

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE JULY 28, 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, Muddassar Tawakkul, Gloria Peterson and Stan Eldridge

Commissioners Absent: Commissioner Elizabeth El-Assadi

Others in Attendance: Denny McLain, Township Attorney; Elliot Smith, OHM; Jason Iacoangeli, Planning Director; and Charlotte Wilson, Planning and Development Coordinator; Ted Hirsch, Midwestern Consulting; Scott Chatfield, developer

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE JULY 14, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg supported by Commissioner Eldridge to approve the minutes of the July 14, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

A. SCOTT CHATFIELD – 2002 EAST MICHIGAN AVENUE AND SUBJECT PARCELS – SPECIAL USE PERMIT - TO CONSIDER THE SPECIAL USE PERMIT FOR MINI-WAREHOUSES AND STORAGE BUILDINGS FOR LEASE TO THE PUBLIC LOCATED AT 2002 EAST MICHIGAN AVENUE, PARCEL K-11-02-432-004 AND SUBJECT PARCELS.

Jason Iacoangeli, Planning Director, said he would complete an overview of both items 5.A. and 5.B. on the agenda. He said the subject site is thirteen parcels. He said four of the parcels are zoned B-3, General Business, and the other nine parcels are zoned I-1, Light Industrial. He said the applicant proposed two drive-in restaurants along East Michigan Avenue and a self-storage facility at the rear of the property, backing onto the railroad. He said the total site is 2.6 acres. He said the site is bound to the west by Broadmoor Street and to the east by Lakewood Avenue. He said the applicant proposed two drive-in restaurants, each 875 square feet with parking and an outdoor eating area. He said behind the drive-in restaurants would be two building each having six self-storage units. He said the Planning Department has worked with the applicant, Mr. Scott Chatfield, and his engineer, Mr. Ted Hirsch, before the coronavirus started. He stated the use is unique and beneficial to people who want to do take-out and be outside. He said the Township owns three parcels in the rear of the property that abut the railroad. He stated Mr. Scott Chatfield will purchase these parcels as a condition of preliminary site plan approval. He said, over the years, people have used Broadmoor and Lakewood to access the rear parcels for illegal dumping. He said the Township has spent money to clean up the properties from time to time. He said this project will include gates and fencing that will reduce illegal dumping. He said Carlisle Wortman Associates, Planning Consultant, recommended approval conditionally. He said the Carlisle Wortman review letter asked for additional details on lighting, outdoor seating, and the hours of operation.

Chair Sally Richie said Commissioner Muddassar Tawakkul joined the meeting at approximately 6:34pm.

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Ted Hirsch, Midwestern Consulting, said thank you to Mr. Iacoangeli and the Planning Commission. He said there was one correction regarding the number of units in the self-storage buildings. He said one building will have six units and the other building will have four units. He said the site will have one shared use drive. He said the self-storage site will have an electronic gate and fencing for security. He said the drive-ins are appropriate for the times we are facing with the coronavirus where people do not want to dine-in or be in close proximity with others. He said the parking meets the Zoning Ordinance requirement. He said the applicant is willing to consider a more creative design for the outdoor seating area of the drive-in restaurants. He said they are connecting to utilities in the East Michigan Avenue right of way and will receive a permit from the Michigan Department of Transportation (MDOT). He said all of the comments received were minor and would not impact the layout of the site.

Commissioner Bill Sinkule asked if the restaurants are going to serve an identical menu.

Mr. Hirsch said they are intending to serve two different menus. He said one would be a hoagie shop and the other would be a hot dog stand type restaurant.

Chair Richie asked if they have tenants for the restaurants yet.

Mr. Hirsch said they do not.

Trustee Stan Eldridge said Scott Westover at Ypsilanti Community Utilities Authority (YCUA) did not approve the plans.

Mr. Hirsch said Mr. Westover provided three comments. He said he called Mr. Westover after receiving the review letter. He said one of the comments referred to the private water leads and a suggestion to connect elsewhere rather than the existing water main on East Michigan Avenue. He said Mr. Westover said the connection might limit the amount of work in the right of way. He said they are connecting to public sanitary sewer for the sanitary leads which are close to East Michigan Avenue so they will be doing work in the right of way anyway. He said another comment was cleaning up a drafting typographical error where a hydrant was mislabeled. He said the final comment was regarding the potential about relocating the existing sanitary lift station on the west side of the subject site. He said there was no clarity on when or if this project would occur, so they excluded it from the site plans. He said the applicant is open to discussing the project further with Mr. Westover. He said Mr. Westover suggested setting aside part of the subject site for an easement to allow for relocation as the Washtenaw County Road Commission would not want the sanitary lift station within their right of way.

Trustee Eldridge asked if Mr. Iacoangeli had spoken with Mr. Westover.

Mr. Iacoangeli said he had not. He said the sanitary lift station location would be a joint project with Mr. Scott Chatfield and the Ypsilanti Community Utilities Authority. He said the private property easement would not conceptually change the site.

Chair Richie asked if satisfying the comments from Mr. Westover was a suggested condition of approval.

Mr. Iacoangeli said yes and the condition was consolidated under satisfying all reviewing agency requirements.

Trustee Eldridge said he hesitates with the approval since some conditions tied to past projects were to be addressed in final site plan approval and never occurred. He said he wanted to specify the condition.

Mr. Iacoangeli said he agreed and he, the applicant, and Ypsilanti Community Utilities Authority would work together to figure out a solution.

Chair Richie asked how long the applicant knew about the sanitary lift station project.

Mr. Hirsch said Mr. Westover stated in the pre-application meeting that the project has been on the books for a while. He said Mr. Westover stated now that there is redevelopment at this location, Ypsilanti Community Utilities Authority would like to see a relocation. Mr. Hirsch said there was not a clear definition on timing or how long the project has been part of the Ypsilanti Community Utilities Authority capital improvement plan. He agreed to work with Ypsilanti Community Utilities Authority on how and when the relocation of the sanitary lift station would take place.

Chair Richie asked if the applicant is okay with whether the sanitary lift station stays in the current location or is moved.

Mr. Hirsch said yes.

Commissioner Laurence Krieg said the language in the proposed motion stated that the applicant shall address the remaining review comments from consultants, agencies, and departments. He asked if the Township Attorney and Trustee Eldridge found this satisfactory.

Dennis McLain, Township Attorney, said the motion could be clarified further to state the applicant must obtain Ypsilanti Community Utilities Authority approval and must fulfill the contract with the Township of selling the three lots owned by the Township.

The public hearing opened at 6:51pm

No persons wished to speak.

The public hearing closed at 6:52pm

Trustee Eldridge asked about camera on all four buildings.

Mr. Iacoangeli said the Planning Commission can place cameras as a condition of the special use permit.

Trustee Eldridge asked the applicant if they found the camera requirement acceptable.

Mr. Hirsch said they intended to have security camera on the site and deferred to Mr. Scott Chatfield.

Mr. Chatfield said that he plans to have cameras and agreed to the condition.

A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule to approve the request for a special land use permit for mini-warehouses and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, with the following conditions:

Applicant shall address remaining review comments from consultants, agencies, and departments.

All proposed lot combinations shall be approved by the Township Assessor.

Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.

Applicant shall obtain all applicable agency permits.

Contingent upon the acquisition of the Township properties

The concerns listed in the Ypsilanti Community Utilities review letter be addressed and resolved to the satisfaction of the Ypsilanti Community Utilities.

The motion carried as follows:

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

Peterson: Yes El-Assadi: Absent

B. SCOTT CHATFIELD – 2002 EAST MICHIGAN AVENUE AND SUBJECT PARCELS – PRELIMINARY SITE PLAN - TO CONSIDER THE PRELIMINARY SITE PLAN FOR TWO DRIVE IN RESTAURANTS, MINI-WAREHOUSES, AND STORAGE BUILDINGS FOR LEASE TO THE PUBLIC LOCATED AT 2002 EAST MICHIGAN AVENUE, PARCEL K-11-02-432-004 AND SUBJECT PARCELS.

Mr. Iacoangeli said he wanted to review the Carlisle Wortman review letter comments. He said these comments should be addressed by the applicant in front of the Planning Commission. He said the comments included the applicant adding design features to the outdoor seating area, clarifying if there was building mounted lighting, clarifying the hours and nighttime light use, and location and materials of the dumpster enclosure. He said the applicant must obtain any outside agency permits and approvals. He said landscaping, parking, and setback requirements were met.

Chair Richie said asked if the applicant would tell any potential restaurant occupants that they must have their lights off by 11pm.

Mr. Hirsch said they understand the requirement of Zoning Ordinance and are willing ensure any tenants would have their lights off by 11pm.

Commissioner Sinkule asked for the hours of operation.

Mr. Hirsch said they had not yet determined the hours of operation. He said they would not be open very early nor very late. He said the location would be a place for lunch. He said they are looking at more creative ways for the design of the outdoor seating area and will revise the plans. He said the southern parcel with the self-storage facility will have building mounted lighting, but the two drive-in restaurants would not have building mounted lighting. He said the two drive-in restaurants will be lit with pole mounted lighting fixtures. He said they will confirm turning off lighting at 11pm.

Mr. Iacoangeli displayed elevation renderings on the screen showing the two drive-in restaurants.

Mr. Hirsch said the dumpster enclosure plans are in the plan set. He demonstrated additional architectural plans to the Planning Department and Planning Commission, showing the colors and better definition. He said the plans also show the revised building materials for the storage and drive-in buildings. He said they are working on receiving outside agency approvals.

A motion was made by Commissioner Sinkule, supported by Commissioner Eldridge to approve the preliminary site plan for two drive in restaurants, mini-warehouses, and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, with the following conditions:

Applicant shall address remaining review comments from consultants, agencies, and departments.

All proposed lot combinations shall be approved by the Township Assessor.

Interior and exterior camera system video recordings shall be held for 45 days and be made available to public law enforcement on request.

Applicant shall obtain all applicable agency permits.

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

Richie: Yes El-Assadi: Absent

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

None

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli said the La Fontaine KIA Dealership is looking to open soon. He said the project approved tonight is a great catalyst project for East Michigan Avenue. He said he was unable to attend the last Planning Commission meeting. He said the Zoning Board of Appeals will hold their first meeting next week since the outbreak of COVID-19. He said the meeting includes one agenda item for a setback variance for a detached garage. He said R & L Carriers revised had resubmitted their plans which are currently under review. He said Comfort Inn and Suites also revised and resubmitted their plans which are currently under review.

Commissioner Tawakkul asked about the status of the Round Haus Party Shoppe on Textile Road.

Mr. Iacoangeli said Round Haus Party Shoppe is still working on receiving Building Department approval.

Commissioner Tawakkul asked about the status of the Township property given to the YMCA to build a recreational facility. He asked if the pandemic impacted fundraising.

Mr. Iacoangeli said the Supervisor's Office is handling that project. He said the project is continuing to move forward.

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Mr. Iacoangeli said the Planning Department is waiting for a temporary parking agreement from Mr. Mark Chaput, American Center for Mobility, regarding the event center project presentation that came before the Planning Commission on April 24, 2020. He said the Planning Department has not heard from Mr. Chaput and his emails go unanswered. He said, due to COVID-19, the event center project may not be a top priority for them at this time. He said the project may come back once the pandemic clears up.

Mr. Iacoangeli said the Planning Department is still in the process of researching the Right to Farm Act and the impact on local zoning. He said the Planning Department will do public outreach on agriculture and backyard chickens.

Mr. Iacoangeli said the Zoning Ordinance rewrite is underway and will bring sections to the Planning Commission for review.

Chair Richie asked if the Right to Farm Act deals with gardens.

Mr. Iacoangeli said yes.

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 7:16 pm

Respectfully submitted,
Charlotte Wilson
Planning and Development Coordinator