

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE JULY 14, 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; and Charlotte Wilson, Planning and Development Coordinator

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE MAY 26, 2020 REGULAR MEETING MINUTES**

**A motion was made by Commissioner Peterson supported by Commissioner Eldridge to approve the minutes of the May 26, 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. LA FONTAINE DEALERSHIP – 444 & 550 JAMES L. HART PARKWAY – SPECIAL USE PERMIT - TO CONSIDER THE SPECIAL USE PERMIT FOR A DEALERSHIP FOR SALE OF NEW AND USED AUTOMOBILES LOCATED AT 444 & 550 JAMES L. HART PARKWAY, PARCELS K-11-17-361-003 & K-11-17-361-022.**

Charlotte Wilson, Planning and Development Coordinator, said La Fontaine owns a number of dealerships in the state and this site will be home to a Kia dealership. She said the site is located south of I-94, east of the existing Fairfield Inn and Buffalo Wild Wings, west of Bank Supplies, and north of the future Hampton Inn. She said the site was previously an automobile dealership prior to the Girl Scout office. She said the site is zoned B-3, General Business, and requires a special use permit. She said the applicant is not proposing site changes other than repairing and repaving the parking lot, bringing the landscaping into compliance, and rehabilitating the façade. She said the existing building complies with all B-3, General Business, width, area, height, and setback requirements. She said the site includes 183 parking spaces and 2 barrier free spaces and is in compliance with the Zoning Ordinance. She said in addition to the special use standards, automobile dealerships must meet additional conditions in Section 1826 of the Zoning Ordinance. She stated the site does meet the conditions. She said the applicant added a note on the site plan stating that they will add security cameras and provide access to law enforcement. She said the landscaping is **being** brought into compliance with 116 trees, 4 ornamental trees, and 223 shrubs. She said at the time of the review, there was no lighting plan; however between the last review and the Planning Commission meeting, the Planning Department received a photometric plan. She said the plan showed no additional light fixtures on the site. She said the applicant indicated the existing light fixtures will have their lamp heads replaced. She said the photometric plan is under review. She said the existing building is brick and storefront glass and the new proposed façade changes are in compliance and include new paint, new metal panels, and new storefront glass. She said the automobile dealership meets the special use standards in Zoning Ordinance Section 2119. She said the dealership would be harmonious with the intent of the ordinance. She said the site is surrounded by a variety

**Charter Township Of Ypsilanti  
Planning Commission Regular Meeting Minutes  
July 14, 2020  
Page 2**

of commercial, office and light industrial uses. She said the site is Master Planned Township Core, where the surrounding area is meant to host a variety of uses from multiple family residential, commercial, and light industrial and the reuse of the facility as an automobile dealership is consistent with the Master Plan. She stated the Ypsilanti Township Fire Department and the Ypsilanti Community Utilities Authority both granted preliminary site plan approval.

Elliot Smith, OHM, said the applicant addressed all their preliminary site plan engineering comments.

Commissioner Krieg asked about the requirement for a Traffic Impact Study from the Washtenaw County Road Commission

Jason Longhurst, Nowak and Fraus Engineering, engineer for La Fontaine, said the requirement was based on initial review of the project. He said they are not proposing any work within the right-of-way and will not need a permit. He said after further discussion with the Washtenaw County Road Commission that will not be required.

Trevor Ladd, La Fontaine, said on behalf of La Fontaine they are looking forward to being a part of the Ypsilanti Township community.

**The public hearing opened at 6:41pm**

No persons wished to speak.

**The public hearing closed at 6:42pm**

**A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to approve the request for a special land use permit for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, with the following conditions:**

**The lighting plan is approved by Township staff.**

**The applicant shall obtain applicable Washtenaw County Water Resources Commission and Washtenaw County Road Commission permits.**

**The motion carried as follows:**

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

**El-Assadi: Yes Peterson: Yes**

**B. LA FONTAINE DEALERSHIP – 444 & 550 JAMES L. HART PARKWAY – PRELIMINARY SITE PLAN - TO CONSIDER THE PRELIMINARY SITE PLAN FOR A DEALERSHIP FOR SALE OF NEW AND USED AUTOMOBILES LOCATED AT 444 & 550 JAMES L. HART PARKWAY, PARCELS K-11-17-361-003 & K-11-17-361-022.**

**A motion was made by Commissioner Tawakkul, supported by Commissioner Krieg to approve the preliminary site plan for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, with the following conditions:**

**The applicant will provide any proposed improvements to site lighting for review by the Planning Department.**

**The applicant shall obtain applicable Washtenaw County Water Resources Commission and Washtenaw County Road Commission permits.**

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**

Commissioner Sinkule asked about the status of Gault Village.

Dennis McLain, Township Attorney, said nothing new has happened. Mr. Robert Hall is in Kentucky.

Dennis McLain said he has communicated with Mr. Robert Hall's legal counsel to make repairs to temporary fences and state they are in violation of the court order about installing a fire suppression system in the old Measurement Inc. building. He said the last correspondence was yesterday. He is considering asking the court to reinstate the receivership for the remaining tenants. He said, due to only a few tenants left, there probably is not enough rent to make the necessary repairs.

**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**

Charlotte Wilson said the Planning Commission will see a proposed site plan and special use permit request for two drive-in restaurants and a self-storage facility along East Michigan Avenue at the next meeting. She said the Planning Department was tasked by the Township Board of Trustees to revisit the backyard chickens ordinance and they are researching ordinances from surrounding municipalities and the Right to Farm Act.

**13. OTHER BUSINESS**

None

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

**Charter Township Of Ypsilanti  
Planning Commission Regular Meeting Minutes  
July 14, 2020  
Page 4**

The meeting was adjourned at approximately 6:53 pm

Respectfully submitted,  
Charlotte Wilson  
Planning and Development Coordinator