

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE NOVEMBER 24, 2020 REGULAR MEETING**

Chair Sally Richie called the meeting to order at 6:31pm via Zoom due to COVID-19.

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

Absent: Stan Eldridge and Muddassar Tawakkul

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director, Belinda Kingsley and Cheryl Wiker

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE OCTOBER 27, 2020 REGULAR MEETING MINUTES**

**A motion was made by Commissioner Krieg, supported by Commissioner Peterson to approve the minutes of the October 27, 2020 Regular Meeting. The motion carried unanimously.**

**4. APPROVAL OF AGENDA**

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

**5. PUBLIC HEARINGS AND PLAN REVIEW**

**A. 2594 Eastlawn-Public Hearing For Architectural Deviation**

Jason Iacoangeli, Planning Director stated the Township Zoning Ordinance Section 1801 - Single Family Dwellings - has a provision that if someone proposes a structure that would be a deviation of architecture in a given neighborhood the Zoning Administrator has the ability to put the issue before the Planning Commission, to make a determination on whether or not the new home construction would be either a detriment or benefit to the neighborhood. Eastlawn has several different styles of homes built from the 1970's to the 1990's varying in architecture styles.

Notice of this public hearing was sent to neighbors within 300 feet of the new home, as required by the Ordinance.

Discussion followed regarding the potential container home. There were questions about roof pitch on the container home as well as to how house sales in the neighborhood would be affected. Since Ypsilanti Township doesn't have any container homes, have other municipalities had success with this? There was also discussion on whether or not the container home will fit into the neighborhood.

Mr. Smith, the potential builder was introduced, and he thanked the commission for hearing his request. He stated that the container home itself is designed to deal with weather and has the proper roof drainage. He will be adding a gutter system as well. The build will be fully compliant with the Michigan Code. Mr. Smith stated that he will do whatever is needed to make the home fit into the neighborhood. He also stated that sales of other container homes in Michigan, have added value to the neighborhood.

Mr. Smith and his family will be moving into the home once the build is complete, and they plan to show it as a spec to other homes he plans to build in the future.

Mr. Smith explained further how the home will be built.

Further Discussion followed regarding the container house, regarding environmental changes on the land and how long the build will take.

#### **The public hearing opened at 6:51pm**

Cheryl Wicker is the next door neighbor (residing at 2582 Eastlawn) of the potential container house, she stated that they have a flat roof also and have had it for 25 years without issue. She is very excited about the idea of a container home and thinks it will be a good thing for the neighborhood.

#### **The public hearing closed at 6:54pm**

**A motion was made by Commissioner Krieg, supported by Commissioner Sinkule to approve the variation in architecture, pursuant to section 1801 J. of the Township Ordinance, for 2544 Eastlawn, to construct a new home at said address that is a deviation from the existing architecture for the Fairview Heights Neighborhood. Conditioned that Architecture/Designers will meet all State and Local Ordinance requirements for architecture standards. Parcel identified as K-11-06-382-045. The motion carried as follows;**

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

#### **6. OLD BUSINESS**

None

**7. NEW BUSINESS**

None

**8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

**A. CORRESPONDENCE RECEIVED**

Jason Iacoangeli, Planning Director; received/forwarded a letter from Canton Township regarding public hearing for their Master Plan.

**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, Planning Director; stated he may have a Sketch Plan Review to put in front of the Commission regarding new parking addition on James L. Hart, but it is not quite ready yet. They are still dealing with issues with Washtenaw County Water Resources Commission.

**13. OTHER BUSINESS**

None

**A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to adjourn the meeting. The motion carried unanimously.**

The meeting was adjourned at approximately 7pm

