

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE OCTOBER 27, 2020 REGULAR MEETING**

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

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

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director; Mike Radzik, OCS Director; Jonathan Currey, PEA Group; Wendy Ripper, PEA Group; Neil Mullins, R&L Carriers; Stan Richards, R&L Carriers; Keith Pruitt, R&L Carriers; Craig Kohring, Township Resident.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE SEPTEMBER 8, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg, supported by Commissioner Eldridge to approve the minutes of the September 8, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

None

6. OLD BUSINESS

A. R&L CARRIERS

Jason Iacoangeli, Planning Director said this is regarding the R&L Carriers Freight Terminal project on Emerick Street that was before The Commission last month. They are proposing an addition to an existing freight terminal. The property is currently zoned I1 and the applicant would like to utilize property they own, that is contiguous to their existing site a portion of which is zoned RM2. They would like to do a conditional rezoning to rezone that portion to I1 in order to utilize it for the freight terminal. The Planning Commission had tabled this matter in to get clarification on a number of issues that were sent to the Planning Department.

Those issues were put together and given back to PEA, is the design firm of engineers for R&L Carriers. They put together a response letter to the Planning Commission pointing out some of the issues raised by the Planning Commission and some of the neighbors nearby. He explained they have sent a letter along with a color rendering that did a pretty good job of illustrating the different types of screening and security, and the sound wall they're proposing to install as part of the sound study done for this project.

Chair Richie said that her concerns had been addressed.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to remove the item from the table.

Commissioner Eldridge said his concerns, were the same ones Chair Richie had and it appears they had been addressed. He thanked those from R&L for addressing them and stated that he was good with the project.

Chair Richie thanked R&L and the Township for working with the Commission. She said they wanted R&L in our community but wanted them to be compatible with residents.

Commissioner Krieg said all of his concerns were addressed and he appreciated it very much.

Commissioner Eldridge stated that he had a question for the representative from R&L. He asked what plywall is and what was the life span?

Jonathan Currey, PEA Group responded that it is basically a modular system of very heavy duty treated wood material. He referred to the exhibit we sent. He added that as far as life span from what I've read around most of those type products had a 20-25 year life span.

Commissioner Eldridge asked if R&L was open to the idea of a 8' cyclone fence instead of a 6' fence on that northeast section where the larger pond is located that butts up to the apartment complex.

Mr. Currey responded that they proposed 6ft with barbed wire on top and he would have to defer to R&L to see if they'd be willing to go 8ft if the Township prefer a higher fence on that side.

Discussion followed regarding the fence.

Chair Richie asked if they want to have 2 separate objects for motions.

A. R&L CARRIERS

A motion was made by Commissioner Krieg supported by Commissioner El-Assadi to approve the request to rezone the 8.24 acre parcel from RM-2 (Multiple-Family Residential) to I1 (Light Industrial) located at 1441 Russell Street, Parcel K-11-10-160-003 subject to the voluntary conditions offered. The motion was carried as follows:

**Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes**

B. R&L CARRIERS

A motion was made by Commissioner Sinkule, supported by Commissioner El-Assadi to approve the preliminary site plan for expansion of an existing Frieght Terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, Parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003. The motion carried as follows:

**Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes**

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

Jason Iacoangeli said that they were continuing to review the Chatfield Project for final site plan and we're getting close to having a tennis facility on W Michigan Ave. to come before the Commission at the intersection of I-94 and US12.

He also explained that there is a provision in the ordinance that requires the Planning Department to bring before the Planning Commission any architecture in a residential district that doesn't fit in with the neighborhood. Someone is proposing a home where the architecture is totally different than any of the other houses in the neighborhood up toward Washtenaw that was built in the 1960's. The architecture there is the quintessential bi-level. And what is being proposed is definitely not that, it is very modern. He added if the applicants continue to move forward with their application for new construction, The Commission may have to make a determination on whether or not that type of architecture will fit in the neighborhood

Commissioner Tawakkul asked for an update on ACM?

Planning Director Iacoangeli responded that the event center was probably being put on hold due to the pandemic. It is his understanding that they were going to utilize that garage for research and development and for lease space, which was their original idea.

OCS Director Mike Radzik stated that, Mark Chaput ACM Chief Operating Officer, contacted The Township a couple of weeks ago on this very issue. Toyota leased significant space at the facility recently and COVID took the wind out of their sail. They've been struggling but Toyota is a new partner and is very interested in finishing the rest of that short term garage space. Instead of converting it to event space, they want to build it out strictly as garage space and were hoping to see plans come through pretty quickly.

13. OTHER BUSINESS

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

The meeting was adjourned at approximately 6:52pm

