE, APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL FROM TRENCH AND BASEMENT EXCAVATIONS AT LOMBARDO PROJECTS MAJESTIC LAKES ESTATE (CHARTER TOWNSHIP OF

YPSILANTI), THE VILLAGE AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), THE PONDS AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), AND ARBOR RIDGE (CHARTER TOWNSHIP OF PITTSFIELD) TO THE NORTHEAST CORNER OF THE CREEKSIDE VILLAGE NORTH DEVELOPMENT LOCATED AT 6601 TUTTLE HILL ROAD, PARCEL K-11-26-300-009.

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve an extension of the earth balancing permit to SE Michigan Land Holdings LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of Parcel K-11-26-300-009 known as 6601 Tuttle Hill Road subject to the following conditions:

The permit authorizes the placement and grading of fill materials, no excavation has been requested or approved for the location.

The origin and type of fill material shall be documented and the reports provided to the Office of Community Standards.

The fill material originating from outside of Ypsilanti Township may require testing upon request of the Township and based on conditions set forth by Township Engineer.

The fill material delivered to the site shall be graded within two (2) weeks of placement.

Dust control measures shall be implemented and maintained at all times.

The trucking and grading activity shall be restricted to the hours of 8am to 5pm with no activity on Sundays or legal holidays.

The designated trucking routes shall be noted and used.

That an escrow in the amount of \$2,500 be maintained.

That a surety in the amount of \$30,000 shall be maintained.

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

El-Assadi: Yes Peterson: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

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 spoke about Covid testing in the Township.

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Jason Iacoangeli gave an update.

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 7:15 pm

Respectfully submitted,
Laura Gough
OCS Clerk